

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

TIVOLI MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the “Board”) of Tivoli 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 July 8, 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 Brinkmann, thus constituting a quorum. Also present were: Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. April Little of Dye & Toverly, LLC (“Bookkeeper”); Ms. Alex Dollahite of Kimley-Horn (“Engineer”); and Mr. Luisenrique Aranda Beyer of Cedar Creek Municipal Advisors (“Financial Advisor”).

The meeting was called to order at 11:34 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 June 10, 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 an Agreement for the Construction of Improvements and Reimbursement of Advances by and between the District, Meritage Homes of Texas, LLC, and GRBK Edgewood, LLC, a copy of which is attached hereto as Exhibit “A”, and an Agreement for the Construction of Improvements and Reimbursement of Advances by and between the District, TSHH, LLC, and GRBK Edgewood, LLC, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Harder moved that the Board approve the agreements as presented. Director Bradley seconded said motion, which carried unanimously.

4. The Board deferred action with regard to a developer’s report.

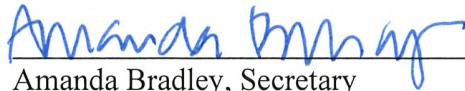
5. The Board next recognized Ms. Dollahite, who presented to and reviewed with the Board an engineering report dated July 8, 2026, a copy of which is attached hereto as Exhibit "C", and updated the Board with regard to engineering matters within the District. Next, Ms. Dollahite reported that the District has received TCEQ approval of its wastewater projects and requested that the Board approve the construction plans and specifications for Tivoli Phase 1. Following a discussion, Director Markes moved that the Board (i) approve the construction plans and specifications for Tivoli Phase 1 as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Harder seconded said motion, which carried unanimously.

6. The Board next recognized Ms. Little, who presented to and reviewed with the Board a bookkeeping report dated July 8, 2026, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Harder moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Bradley seconded said motion, which carried unanimously.

There being no further business to conduct, Director Markes moved that the meeting be adjourned at 11:39 a.m. Director Bradley seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 12th day of August, 2026.



Amanda Bradley, Secretary

Board of Directors

Tivoli Municipal Utility District of Collin County

