

MINUTES
VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

September 9, 2025

The Board of Directors (the "Board") of Viridian Municipal Management District ("District"), met in regular session, open to the public, at 9:00 a.m. on the 9th day of September, 2025, at the Viridian Lake Club – Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005, inside the boundaries of the District, and the roll was called of the members of the Board:

David DeVries	Chairman
John Smith	Vice Chairman
Terry Bertrand	Secretary
Michelle Deuell	Director
Denise Clifton	Director

and all of the above were present, except Director Deuell, thus constituting a quorum.

Also present at the meeting were Howard Porteus, Miguel Caballero, and Alex Beitler of The Nehemiah Company ("TNC"); Chris Conners, P.E., and Kori Ellis of Graham & Associates, Inc. ("Graham"); Kathleen Martinez of Dye & Toverly, LLC; Ryan Nesmith of Robert W. Baird & Co., Incorporated; Mitch Mosesman of 30 Three Sixty Public Finance, Inc.; Julie Partain of Bracewell LLP; Dale Harwell, Chairman of the District Management Structure Committee; Phil Reinsch of the Beach Redesign Committee; Caether Crutsinger of Triton Consulting Group; and Jonathan Finke, Erica Santamaria, and Allison Adams of Allen Boone Humphries Robinson LLP ("ABHR"). Jordyn Vilaros, Valerie Beckwith, and Teresa Muchler, of CCMC on behalf of Viridian Residential Association ("VRA") and Commodore Carrie Hatfield and Vice Commodore Joan Lucas of the Viridian Sailing Center were also present at the meeting. Tommy Springer and Rosie Cruz, in addition to several other District residents, were present at the meeting. Ben Strang of SOLitude Lake Management and Greg Wilkerson and Rob Adams of Blue Line Management & Consulting Services, LLC ("Blue Line"), were also present at the meeting.

The Chairman determined that a quorum of the Board was present and called the meeting to order at 9:02 a.m.

PUBLIC COMMENTS

Chairman DeVries opened the meeting for public comments and offered any members of the public attending the meeting the opportunity to address the Board. He first recognized Ms. Cruz. Ms. Cruz discussed abandoned or inoperable vehicles being parked in the District and asked questions regarding the process for having said

vehicles towed. She also discussed needed maintenance at the Savannah Plaza park.

Chairman DeVries next discussed a public comment received from resident Edgar Bazan regarding damage to his wooden fence caused by the District's irrigation system.

After noting that there were no additional public comments, Director Bertrand moved to close the public comment session of the meeting. Director Clifton seconded said motion, which carried unanimously.

MINUTES OF MEETING

After consideration of the Minutes of the August 12, 2025, Board meeting, Director Smith moved to approve said Minutes, as revised, and authorize the Secretary to execute same on behalf of the Board. Director Clifton seconded said motion, which carried unanimously.

2025 TAX RATE

Mr. Finke reported that a public notice was published regarding adoption of the District's proposed 2025 total tax rate of \$0.5152. He and Mr. Nesmith discussed the process for levying the District's taxes. Mr. Nesmith discussed the District's tax rate and neighboring jurisdictions' tax rates and how they impact the related Tax Increment Reinvestment Zone. After discussion, Director Smith moved to open the public hearing. Director Bertrand seconded the motion, which carried unanimously. There being no comments from the public, Director Smith moved to close the public hearing. Director Bertrand seconded the motion, which carried unanimously.

Mr. Finke discussed the Order Levying Taxes reflecting the proposed 2025 tax rate. He then discussed an Amendment to District Information Form reflecting the tax rate and stated that the Amendment will be recorded in the Real Property Records of Tarrant County and filed with the Texas Commission on Environmental Quality. After discussion, Director Smith moved to adopt the Order Levying Taxes reflecting a 2025 total tax rate of \$0.5152 per \$100 of assessed valuation, with \$0.1509 allocated for debt service on utility improvement bonds, \$0.1972 allocated for debt service on road improvement bonds and \$0.1671 allocated for operations and maintenance and that said Order be retained in the District's official records. Director Bertrand seconded the motion, which carried unanimously. Next, Director Bertrand moved to authorize execution of the Amendment to District Information Form and direct that it be filed appropriately and retained in the District's official records. Director Smith seconded the motion, which passed by unanimous vote.

VIRIDIAN BEACH

Chairman DeVries presented and discussed a site development plan for possible closure and repurposing of Viridian Beach. Mr. Reinsch reported that the Beach Committee is considering applying for a grant from the Arlington Tomorrow Foundation to help offset beach repurposing costs. Director Clifton discussed concerns with access to the area by the Arlington Fire Department and Chairman DeVries stated that members of the Arlington Fire Department have examined the site and provided feedback on acceptable access options. After discussion, the Board took no action.

