Legacy Water Supply Corporation
Board Meeting
MINUTES
April 17, 2025 at
9:00 a.m. CST
1826 North Loop 1604 West, Suite 260,
San Antonio, TX 78248

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1. Call to Order and Roll Call:

   a. Johnathan Earl called the meeting to order at 9:17 a.m. CST.

   b. Directors Present: Kathleen "Kandy" Walker and Melissa Johnson; Raul Leal attended the meeting virtually.

   c. Others Present: Richard "Dick" McNary, Project Control; Johnathan L. Earl & Jennifer E. O'Steen, Attorneys for Legacy Water Supply Corporation; and Richard Whiting & Jason Erickson with TSG Water Resources – Texas, LLC

2. Determine Quorum: A quorum was present.

3. Public Comments: There were no public comments.

4. Public Hearing(s): None.

5. Consent: The following items may be acted upon in a single motion. No separate discussion or action on any of these item(s) will be held unless pulled at the request of a member of the Board.

   a. Consider approval of the Minutes of the following Legacy Water Supply Corporation Meeting:

      i. April 2, 2025;

         1. *Melissa Johnson made a motion to approve the April 2, 2025, Meeting Minutes of the Legacy Water Supply Corporation. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

6. Action/Discussion Items:

   a. Consider and take possible action on Exhibit(s) in connection with the Wholesale Water Treatment Agreement between Legacy Water Supply Corporation and TSG Water Resources Texas, LLC;

i. *Attorney for Legacy Water Supply Corporation, Jennifer E. O'Steen, held discussions and answered questions for the Board regarding Agenda Item 6(a), for use in connection with the Wholesale Water Treatment Agreement between Legacy Water Supply Corporation and TSG Water Resources Texas, LLC.*

ii. *After discussion, Melissa Johnson made a motion to approve Exhibit B, as amended, in connection with Agenda Item 6(a). Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

iii. *After discussion, Kathleen "Kandy" Walker made a motion to approve Exhibit K, in connection with Agenda Item 6(a). Raul Leal seconded the motion. The motion was unanimously approved and carried.*

iv. *After discussion, Melissa Johnson made a motion to approve Exhibit N, in connection with Agenda Item 6(a). Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

At 9:32 a.m., Melissa Johnson made a motion for the Board to convene into Executive Session to pursuant to Section 551.071 to consult with and seek the advice of the Corporation's General Counsel. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.

No decisions were made and no action was taken during Executive Session.

At 9:52 a.m., Melissa Johnson made a motion to reconvene into the Open Meeting Session. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.

v. *After discussion with TSG on their willingness to agree to a two (2) week extension, Melissa Johnson made a motion to table approval of Exhibit S in connection with Agenda Item 6(a), for a two (2) week period. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

b. Consider and take possible action on Resolution Approving and Authorizing Execution of Ground Lease Agreement between Legacy Water Supply Corporation and Simeon Escondido, LLC;

i. *Agenda item 6(b) was approved at a previous Legacy Water Supply Corporation Board Meeting, and was included due to a scrivener's error. No additional decisions were made, and no further action was taken on Agenda Item 6(b).*

c. Consider and take possible action on Resolution Approving and Authorizing Execution of Ground Sublease Agreement between Legacy Water Supply

Corporation and TSG Water Resources Texas, LLC;

   i. *Melissa Johnson made a motion to table approval of Agenda Item(s) 6(c), (d), and (e), until a later meeting date. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

d. Consider and take possible action on Resolution Approving and Authorizing Execution of Operation and Maintenance Agreement between Legacy Water Supply Corporation and TSG Water Resources Texas, LLC;

e. Consider and take possible action on items related to Wholesale Water Treatment Agreement between Legacy Water Supply Corporation and TSG Water Resources Texas, LLC, and such other matters incidental thereto;

f. Consider and take possible action on Resolution Approving and Authorizing Execution of a Non-Disclosure Agreement with The JasperRuth Ranch, LLC;

   i. *Kathleen "Kandy" Walker made a motion to approve the Resolution Approving and Authorizing Execution of a Non-Disclosure Agreement with The JasperRuth Ranch, LLC. Raul Leal seconded the motion. The motion was unanimously approved and carried.*

g. Consider and take possible action regarding future meeting dates.

   i. *Kathleen "Kandy" Walker made a motion to propose a future Board meeting on April 24, 2025, at 11:00 a.m. CST, at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*

7. Executive Session:

   a. Pursuant to Sections 551.071, 551.072, and 551.074, Texas Government Code, as may be necessary, to consult with attorney; deliberate regarding real property; and personnel matters; and

      i. *The Board held Executive Session earlier in the meeting - no decisions were made and no action was taken during Executive Session.*

8. Adjourn.

   a. *Kathleen "Kandy" Walker made a motion to adjourn the meeting. Melissa Johnson seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 10:00 a.m. CST.*

(SEAL)

Melissa Johnson

Secretary, Board of Directors