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, March 24, 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 and Director Gonzales. Ex-officio member Mr. Cody Baker was also present. Others in attendance were: Ms. April Little of Dye & Tovery LLC; Mr. Rob Whittle of Whittle Development; and Ms. Genny Lutzel, paralegal with Winstead PC. Mr. Ross Martin, attorney of Winstead PC participated in the meeting by audio conference to discuss the insurance renewal proposal.

1. The meeting was called to order at 4:05 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 the February 26, 2026 Board of Directors Meeting. Following a discussion, Director Sax moved that the Board approve the minutes with modification of the slate of officers listed thereon. 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. In the absence of a report, no formal action was taken by the Board.

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 developer's report. Mr. Whittle reported that 50 spec homes are currently under construction. No formal action was taken by the Board.

8. 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 "A". Following a discussion, Director Sax moved that the Board approve the bookkeeper report and authorize disbursements listed thereon. The Board noted the conditional approval of the District's insurance policy renewal as described in paragraph 11. Director Lucas seconded said motion, which carried unanimously.

9. Consideration was next given to the resignation of Mark Gonzales. Following a discussion, Director Lucas moved to accept said resignation effective March 24, 2026. Director Sax seconded said motion, which carried unanimously.

10. Consideration was next given to the appointment of a new Director to fill the vacancy on the Board of Directors to include acceptance of the Statement of Appointed Officer and Oath of Office forms, and a discussion regarding required open government training requirements. Following a discussion, Director Lucas moved that the Board appoint Cody Baker to serve as Assistant Secretary on the Board of Directors. Director Sax seconded said motion, which carried unanimously. Ms. Lutzel noted that Cody Baker has completed required government training programs.

11. Consideration was next given to the renewal of the district's insurance policy effective April 15, 2026, a summary of which is attached hereto as Exhibit "B". Mr. Martin responded to question raised by the Board regarding District-owned as described in the engineer's report of values, and more specifically, relative to detention ponds. Following a discussion, Director Baker moved that the Board approve the insurance proposal subject to further review by district counsel relative to District-owned property. Director Sax seconded said motion, which carried unanimously.

12. 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 4:54 p.m., and until further call.

Approved this 28th day of April, 2026.

CLUB MUNICIPAL MANAGEMENT
DISTRICT NO. 1

By: ______________________
Secretary

[DISTRICT SEAL]