

SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to VTCA, Government Code §551, that the Board of Directors of Smiley Road Water Control and Improvement District No. 1 will hold a special meeting on **Wednesday, August 26, 2026 at 12:00 noon at BGE, Inc., 2595 Dallas Parkway, Suite 101, Frisco, TX 75034** for the following purposes:

1. Call to order;
2. Public communications and comments;
3. Review and approve Minutes of July 15, 2026, Board of Directors meeting;
4. Receipt and review annual financial report for fiscal year ended April 30, 2026;
5. Confirm receipt of 2026 certified tax roll prepared by Denton Central Appraisal District; review tax rate recommendation from Financial Advisor; approve proposed tax rate for 2026; adopt Notice of Water District Hearing on Tax Rate; and authorize publication of same;
6. Hear report from Financial Advisor;
7. Consider review and acceptance of engineer's report including:
 - a. Status of construction projects within the District;
 - b. Authorizing preparation of construction plans/specifications for water, sewer, and drainage and paving improvements;
 - c. Consider approval/ratification of construction plans and specifications;
 - d. Consider approval/ratification of bid advertisements for construction projects;
 - e. Consider approval/ratification of award of contracts for construction projects;
 - f. Consider approval/ratification of contractor pay estimates, change orders;
 - g. Consider acceptance of certificate of completion; and
 - h. Consider approval of repair and maintenance of District facilities.
8. Consider discussion regarding Operating and Maintenance Agreement for stormwater detention system serving Green Meadows Major Infrastructure, and take any related action;
9. Hear update from developer and take any action in connection with plat approval, amended and reimbursement agreements or assignments thereunder, or other development related items;
10. If timely, consider review and approve Agreement for the Construction, Acquisition and Purchaser of Facilities, Improvements and Reimbursement of Advances with Castlerock Communities LLC;

11. Consider review and approve engagement agreement with Tovery Accounting Consultants, LLC (formerly Dye & Tovery, LLC);
12. Review and approve bookkeeping and tax collection reports and take any action on bookkeeping related matters including quarterly investment reports; investment recommendations; new account related matters; updated list of designated banks; revisions to engagement letter for bookkeeping services; adoption of financial policies; and authorize release of checks as noted on report;
13. Discuss tentative date for next meeting; and
14. Adjournment.

Dated: August 19, 2026.



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Ross S. Martin, Attorney for District

The Board of Directors may enter Executive Session pursuant to Chapter 551, Subchapter D, Texas Government Code, to consult with attorney regarding pending or contemplated litigation, including settlement offers; deliberate regarding real property; personnel matters; and conference with employees.