

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

THE STATE OF TEXAS §

COUNTY OF ELLIS §

BLUEBONNET HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Bluebonnet Hills Municipal Management District No. 1 (the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated office of the District outside the boundaries of the District, on May 19, 2026, and the roll was called of the members of the Board to-wit:

Jake Weaver	President
Melanie Wright	Vice President
Haley Sheffield	Secretary
Scotch Gorman	Assistant Secretary
Michael Uhrick	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Ryan Hafner, attorney, and Ms. Genny Lutz, paralegal, each of Winstead PC; Ms. Patti Clay of Dye & Tover, LLC (“Bookkeeper”); Mr. Ty Young and Mr. Will Leman of Skorburg Company, a developer of lands within the District; Mr. Devon Whitlock of Cedar Creek Municipal Advisors (“CCMA”); and Mr. Andrew Mizerek of Westwood Professional Services (“Engineer” or “Westwood”).

The meeting was called to order at 12:01 p.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 7, 2026, organizational meeting of the Board of Directors. Following a discussion, Director Weaver moved that the Board approve the Minutes as presented. Director Gorman seconded said motion, which carried unanimously.

3. The Board next considered the engagement of CCMA as financial advisor to the District and recognized Mr. Whitlock, 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. Whitlock 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 “A”. Mr. Whitlock 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 Weaver 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 Gorman seconded said motion, which carried unanimously.

4. The Board next opened a public hearing on the advisability and nature of improvements within the District at 12:11 p.m. Mr. Hafner confirmed that proper notice had been given to conduct the hearing. Hearing no comment from members of the public, Director Weaver moved that the Board close the public hearing. Director Gorman seconded said motion, which carried unanimously at 12:12 p.m. The Board reopened the meeting.

5. Consideration was next given to the review and adoption of a Resolution of the Bluebonnet Hills Municipal Management District No. 1 Declaring the Advisability of Improvements and Method of Assessment Within the District, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Weaver moved to adopt the Resolution, subject to final changes by District counsel. Director Gorman seconded said motion, which carried unanimously.

6. The Board next recognized Mr. Mizerek, who updated the Board with regard to engineering matters within the District. Mr. Mizerek reported that bid openings are occurring for improvement projects within Phase 1 tomorrow. Following a discussion, Director Weaver moved that the Board approve the Engineer's Report as presented. Director Gorman seconded said motion, which carried unanimously.

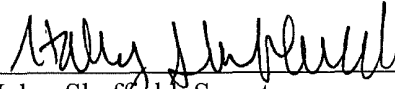
7. No formal developer's report was heard by the Board.

8. The Board next recognized Ms. Randall, who presented to and reviewed with the Board a Bookkeeper's Report dated April 7, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Weaver moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize the payment of bills listed thereon. Director Gorman seconded said motion, which carried unanimously.

There being no further business to conduct, Director Weaver moved that the meeting be adjourned at 12:18 p.m. Director Gorman seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 6th day of August 2026.



Haley Sheffield, Secretary
Board of Directors
Bluebonnet Hills Municipal Management District No.
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