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

October 7, 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, October 7, 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; 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.

1. The meeting was called to order at 12:09 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 Teal seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of Minutes of September 2, 2026, Board of Directors Meeting. Following a discussion, Director Bynum moved that the Board approve the meeting minutes as transcribed. Director Teal 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". Following a review of general updates, he requested authorization to solicit bids for the demolition of decommissioned assets; fencing improvements; and demolition of a vacant building at the water treatment plant.

   Next, the Board reviewed Pay Application No. 5 from TTE, LLC in the amount of $212,872.20 for hydro-pneumatic tank improvements at the water treatment plant. Next, the Board reviewed Pay Application No. 1 from TTE, LLC in the amount of $67,5000 for digester repair work.

Finally, the board reviewed a proposal from LJA for oversight of the water treatment plant surface preparation and re-coating tasks. 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 developer's report. No formal report was heard.

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

7. Consideration was next given to the status of an insurance claim for the loss of digesters located at the wastewater treatment plant. The Board deferred action on the matter.

8. Consideration was next given to the review and approval of an engagement agreement with Tovery Accounting Consultants, LLC ("TAC") (formerly Dye & Tovery, LLC), a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Bynum moved that the Board approve the agreement with TAC as presented. Director Teal seconded said motion, which carried unanimously.

9. 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 12:36 p.m.

Secretary

(DISTRICT SEAL)

