Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-A

September 2, 2026

The Board of Directors ("the "Board") of Kaufman County Fresh Water Supply District No. 1-A (the "District") met in regular session open to the public, on Wednesday, September 2, 2026 at 12:00 noon, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Doug Bynum	President
Kellye Teal	Vice President
Alice D. Bittner	Secretary
Richard Humphrey	Assistant Secretary
Jenny Berry-Woods	Assistant Secretary

All Directors were present at the commencement of the meeting. The following individuals were also present: Mr. Steven Cook and Mr. John Kirk of Pillar Income Asset Management; Ms. Ariel Britt and Ms. Lisa Soward of Inframark; Ms. Kerry Tovery and Ms. Kristen Taylor of Tovery Accounting Consultants, LLC (formerly Dye & Tovery, LLC); Mr. Edgar Saucedo, P.E. and Mr. Hayden Wright, P.E. of LJA Engineering, Inc. ("LJA"); Mr. Ross Martin, attorney, Ms. Genny Lutzel, paralegal and Ms. Celeste Cruz, legal assistant each with Winstead PC. Ms. Neima Gas, President of the Board of Directors of Kaufman County Fresh Water Supply District No. 1-D joined by audio conference.

1. The meeting was called to order at 12:07 p.m.

2. Consideration was next given to public comment and communication. The Board opened the meeting to public comments. Hearing none, Director Bynum moved that the Board close the public comment session of the meeting. Director Berry-Woods seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of Minutes of August 5, 2026, Board of Directors Meeting. Following a discussion, Director Bynum moved that the Board approve the meeting minutes as transcribed. Director Berry-Woods seconded said motion, which carried unanimously.

4. Consideration was next given to the engineer's report. Mr. Saucedo reviewed the Engineer's Report prepared by LJA, a copy of which is attached hereto as Exhibit "A". He summarized the status of high-priority items to be addressed at the water treatment plant. Next, Mr. Saucedo reported that the wastewater treatment plant condition assessment is now complete, and the final report has been released. LJA next provided an update regarding the will-serve letter for the provision of water and wastewater services to support 518 utility connections within Walden Pond East. An update was heard regarding the

Notice of Violation from the Texas Commission on Environmental Quality ("Commission") dated January 26, 2026. LJA and Inframark have addressed the alleged violations following review and submission of a compliance plan to the Commission. Finally, Mr. Saucedo reported that the recertification statement (Risk and Resilience Assessment) has been processed by the Environmental Protection Agency.

Next, Mr. Saucedo summarized the status of high-priority items to be addressed at the wastewater treatment plant following a review with the District's operator. A report has been finalized to set forth tasks to be completed by the District's Operator and Engineer. The wastewater treatment plant condition assessment report is now complete.

Next, the Board reviewed Pay Application No. 4 from TTE, LLC in the amount of $179,163.00 for hydro-pneumatic tank improvements at the water treatment plant. Finally, the Board reviewed a proposal from LJA for the provision of construction inspection services for the Windmill Farms Wastewater Treatment Plant – Digester repair/restoration project.

Following a discussion, Director Bynum moved that the Board approve the Engineer's Report and authorized all requests therein. Director Teal seconded said motion, which carried unanimously.

5. Consideration was next given to the review and approval of an Agreement Authorizing Placement of Improvements within Easement. Mr. Martin reviewed the proposed Agreement by and between the District and Meadow Ridge Farm, L.P. for placement of traffic signals within an easement owned by the District. A copy of the Agreement is attached hereto as Exhibit "B". Following a discussion, Director Bynum moved that the Board approve the Agreement as presented. Director Teal seconded said motion, which carried unanimously.

6. Consideration was next given to a discussion regarding authorization to remove abandoned property from the District through a towing service provider. Mr. Saucedo reported that an abandoned vehicle was identified during preparation of the Comprehensive Evaluation Report for the Water Treatment Plant. He further stated that Inframark had obtained proposals for towing services and requested Board authorization to proceed with the removal. Following a discussion, Director Bynum moved that the Board authorize removal of the abandoned passenger car located at 13805 Reeder Road, Forney, Texas 75126. Director Teal seconded said motion, which carried unanimously.

7. Consideration was next given to the developer's report. Mr. Cook provided an update on construction of the Hydropneumatic tank. Next, Mr. Cook recommended a comprehensive review of maintenance obligations assigned to Districts versus the Windmill Farms Homeowners' Association. Additionally, Mr. Cook noted that certain easements associated with the sanitary sewer system appear to be District obligations. No formal action was taken by the Board.

8. Consideration was next given to the operator's report. Ms. Britt presented to and reviewed with the Board copies of an Operator's Report, a copy of which is attached hereto as Exhibit

"C". Following a discussion, Director Bynum, moved that the Board approve the Operator's report and all requests listed therein. Director Berry-Woods seconded said motion, which carried unanimously.

9. Consideration was next given to the status of insurance claim for the loss of digesters located at the wastewater treatment plant.

Executive Session. Upon motion by Director Bynum, seconded by Director Teal, the Board voted unanimously to convene into Executive Session pursuant to Section 551.071(1)(A), Texas Government Code, to consult with the District's attorney regarding pending or contemplated litigation. Director Bynum announced Executive Session to be held pursuant to said Government Code provisions and closed the meeting to the public at 12:30 p.m. The President reconvened the meeting in open session at 12:38 p.m. No formal action was taken by the Board.

10. Consideration was next given to the bookkeeper's report and budget. Ms. Taylor reviewed with the Board copies of (i) an Operating Expense Cash Report; and (ii) Joint Utility Facilities and Operations Report, collectively attached hereto as Exhibit "D". Following a discussion, Director Bynum moved that the Board (i) approve said bookkeeper reports; and (ii) authorize disbursement of funds as set forth within said reports. Director Teal seconded said motion, which carried unanimously.

[SIGNATURE PAGE FOLLOWS]

After noting that there was no further business to come before the Board, the meeting adjourned at 12:44 p.m.

Secretary

(DISTRICT SEAL)