DEVELOPER'S REPORT

The Chairman recognized Ms. Beitler. She presented an overall development map of the District and discussed the status of development, including home sales and closings year-to-date. She also reported regarding the status of construction of certain parks in the District. She reported that construction of the monument sign will start in approximately four to six weeks. Ms. Beitler also reported regarding the status of traffic light installation at the Lakeside and Blue Lake Boulevard entrances to the District. Following the Developer's report, Director Bertrand moved to accept same. Director Smith seconded the motion, which carried unanimously.

ENGINEER'S REPORT

The Chairman recognized Mr. Conners, who discussed the District Engineer Report, dated September 9, 2025 ("Report"), as attached hereto. He reported regarding the status of construction, parks, and maintenance contracts in the District, as detailed in the Report.

Regarding Boyd's Branch channel repair improvements, Mr. Conners reported that Graham advertised for bids and recommends award of the contract to Armor Site Services, LLC, the lowest, responsible bidder, in the amount of \$219,356.00. He also recommended issuance of a Notice to Proceed ("NTP") for construction.

Next, Mr. Conners also reported regarding a needed pond fill valve at the main line in Viridian Elements Lake. In connection therewith, he discussed a proposal received from American Landscape Systems ("ALS") in the amount of \$2,850.00. Mr. Conners recommended approval of said proposal and issuance of a NTP for installation of the pond fill valve.

Next, Mr. Conners reported regarding needed import of dirt for the Boyd's Branch Channel repair at Viridian Lake 4. In connection therewith, he discussed a proposal received from CT Excavating, Inc., in the amount of \$10,000.00. Mr. Conners recommended approval of said proposal and issuance of a NTP for the repair.

After consideration of construction contracts, Director Smith moved that the Board, as recommended by Graham, (i) award the contract for Boyd's Branch Channel repair to Armor Site Services, LLC, in the amount of \$219,356.00, and authorize Graham to issue the NTP, (ii) approve the proposal from ALS to install a pond fill valve at the main line in Viridian Elements Lake, in the amount of \$2,850.00, and authorize Graham to issue the NTP, and (iii) approve the proposal from CT Excavating, Inc., for import of dirt for the Boyd's Branch Channel repair at Viridian Lake 4, in the amount of \$10,000.00, and authorize Graham to issue the NTP. Director Clifton seconded the motion, which carried unanimously.

Next, Mr. Connors reported regarding the Phase 1K Master Irrigation Water Loop contract and, in connection therewith, discussed Pay Application No. 2 in the amount of \$37,651.50. He recommended Board approval of same.

Next, Mr. Connors reported regarding the contract for paving improvements to serve Phase 3C and, in connection therewith, discussed Pay Application No. 9 in the amount of \$171,269.60. He recommended Board approval of same.

Next, Mr. Connors discussed engineering task order invoices for Board approval, including (i) Railroad Buffer Phase 2 in the amount of \$1,031.25 and (ii) Phase 3C - West Pocket Park in the amount of \$19.76. He recommended Board approval of the task order invoices. After discussion, Director Smith moved to approve the aforementioned Pay Applications and engineering task order invoices, as recommended by the Engineer. Director Bertrand seconded the motion, which carried unanimously.

Next, Mr. Connors discussed Change Order No. 1 to the Viridian Phase 3C paving contract, which would result in a \$2,180.00 increase to the contract, and recommended payment of same. After discussion, Director Bertrand moved to approve said Change Order No. 1, as recommended by the Engineer. Director Smith seconded the motion, which carried unanimously.

Next, Mr. Connors discussed four District bridges that the Texas Department of Transportation inspected and their recommendations for maintenance and/or repairs. In additional maintenance item was discussed by Director Bertrand. He stated that the roof to the guard shack has several loose tiles that need to be replaced. Mr. Cabellero reported that he obtained a quote for \$1,600 for labor to replace the loose tiles and that he is working to obtain a second quote. After discussion, Director Bertrand moved to authorize tile replacement at the guard shack in an amount not to exceed \$2,000.00. Director Smith seconded the motion, which carried unanimously.

Next, Mr. Connors reported regarding needed concrete repairs. He reported that the pedestrian curb ramp located at 1780 Clouded Wren Drive needs corrective action

to be ADA compliant. In connection therewith, he presented a proposal from Nortex Concrete Lift & Stabilization ("Nortex") for polyurethane foam injection at a cost of \$1,851.85. He noted that the repair is of an urgent nature and recommended Board approval of the proposal. He also reported regarding the pavement at 1784 Coopers Hawk Drive and 3916 Jasmine Fox Lane needing slabjacking and subsealing. In connection therewith, he presented a proposal from Nortex for polyurethane foam injection with slabjacking and subsealing at a cost of \$4,704.18. After consideration of the repairs, Director Smith moved to accept the proposal from Nortex for correction of the pedestrian curb ramp located at 1780 Clouded Wren Drive. Director Bertrand seconded the motion, which carried unanimously. The Board deferred on approval of pavement repairs at 1784 Coopers Hawk Drive and 3916 Jasmine Fox Lane.

