MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

STATE OF TEXAS	§
COUNTY OF DENTON	§
SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1	§

The Board of Directors (the "Board") of Smiley Road Water Control and Improvement District No. 1 ("SRWCID No. 1" or the "District") met in regular session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Wednesday, June 17, 2026, at 12:00 noon, and the roll was called of the members of the Board, to-wit:

Shane Jordan	President
Michael Cummings	Vice President
James Robert Douglas, III	Secretary
Hal Watson	Assistant Secretary
Michelle Crossland Meeks	Treasurer/Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Douglas. Others in attendance were Mr. Scott Norris of Land Advisors, Inc.; Mr. Bryant Caswell, P.E. and Ms. McKenna Gaddis, P.E. of BGE, Inc.; Mr. Jason Lewis of DRG Group; Mr. Chad Harkin of CastleRock Communities; Ms. April Little of Dye & Tovery LLC; and Ms. Sarah Landiak, attorney and Ms. Genny Lutzel, paralegal with Winstead PC.

1. The meeting was called to order at 12:01 pm.

2. Consideration was next given to public communication and comments. Hearing none, Director Watson moved that the Board close the public communication and comment session of the meeting. Director Cummings seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the Minutes of the May 20, 2026, Board of Directors meeting. Following a discussion, Director Jordan moved that the Board approve the Minutes of April 15, 2026, Board meeting. Director Meeks seconded said motion, which carried unanimously.

4. Consideration was next given to the Financial Advisor Report. The Board heard an update regarding the preparation of an application to the Texas Commission on Environmental Quality to issue utility bonds. BGE is finalizing the draft for submission to the Commission. Ms. Landiak confirmed that the Board authorized District consultants to proceed with same at the May 20, 2026, Board meeting and that it would be appropriate at this time to request approval of an Order relative to said application. Following a discussion, Director Jordan moved that the Board approve an Order Authorizing Application for Approval of Project for Bond Issue, subject

to final review by BGE and District Counsel. Director Meeks seconded said motion, which carried unanimously.

5. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "A". Ms. Gaddis provided an update on construction projects currently underway within Phases 2, 2A, 2B and 6A. Next, the Board reviewed (i) Change Order No. 1 from Chris Harp Construction, Inc. in the amount of $81,138.60 for Green Meadows Phase 6A South Paving Contract; (ii) Pay Application No. 1 from Chris Harp Construction, LLC in the amount of $809,843.22 for Green Meadows Phase 6A South Paving Contract; and (iii) Pay Application No. 3 from Blue Star Utilities LLC in the amount of $42,462.98 for Green Meadows Phase 6A South Utilities Contract. Finally, Ms. McGaddis stated that BGE is continuing to collect data for the Capital Improvements Program to analyze prior to recommending monitoring, repair or replacement items. Following a discussion, Director Watson moved that the Board (i) approve the Engineer's Report; and (ii) approve the change order and pay applications as presented. Director Cummings seconded said motion, which carried unanimously.

6. Consideration was next given to the developer's report. No formal updates were heard at this time.

7. Consideration was next given to the bookkeeper's report, a copy of which is attached hereto as Exhibit "B". Ms. Little reviewed the report and proposed disbursement of funds with the Board. Following a discussion, Director Watson moved that the Board (i) approve the bookkeeper's report; and (ii) authorize disbursement of funds as reflected on the report. Director Meeks seconded said motion, which carried unanimously.

8. There being no further business to conduct, the meeting was adjourned at 12:19 p.m., and until further call.

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 15th day of July, 2026.

Smiley Road Water Control and Improvement District No. 1
TEXAS

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Secretary