

**Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-A**

June 10, 2026

The Board of Directors ("the "Board") of Kaufman County Fresh Water Supply District No. 1-A (the "District") met in special session open to the public, on Wednesday, June 10, 2026 at 12:00 noon, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Doug Bynum	President
Kellye Teal	Vice President
Alice D. Bittner	Secretary
Richard Humphrey	Assistant Secretary
Jenny Berry-Woods	Assistant Secretary

All Directors were present with the exception of Director Teal. The following individuals were also present: Mr. John Kirk of Pillar Income Asset Management; Ms. Ariel Britt and Ms. Lisa Soward of Inframark; Ms. Kristen Taylor of Dye & Toverly, Mr. Edgar Saucedo and Ms. Yarit Tovar of LJA Engineering, Inc. ("LJA"); Mr. Ross Martin, attorney, and Ms. Genny Lutzell, paralegal each with Winstead PC.

1. The meeting was called to order at 12:03 p.m.
2. Consideration was next given to public comment and communications. The Board opened the meeting to public comments. Hearing none, Director Bynum moved that the Board close the public comment session of the meeting. Director Berry-Woods seconded said motion, which carried unanimously.
3. Consideration was next given to the review and approval of Minutes of May 6, 2026, Board of Directors Meeting. Following a discussion, Director Bynum moved that the Board approve the meeting minutes as transcribed. Director Berry-Woods seconded said motion, which carried unanimously.
4. Consideration was next given to the engineer's report. Mr. Saucedo reviewed the Engineer's Report prepared by LJA, a copy of which is attached hereto as Exhibit "A". He then updated the Board on the City of Forney's progress with the ground storage reservoir and pump station improvements. Next, LJA has reviewed the preliminary findings from Haag Engineering Co, the forensic engineer consultant. The final report is pending review by district counsel. Next, the Board received updates regarding repair work estimates and authorized expenditures from both Kaufman County Fresh Water Supply District No. 1-B and Kaufman County Fresh Water Supply District No. 1-C.

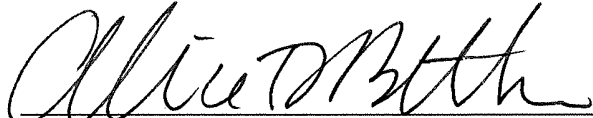
- Next, the Board reviewed a recommendation from LJA to approve the contract with TTE, LLC in the amount of \$1,211,000.00 for digester repair work at the wastewater treatment plant.
- The Board next reviewed Pay Application No. 2 in the amount of \$9,000.00 from TTE, LLC for the Windmill Farms Hydropneumatic tank improvements.
- Mr. Saucedo next presented a proposal from LJA for inspection services to be provided for the Windmill Farms WTP Hydropneumatic tank improvements project.
- Finally, Mr. Saucedo presented and reviewed copies of an Encroachment Agreement by and between the District and CoServ Gas, Ltd., noting that District counsel has reviewed, and recommends approval of same.

Following a discussion, Director Bynum moved that the Board (i) approve the Engineer's Report; (ii) concur with the Notice of Award to TTE, LLC for digester repair work; (iii) approve Pay Application No. 2 from TTE, LLC in the amount of \$9,000.00; and (iv) approve the Encroachment Agreement as presented. Director Bittner seconded said motion, which carried unanimously.

5. Consideration was next given to the developer's report. No formal report was heard from the developer.
6. Consideration was next given to the operator's report. Ms. Britt presented to and reviewed with the Board copies of an Operator's Report, a copy of which is attached hereto as Exhibit "B". Items for Board approval include: (i) an estimate for replacement of a check valve at Booster Pump No. 1 in the amount of \$3,886.06; (ii) review of the drinking water quality report for 2026; and (iii) approval of an increase for services provided by Inframark relative to the consumer price index of +5.076%. The Board next heard a recap of a water leak affecting nine single-family homes within the Walden Pond Fresh Water Supply District. Following a site evaluation and restoration of a line break, Inframark restored service to the area. Following a discussion, Director Bynum, moved that the Board approve the Operator's report and all requests listed therein. Director Berry-Woods seconded said motion, which carried unanimously.
7. Consideration was next given to the status of an insurance claim for the loss of digesters located at the wastewater treatment plant. Ms. Britt confirmed the completion of cleanup following the loss of digesters at the wastewater treatment plant. The evaluation prepared by the forensic engineer is currently under review. No formal action was taken by the Board.
8. Consideration was next given to the bookkeeper's report and budget. Ms. Taylor reviewed with the Board copies of (i) an Operating Expense Cash Report; and (ii) Joint Utility Facilities and Operations Report, collectively attached hereto as Exhibit "C". Following a discussion, Director Bynum moved that the Board approve said bookkeeper reports; and

(ii) authorize disbursement of funds as set forth within said reports. Director Berry-Woods seconded said motion, which carried unanimously.

After noting that there was no further business to come before the Board, the meeting adjourned at 12:25 p.m.


Secretary