Next, Mr. Connors reported that Illuminations at Greenlee replaced the light bollards at Viridian Storm Park at a cost of \$2,247.30 and he recommended the Board's ratification of the project. Director Clifton moved to ratify replacement of the light bollards at Viridian Storm Park at a cost of \$2,247.30. Director Bertrand seconded the motion, which carried unanimously.

After consideration of the Engineer's report, Director Clifton moved to accept same. Director Bertrand seconded the motion, which carried unanimously.

RIVER LEGACY TRAIL RELOCATION PROJECT

Mr. Finke stated that the Board previously considered authorizing ABHR to be the liaison between the District and the City regarding possible connection of the District's trail system to the River Legacy Trail. After discussion, Director Clifton moved to formally authorize ABHR to be the liaison between the District and the City regarding possible connection of the District's trail system to the River Legacy Trail. Director Bertrand seconded the motion, which carried unanimously.

ORDER OF VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT ADOPTING CERTAIN POLICIES FOR USE OF THE DISTRICT RIGHT-OF-WAY; PROVIDING FOR A PENALTY FOR THE VIOLATION FOR THIS ORDER; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF

Mr. Finke discussed residents' use of District right-of-way related to storage facilities. After discussion by the Board, Mr. Finke presented an Order of Viridian Municipal Management District Adopting Certain Policies for Use of the District Right-of-Way; Providing for a Penalty for the Violation for This Order; Providing for an Effective Date; and Providing for the Publication of the Caption Hereof. After discussion, Director Smith moved to adopt said Order and authorize publication of a Notice thereof. Director Clifton seconded the motion, which carried unanimously.

VEHICULAR INCIDENTS DAMAGING DISTRICT PROPERTY

Mr. Finke presented a summary of several vehicular accidents during the month that have damaged District property. Director Bertrand mentioned an additional accident where personal property was involved and that the Arlington Police Department is investigating. After discussion, no action was taken by the Board.

VIRIDIAN RESIDENTIAL ASSOCIATION HOLIDAY DECOR INSTALLATION

Mr. Finke discussed a request from the Viridian Residential Association ("VRA") to install decor throughout District property during various holidays. The Board discussed the matter. After discussion, Director Smith moved to amend the Access Agreement by and between the District and VRA to authorize VRA to install holiday decor throughout the District. Director Clifton seconded the motion, which carried unanimously.

DAMAGE TO RESIDENT'S FENCE

Mr. Finke discussed the electronic correspondence received from Mr. Bazan on Smokey Quartz Lane regarding District irrigation heads that have been spraying his fence and subsequently caused damage. After discussion, Director Smith moved to authorize staining of Mr. Bazan's fence at a cost not to exceed \$650.00. Director Bertrand seconded the motion, which carried unanimously.

PROPOSAL FOR LANDSCAPING SERVICE

Director Smith discussed trees needing maintenance in the sculpture garden located in Elements at Viridian. In connection therewith, Director Smith presented Proposal No. 6896 from ALS in the amount of \$3,900.00, a copy of which is attached hereto. After discussion, Director Smith moved to approve said Proposal for maintenance of trees in the sculpture garden located in Elements at Viridian. Director Bertrand seconded the motion, which carried unanimously.

MAINTENANCE OF PONDS AND WATERWAYS

Chairman DeVries discussed the need for maintenance of ponds and waterways located in the District. In connection therewith, he recognized Mr. Strang to give a proposal for said maintenance services by SOLitude Lake Management. Mr. Strang addressed the Board and public regarding the matter. After answering questions from the Board, Mr. Strang stated that he can provide a proposal for maintenance of District ponds and waterways after analyzing same to see what treatments are needed.

GENERAL MANAGER SERVICES

Mr. Harwell reported that the District Management Structure Committee reviewed two proposals for general management services for the District and that the Committee is recommending Board consideration of Blue Line. Mr. Wilkerson introduced himself and Mr. Adams and stated his qualifications to the Board. After discussion, Director Smith moved to authorize the District Management Structure Committee to begin negotiations for District general management services by Blue Line. Director Clifton seconded the motion, which carried unanimously.

COMMUNICATIONS COMMITTEE REPORT

The Chairman recognized Mr. Crutsinger, who reviewed a Communications Report from Triton, a copy of which is attached. He discussed Triton's focus on closing out all open tickets in the tracker reporting system. He also reported that Triton plans to meet with the City regarding street light matters and he invited a Board member and the future general manager to attend said meeting.

