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, July 14, 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:

Norm Grunsfeld	President
James E. Sax	Vice President
Alexis M. Lucas	Secretary
Cody Baker	Assistant Secretary
Vacant	Assistant Secretary

All members of the Board were present at the commencement of the meeting. Ex-officio members Ms. Melisa Bouchard and Mr. Tom Koczwara were also present. Others in attendance were: Mr. Abdi Yassin 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 4:05 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. The Board next considered the qualifications of directors and the administration of oaths of office and Statements of Officer forms for newly-elected directors. The Board reviewed the City of Heath, Texas Resolution appointing directors to the Board and noted the reappointment of James E. Sax and Alexis Lucas to terms expiring May 31, 2030. Next, the Board acknowledged the appointments of Melisa Bouchard, Tom Koczwara, and Adam Clayton Quinn as ex officio, non-voting members. The Board discussed the existing Board vacancy and its intent to appoint one of the recently appointed ex officio members to fill the position. Upon motion duly made, seconded and unanimously carried, the Board appointed Melisa Bouchard to fill the vacancy.

3. Consideration was next given to the reorganization of the Board of Directors. Following a discussion, the Board unanimously approved the following slate of officers:

President:	Norm Grunsfeld	May 31, 2028
V. President:	James E. Sax	May 31, 3030
Secretary:	Alexis Lucas	May 31, 3030
Asst. Secretary:	Cody Baker	May 31, 2028
Asst. Secretary:	Melisa Bouchard	May 31, 2030

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

5. Consideration was next given to the draft minutes of the April 28, 2026 Board of Directors Meeting. Following a discussion, Director Lucas moved that the Board approve the minutes as transcribed. Director Sax seconded said the motion which carried unanimously.

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

7. Consideration was next given to a report from Municap, Inc. Mr. Yassin deferred to Agenda Item No. 8.

8. Consideration was next given to the review of a draft 2026-27 Annual Update to Service and Assessment Plan and Assessment Roll and draft budget. Mr. Yassin presented to the Board a draft Annual Update to the Service and Assessment Plan for Improvement Area #1, Improvement Area #2, and Improvement Area #3, noting delinquencies and related action. The Board next reviewed the draft budget and asked for additional information regarding the recent assessment refunding bonds and overall reduction recognized by property owners. No formal action was taken by the Board.

9. Consideration was next given to authorize release of lien(s) for payment in full of assessments on parcels within the District. Mr. Yassin reviewed lien release requests for properties located on Maritime Court, Yellow Jasmine Lane and Johnson Court. Following a discussion, Director Sax moved that the Board approve all releases as presented. Director Lucas seconded said motion, which carried unanimously.

10. Consideration was next given to the developer's report. Mr. Whittle provided a summary of occupied single-family homes; homes under construction and/or contract and golf membership totals. He then briefed the Board on possible future development of an additional tract of land, pending approval by the Planning and Zoning, City of Heath. No formal action was taken by the Board.

11. 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 <u>Exhibit "A"</u>. 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.

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 5:23 p.m., and until further call.

Approved this 18th day of August, 2026.

CLUB MUNICIPAL MANAGEMENT
DISTRICT NO. 1

By: ______________________________
Secretary

[DISTRICT SEAL]