MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

STATE OF TEXAS	§
COUNTIES OF KAUFMAN AND ROCKWALL	§
CLUB MUNICIPAL MANAGEMENT DISTRICT NO. 1	§

The Board of Directors (the "Board") of Club Municipal Management District No. 1 (the "District") met in special session, open to the public, on Tuesday, April 28, 2026, at 4:00 p.m. at 1500 Clubhouse Drive, Heath, Texas 75032, an official meeting place located within the boundaries of the District. The roll was called of the members of the Board to-wit:

Mark Kennedy	President
Norm Grunsfeld	Vice President
James E. Sax	Secretary
Alexis M. Lucas	Assistant Secretary
Mark Gonzales	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Kennedy. Ex-officio member Mr. Cody Baker was also present. Others in attendance were: Mr. Josh Arendt of Municap, Inc.; Ms. April Little of Dye & Tovery LLC; Mr. Rob Whittle of Whittle Development; and Ms. Genny Lutzel, paralegal with Winstead PC.

1. The meeting was called to order at 4:04 p.m. by Director Grunsfeld. The Board confirmed that public notice of the meeting had been given as required by law. Mr. Whittle delivered the Invocation and led the Pledge of Allegiance.

2. Consideration was next given to public comments. Hearing none, the Board closed the public comment session of the meeting.

3. Consideration was next given to the draft minutes of February 5, 2026 and March 24, 2026 Board of Directors Meetings. Following a discussion, Director Sax moved that the Board approve both sets of meeting minutes. Director Lucas seconded said the motion which carried unanimously.

4. Consideration was next given to a report from the financial advisor. No formal report was heard.

5. Consideration was next given to a report from Municap, Inc.

6. Consideration was next given to authorize release of lien(s) for payment in full of assessments on parcels within the District. In the absence of any requests for lien releases, no formal action was taken by the Board.

7. Consideration was next given to the review and approval of a Certificate for Payment relative to Improvement Area No. 2 Reimbursement Agreement and Improvement Area No. 2 Omnibus Reimbursement Agreement, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Lucas moved that the Board approved said certificates as presented. Director Sax seconded said motion, which carried unanimously.

8. Consideration was next given to the developer's report. Mr. Whittle provided a summary of occupied single-family homes (640); homes under construction (77); and homes under contract (43). No formal action was taken by the Board.

9. Consideration was next given to the approval of a Bookkeeper's Report. Ms. Little presented to and reviewed with the Board copies of a bookkeeper's report, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Sax moved that the Board approve the bookkeeper report and authorize disbursements listed thereon. Director Lucas seconded said motion, which carried unanimously.

10. Consideration was next given to a discussion regarding Director terms of office expiring May 31, 2026. The Board discussed the timeline to renew Director terms of office and communication with the Heath City Council to fill vacancies. No formal action was taken by the Board.

11. There being no further business to conduct, Director Sax moved that the meeting be adjourned. Director Lucas seconded said motion, which carried unanimously. The Board adjourned at 4:32 p.m., and until further call.

Approved this 14th day of July, 2026.

CLUB MUNICIPAL MANAGEMENT
DISTRICT NO. 1

By: Alexia Lucas
Secretary

[DISTRICT SEAL]