Next, Mr. Finke discussed the previous request from the Arlington Fine Arts Council through the tracker system for use of the sculpture garden at Elements at Viridian. He also discussed the need for permission by the Texas Alcohol and Beverage Commission for alcohol service and appropriate insurance coverage. After discussion, Director Smith moved to approve the Arlington Fine Arts Council's request. Director Clifton seconded the motion, which carried unanimously.

TRAFFIC, SAFETY, AND SECURITY COMMITTEE

Chairman DeVries reported that the Traffic, Safety and Security Committee has overseen installation of traffic signage for the towing of illegally parked or abandoned vehicles on District roads. He advised that residents contact the District to report any abandoned vehicles. After discussion, no action was taken by the Board.

COMMITTEE MATTERS

The Board next considered committee matters. Chairman DeVries noted there were no Committee reports.

BOOKKEEPER'S REPORT

The Chairman recognized Ms. Martinez, who presented and reviewed the September 9, 2025, Bookkeeper's Report and the PID bookkeeping report, dated September 9, 2025, copies of which are attached hereto. She also presented late check number 5184, payable to the Tarrant County Commercial Record, in the amount of

\$520.00 for payment of an invoice. After discussion, Director Clifton moved to (i) approve the District and PID bookkeeper's reports and payment of invoices reflected therein, except check number 5161 which was voided, and (ii) approve check number 5184 to be approved in the next bookkeeping report. Director Bertrand seconded said motion, which carried unanimously.

ORDERS APPROVING ANNUAL SERVICE PLAN UPDATES TO SERVICE AND ASSESSMENT PLANS AND ASSESSMENT ROLLS FOR PUBLIC IMPROVEMENTS AND SUPPLEMENTAL SERVICES

Mr. Finke discussed the District's annual service plan updates. Mr. Mosesman discussed the purpose and terms of the Orders approving annual service plan updates to the service and assessment plans and assessment rolls for public improvements and supplemental services for the Phases 1A, 1B, 1C-1, 1C-2, 1A-2, 1E1A, 1E1B, 1E-2, 1E-3, 1-F, 1-D, 2-A, 2-B, 2-F, 3-A, 1-K, 2-C, 2D-2, 2D-1, 3-B, and Collins East-South, Viridian Public Improvement District Nos. 2, 3, 5, 6 and 7 and enacting other provisions relating thereto as presented, and authorize execution of same. After discussion, Director Smith moved to adopt said Orders. Director Bertrand seconded said motion, which carried unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Finke reported that 99.65% of the District's 2024 taxes and 99.81% of the District's 2025 assessments were collected as of August 31, 2025, as reflected in the Tarrant County Tax Collection Reports, attached hereto. Director Bertrand moved to accept said reports. Director Clifton seconded said motion, which carried unanimously.

At this time, Mr. Nesmith exited the meeting.

VIRIDIAN SAILING CENTER REPORT

Commodore Hatfield and Vice Commodore Lucas reported regarding various Viridian Sailing Center matters. Commodore Hatfield requested Board authorization to sell two catamarans owned by the District. She also requested use of a District parking lot and District sidewalks for a fun run tentatively scheduled for November 29, 2025. After discussion, Chairman DeVries moved to authorize the Viridian Sailing Center Foundation to sell the two catamarans and to use the District parking lot and sidewalks for a tentatively scheduled fun run. Director Clifton seconded the motion, which carried unanimously.

Commodore Hatfield next discussed various repairs needed at the sailing center, estimated to cost \$2,719.00. After discussion, Director Bertrand moved to approve the repairs for \$2,719.00. Director Smith seconded the motion, which carried unanimously. Director Clifton moved to approve an additional District check payable to Viridian Sailing Center, in the amount of \$2,719.00, for sailing center repairs with said check to be reflected on the District's next bookkeeping report. Director Bertrand seconded the motion, which carried unanimously.

BIRD'S FORT CULTURAL CENTER

Mr. Finke reported regarding the Jones Studio proposal that the Board approved several months ago for relocation of the Bird's Fort Cultural Center. He reported that the proposal has been revised and he discussed same with the Board. After discussion, Director Smith moved to approve the revised proposal for Jones Studio, a copy of which is attached hereto. Director Bertrand seconded the motion, which carried unanimously.

FUTURE AGENDA ITEMS

The Board considered matters for future agendas.

ADJOURN

There being no further business to come before the Board, upon motion duly made by Director Smith, seconded by Director Clifton and unanimously carried, the Chairman adjourned the meeting at 11:09 a.m.

(SEAL)




Secretary, Board of Directors

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