MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT §

The Board of Directors (the "Board") of Lake View Management and Development District (the "District") met in special session, open to the public, on Wednesday, August 26, 2026, at 2:00 p.m. at 3899 Maple Avenue, Suite 300, (Potomac Room), Dallas, Texas 75201, a location outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Thomas Burleson	President
Neal Sleeper	Vice President
Alan Naul	Secretary
Christopher Kelsey	Director/Assistant Secretary
Gary Reaves	Director

All members of the Board were present at the commencement of the meeting except for Director Reaves and Director Kelsey. Also present were: Mr. Michael Salcher of Long Cove Development; Mr. Jim Knight of KFM Engineering & Design; Mr. Levi Wild, P.E. of Wild Land Development Consulting, LLC; Ms. Kathleen Martinez of Tovery Accounting Consultants, LLC; Mr. Ross Martin, attorney and Ms. Genny Lutzel, Paralegal each with Winstead PC.

1. The meeting was called to order at 2:05 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. The Board opened the meeting to public comments. Hearing none, Director Naul moved to close the public comment session of the meeting. Director Sleeper seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the August 3, 2026, Board of Directors meeting minutes. Following a discussion, Director Sleeper moved that the Board approve the minutes as transcribed. Director Naul seconded said motion, which carried unanimously.

4. Consideration was next given to a public hearing regarding District's proposed 2026 tax rate. Director Naul moved that the Board open the public hearing at 2:08 p.m. Director Sleeper seconded said motion, which carried unanimously. There being no comments from property owners or members of the public, Director Naul moved to close the public hearing at 2:10 p.m. Director Sleeper seconded said motion, which carried unanimously.

5. Consideration was next given to an Order Setting Tax Rate for 2026. Mr. Martin presented to and reviewed with the Board an Order Setting Tax Rate for 2026, a copy of which is attached hereto as Exhibit "A". After discussion on the matter, Director Sleeper moved that the

Board levy (i) a 2026 operations and maintenance tax rate of $0.27820 per $100 assessed valuation; and (ii) a debt service tax rate of $0.6718 per $100 assessed valuation for a total tax rate of $0.95 per $100 assessed valuation; and (iii) adopt an Order Setting Tax Rate for 2026. Director Naul seconded said motion, which carried unanimously.

6. Consideration was next given to the review and approval of an Amended District Information Form. The Board deferred action on the matter.

7. Consideration was next given to the developer/general manager report. Mr. Wild provided an update on construction of The Canary Golf Course. No formal action was taken by the Board.

8. Consideration was next given to the operator's report. No formal report was heard.

9. Consideration was next given to the fire department report. No formal report was heard.

10. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "B". Mr. Knight provided updates on ongoing construction projects, including the Old Mine Grading improvement project, and the Shoreline Erosion Control project. He reported that the Old Mine Grading project would be advertised for bids in September for consideration by the Board at its next meeting. Bids for the Harbor Wall project are under review. The developer and KFM are working with Aqua Services to provide historical data regarding the District's infrastructure and facilities and assistance as needed during the transition of operator services.

Mr. Wild next reviewed with the Board a detailed analysis of the proposed budget and related items based upon current certified values released by the Henderson County Appraisal District. He reviewed utility revenues and projected expenses considering proposed improvements recommended by the operator, including those identified as priorities. The Board also heard updates from the District's bookkeeper following a review with the Financial Advisor, noting the impact on the District's maintenance and operations budget.

Following a discussion, Director Sleeper moved that the Board approve the engineer's report as presented. Director Naul seconded said motion, which carried unanimously.

11. Consideration was next given to the review and approval of an engagement agreement with Tovery Accounting Consultants, LLC, a copy of which is attached hereto as Exhibit "C". Ms. Martinez reported the name change from Dye & Tovery, LLC and related changes to the scope of services and fees for same. Following a discussion, Director Naul moved that the Board approve the agreement as presented. Director Sleeper seconded said motion, which carried unanimously.

12. Consideration was next given to the review and approval of the bookkeeper's report, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Naul moved that the Board approve the bookkeeper's reports and authorize disbursement of checks listed therein. Director Sleeper seconded said motion, which carried unanimously.

13. Consideration was next given to the review and approval of the operating and debt service budgets for fiscal year ending July 31, 2027, and adoption of the related resolutions. Ms. Martinez reviewed the proposed budgets with the Board, copies of which are collectively attached hereto as Exhibit "E". Following a discussion, Director Sleeper moved that the Board adopt the operating and debt service budgets for fiscal year ending July 31, 2027, and the related resolutions. Director Naul seconded said motion, which caried unanimously.

14. Consideration was next given to Cause No. DC-23-07715, 298th Judicial District Court, Dallas County, Texas (Long Cove Development, Inc. and Lake View Management and Development District v. Drewery Construction Co., Inc.). District counsel provided an update. No formal action was taken by the Board.

[SIGNATURE PAGE FOLLOWS]

There being no further business to conduct, Director Naul moved that the Board adjourn at 2:44 p.m. Director Kelsey seconded said motion, which carried unanimously.

Secretary

(DISTRICT SEAL)

