MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS	§
COUNTY OF COLLIN	§
SOUTHEAST COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 1	§

The Board of Directors (the "Board") of Southeast Collin County Municipal Utility District No. 1 (the "District") met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on April 23, 2026, and the roll was called of the members of the Board to-wit:

Brittany Crenshaw	President
Devon Rex	Vice President
Matt Rudis	Secretary
Tim Reimann	Assistant Secretary
Byron Norton	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Reimann and Director Crenshaw, thus constituting a quorum. Also present were: Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Esther Lara of Dye & Tovery, LLC ("Bookkeeper"); Mr. Ryan Nesmith of Cedar Creek Municipal Advisors, LLC ("CCMA" or "Financial Advisor"); Mr. Daniel Betten of LJA Engineering, Inc. ("Engineer"); and Mr. Jimmy Caracheo of Green Brick Partners, a developer of lands within the District.

The meeting was called to order at 11:32 a.m.

1. The Board called for public communications and comment. Hearing none, the Board closed the public communications and comment section of the meeting.

2. The Board next acknowledged receipt of the Minutes from the March 26, 2026, meeting of the Board of Directors. Following a discussion, Director Crenshaw moved that the Board approve the Minutes as presented. Director Norton seconded said motion, which carried unanimously.

3. The Board next considered the engagement of CCMA as financial advisor to the District and recognized Mr. Nesmith, who reported that the municipal advisory group from Robert W. Baird & Co., Inc. ("Baird") has come to a mutual agreement with Baird to become a separate company, CCMA. Baird has agreed to waive the 30-day notice requirement in their contract with the District if the District engages CCMA. Next, Mr. Nesmith reviewed with the Board MSRB Rule G-42 disclosures on behalf of CCMA as well as a proposed engagement letter from CCMA, a copy of which is attached hereto as <u>Exhibit "A"</u>. Mr. Nesmith noted minor changes in the fee

structure from the original agreement with Baird, and that the services being provided under the prior agreement with Baird will not change. Following a discussion, Director Crenshaw moved that the Board (i) authorize the termination of the District's agreement with Baird; and (ii) approve the engagement of CCMA as financial advisor for the District as presented. Director Rex seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Caracheo, who updated the Board with regard to development within the District, reporting that water improvements are underway in Dakota Heights Phase 1, and the storm drainage plans are awaiting approval from Collin County. Mr. Caracheo also noted that three easement areas are still needed for the offsite water improvements for the development and negotiations with the relevant landowners are ongoing. No formal action was taken by the Board.

5. The Board next recognized Mr. Betten, who presented to and reviewed with the Board an engineering report dated April 23, 2026, a copy of which is attached hereto as Exhibit "B", and updated the Board with regarding to engineering within the District. Mr. Betten next presented bids received for the District's wastewater treatment plant improvements contract and recommended that the Board award the contract to the lowest qualified bidder, Summit Solutions, Inc. ("Summit") in the total base bid amount of $3,950,000.00. Mr. Betten noted that the recommendation of award is contingent upon receipt of references and a statement of qualifications from Summit, which have been requested by the Engineer.

Next, Mr. Betten updated the Board with regard to the process of acquiring waterline easements on behalf of the District, and noted that there is a possibility that the Board will be asked to take action with regard to authorizing condemnation proceedings if the developer is unable to reach a reasonable deal with the affected landowners. No formal action was taken with the regard to such easements at this time. Following a discussion, Director Crenshaw moved that the Board (i) award the wastewater treatment plant improvements contract to Summit pursuant to receipt of references and a statement of qualifications from the contractor as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Norton seconded said motion, which carried unanimously.

6. The Board next recognized Ms. Lara, who presented to and reviewed with the Board a Bookkeeper's Report dated April 23, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Crenshaw moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize the payment of bills listed thereon. Director Rudis seconded said motion, which carried unanimously.

There being no further business to conduct, Director Crenshaw moved that the meeting be adjourned at 11:51 a.m. Director Norton seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 28th day of May, 2026.

Matt Rudis, Secretary
Board of Directors
Southeast Collin County Municipal Utility District No. 1

(DISTRICT SEAL)