

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, April 14, 2026, at 12:00 p.m., at the Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) - In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any new items brought before them at this time. Citizens' comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. If you desire to address the Board, please complete and submit a Public Input Form, a copy of which is attached hereto, to jfinke@abhr.com. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Consent Agenda - Items are considered self-explanatory and non-controversial and will be enacted in a single motion. There will be no separate discussion of these items unless so requested by at least one member of the Board, in which case such item will be removed from consent and considered after action on the remaining consent items:
 - a. Minutes of Board meeting held March 10, 2026;
 - b. Property Maintenance Coordinator's report;
 - c. Property Maintenance Coordinator report format;
 - d. communications and website report;
 - e. Bookkeeper's report, including payment of bills and fund transfers and orders to Trustee; authorize Director to approve payment of certain invoices on behalf of the Board;
 - f. Tax Collections Report, as of March 31, 2026;
 - g. authorize preparations for payment of annual installment of Reimbursement Obligations to VPID Collector LLC for certain public improvements and supplemental services from PID Assessments, including updating of October 14, 2025 Agreed-Upon Procedures Report;
 - h. Consent Agenda format and processes proposal;
 - i. approval of addendum to contract with BLX Group for arbitrage rebate compliance services related to Series 2026 Bonds;
 - j. Elements Memorial Tree Walk recommendation from the VRA;
 - k. Viridian Arts Council sculpture location approval;
 - l. Committee Reports; and
 - m. participation in a Joint Cooperative Committee.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

3. Discuss Viridian Beach access and/or repurposing matters, including Phase 1 redesign, and take appropriate action.
4. Developer's report.
5. Viridian Sailing Center Foundation Report, and take any appropriate actions.
6. Consider Viridian Residential Association matters, and take any appropriate actions.
7. Ratify Service Agreement by and between the District and Texas Well and Pump, LLC.
8. Engineer's report, and the taking of any action necessary and appropriate relating to:
 - a. construction of improvement projects; authorize issuance of notices to contractors;
 - b. authorize preparation of construction plans and specifications;
 - c. approve construction plans and specifications and authorize advertising/soliciting for bids for contracts;
 - d. award construction contracts and issuance of notices to proceed as follows:
Public Bids- ≥ \$150,000.01 - None;
Solicited Bids - \$25,000.01 - \$150,000.00 - American Landscape Systems, Inc. - Viridian Phase 1K Island Bridge Main Line bore and repair and Niyam Construction - Viridian Meadow Hawk Drive public improvements;
Under \$25,000.00 - None;
 - e. approve three party agreement(s), community facilities agreement(s), and escrow agreement(s) with City of Arlington and/or City of Fort Worth, and adopt resolutions regarding same as necessary, including Niyam Construction - Viridian Meadow Hawk Drive public improvements;
 - f. approve pay applications and change orders to construction contracts for improvement projects;
Change Orders: Ratcliff Hardscape, LTD. - Viridian Blue Lake Blvd Entry - Schedule I - Monumentation - Change Order No. 1;
 - g. approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. approve engineering Task Orders;
 - i. approve plat(s);
 - j. discuss maintenance and authorize preparation of consultant recommendations; consider approval of proposals, contracts and invoices for payment under maintenance and repair projects;
Proposals/Contracts: None;
 - k. approve Notice of Warranty Repair Under Surety Bonds;
 - l. approve Permits for construction of public infrastructure;
 - m. consider deeds, easements, consents to encroachment, requests for service or utility commitment letters, and take appropriate action; and
 - n. miscellaneous, including roadway and ponding policy.

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9. Committee matters.
10. Discuss grant application for TIRZ funding of commercial infrastructure, and take any appropriate actions.
11. Review Arbitrage Rebate Report for Series 2020 Unlimited Tax Utility Bonds and Series 2020 Unlimited Tax Road Bonds.
12. Discuss future consent agenda items, and take related action.
13. Discuss *Lakeview Loan Servicing, LLC v. Bryan J. Reese Sr., the Secretary of Housing and Urban Development, and Viridian Municipal Management District*, and take any appropriate actions.
14. Future agenda items.
15. Adjourn.




Jonathan H. Finke
Attorney for the District

Viridian Municipal Management District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

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VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

Date of Meeting: _____

Name: _____

Address: _____

Phone No.: _____

Representing: _____

Agenda item/Other: _____

Do you wish to speak at the meeting?



Yes



No

Comments: _____
