

## NOTICE OF MEETING

### VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on Tuesday, May 12, 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](mailto: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. 2026 Directors Election, including:
  - a. Approve and distribute Certificates of Election; and
  - b. Approve Directors' Sworn Statements, Bonds and Oaths of Office.
3. Reorganize Board and authorize execution of Texas Commission on Environmental Quality District Registration Form.
4. Open Meetings Act and Public Information Act training requirements.
5. Cyber security and artificial intelligence training requirements.
6. Conflict of interest disclosures required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission, and adopt List of Local Government Officers.
7. 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 April 14, 2026;
  - b. Property Maintenance Coordinator's report;
  - c. Communications and website report;
  - d. Viridian Sailing Center Foundation Report;
  - e. Bookkeeper's report, including payment of bills and fund transfers and orders to Trustee;
  - f. Tax Collections Report, as of April 30, 2026; and
  - g. Interim Arbitrage Rebate Analysis - Viridian Assessment Revenue Bonds, Series 2017, 2018, 2020, and 2022.

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.

8. Termination of agreement with Robert W. Baird & Co Incorporated, as financial advisor to the District.
9. Execution of agreement with Cedar Creek Municipal Advisors to serve as financial advisor to the District.
10. Approve audit for fiscal year ended December 31, 2025.
11. Developer's report.
12. 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-  $\geq$  \$150,000.01 - None;  
Solicited Bids - \$25,000.01 - \$150,000.00 - None; and  
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;
  - f. Approve pay applications and change orders to construction contracts for improvement projects;
  - 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: SYB Construction Co. - Concrete Repairs;
  - 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.
13. Consider Viridian Residential Association matters, including status of landscaping, and take any appropriate actions.
14. Consider renewal of certain insurance policies, including review of Sailing Center's list of facilities to be insured, and take any appropriate actions.
15. Status of Viridian Beach redesign and approval of public update, and take appropriate action.

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16. Committee matters, and take any actions appropriate in connection therewith, including approval of:
  - a. Rulemaking policy and process;
  - b. Policy for ponding water on roads;
  - c. Policy for roadway safety improvements;
  - d. Policy for parking enforcement in Elements;
  - e. Property Maintenance Coordinator Report form;
  - f. Request for additional funding for street light repairs; and
  - g. Consent agenda policy.
17. Discuss park rules and enforcement of same, and take any related action.
18. Discuss grant application for TIRZ funding of commercial infrastructure, and take any appropriate actions, including approval of TIRZ Chapter 380 Grant Agreement.
19. 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.
20. Future agenda items.
21. Adjourn.

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## AVISO DE ASAMBLEA

### DISTRITO DE GESTIÓN MUNICIPAL DE VIRIDIAN

La Junta Directiva del Distrito de Gestión Municipal de Viridian llevará a cabo una asamblea regular el martes, 12 de mayo de 2026, a las 12:00 mediodía, en Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005, para debatir y, de ser necesario, actuar sobre el siguiente punto:

2. Elección de Directores de 2026, incluyendo:
  - a. aprobar y distribuir Certificados de Elección; y
  - b. aprobar Declaraciones Juradas, Fianzas y Juramentos al Cargo de los Directores.

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## THÔNG BÁO HỌP

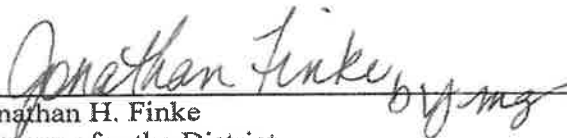
### KHU QUẢN LÝ TỈNH PHỐ VIRIDIAN

Ban Giám Đốc của Khu Quản Lý Tỉnh Phố Viridian sẽ tổ chức một cuộc họp cơ quan vào thứ Ba, ngày 12 tháng Năm, 2026, lúc 12 giờ chiều, tại Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005, để thảo luận và, nếu thích hợp, thực hiện các công việc sau đây:

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2. Cuộc Bầu Cử Giám Đốc 2026, bao gồm:
- a. Thông Qua Lệnh Kiểm Phiếu và Tuyên Bố Kết Quả Cuộc Bầu Cử Giám Đốc; và
  - b. Phê chuẩn và phân phát Các Giấy Chứng Nhận Bầu Cử.



  
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: \_\_\_\_\_

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