

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

BAINBRIDGE MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the “Board”) of Bainbridge Municipal Utility District of Collin County (the “District”) met in regular session, open to the public, at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room), outside the boundaries of the District, on May 13, 2026, and the roll was called of the members of the Board to-wit:

Kathy Harder	President
Bridge Brinkmann	Vice President
Amanda Bradley	Secretary
Braxton Adamson	Assistant Secretary
Colin Markes	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Markes and Director Adamson, thus constituting a quorum. Also present were: Mr. Victor Cristales, attorney, and Ms. Linda Proctor, paralegal, each of Winstead PC; Ms. April Little of Dye & Toverly, LLC (“Bookkeeper”); Ms. Stephanie White of Kimley-Horn (“Engineer”); and Mr. Brian Hunnicutt of Green Brick Partners, a developer of lands within the District; and Mr. Luisenrique Aranda-Beyer of Cedar Creek Municipal Advisors (“Cedar Creek”).

The meeting was called to order at 11:30 a.m.

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

2. The Board next acknowledged receipt of the Minutes from the April 8, 2026, meeting of the Board of Directors. Following a discussion, Director Bradley moved that the Board approve the Minutes as presented. Director Harder seconded said motion, which carried unanimously.

3. The Board next considered the returns of the May 2, 2026, election from Collin County, Texas, and copy of which is attached hereto as Exhibit “A”. Mr. Cristales noted that a majority of voters voted in favor of all propositions and in favor of election of all directors in the District’s Confirmation Election, Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election. Mr. Cristales next presented to and reviewed with the Board copies of an Order Canvassing the Returns and Declaring Results of Confirmation and Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond

Election, and Maintenance Tax Election, a copy of which is attached hereto as Exhibit “B”. Mr. Cristales also reviewed with the Board the terms of office. Following a discussion, Director Bradley moved that the Board adopt said Order as presented. Director Harder seconded said motion, which carried unanimously.

4. The Board next considered the engagement of CCMA as financial advisor to the District and recognized Mr. Aranda Beyer, 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. Aranda Beyer 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 Exhibit “C”. Mr. Aranda Beyer 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 Harder 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 Bradley seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that lots are scheduled for delivery in Phase 1 in June 2027. No formal action was taken by the Board.

6. The Board next recognized Ms. White, who presented to and reviewed with the Board an engineering report dated May 13, 2026, a copy of which is attached hereto as Exhibit “D”, and updated the Board with regard to engineering matters within the District. Next, Ms. White presented to the Board bids received for improvements projects in Bainbridge Phase 1 and recommended award of such contracts to the lowest qualified bidders as follows:

- Water, wastewater, and storm drainage improvements for Bainbridge Phase 1 to KCK Utility Construction, Inc. (“KCK”), in the base bid amount of \$9,453,433.90.
- Paving improvements for Bainbridge Phase 1 to Smith Contracting, Inc. (“Smith”), in the base bid amount of \$4,937,211.65.

Ms. White noted that the lowest bidder for the water, wastewater, and storm drainage improvements for Bainbridge Phase 1, AHR Texas, had deficiencies in their bid, and therefore the Engineer has recommended that the Board award the contract to the bidder that results in the best and most economical completion of the District’s proposed improvements. Ms. White next recommended approval of the following pay applications and change order:

- Pay Application No. 3 in the amount of \$270,547.11 from Chris Harp Construction LLC (“Harp”), under the grading improvements contract to serve Bainbridge Phase 1.
- Pay Application No.4 in the amount of \$244,034.10 from Harp under the grading improvements contract to serve Bainbridge Phase 1.
- Change Order No. 1 in the amount of \$277,039.10 from Harp under the grading improvements contract to serve Bainbridge Phase 1.

Following a discussion, Director Bradley moved that the Board (i) award the water, wastewater, and storm drainage improvements for Bainbridge Phase 1 to KCK as recommended by the District's Engineer; (ii) award the paving improvements for Bainbridge Phase 1 to Smith as recommended by the District's Engineer; (iii) approve the pay applications and change order as recommended by the District's Engineer; and (iv) approve the Engineer's report as presented. Director Brinkmann seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Little, who presented to and reviewed with the Board a bookkeeping report dated May 13, 2026, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Bradley moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Brinkmann seconded said motion, which carried unanimously.

There being no further business to conduct, Director Bradley moved that the meeting be adjourned at 11:50 a.m. Director Brinkmann seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 10th day of June, 2026.



Amanda Bradley, Secretary
Board of Directors
Bainbridge Municipal Utility District of Collin
County

