

**SPRING CREEK UTILITY DISTRICT**  
**Minutes of Special Meeting of Board of Directors**  
**July 29, 2025**

The Board of Directors (the “Board”) of Spring Creek Utility District (the “District”) held a special meeting in person in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll was called of the duly constituted officers and members of said Board, as follows:

Claude Humbert	-	President
Mark Fusca	-	Vice President
Frederick Sunderman	-	Secretary
Leslie Gourley	-	Assistant Secretary
Paul Sterling	-	Director

All of the said members were present, except Director Humbert, thus constituting a quorum.

Also present were Mason Mueller and Amber Hurd of Cobb, Fendley & Associates Inc. (the “District’s Engineer”); Jonathan Roach, Ray Arce, Jessica Gentry and Jewel Wheeler of Roach & Associates PLLC (the “District’s Attorney”); Aric Braddock of ASB Services, Inc. (the “District’s Inspector”); Gary Grossman, Eric Grossman, Braden Hill, Ramiro Huerta, and Shoeb Amjad of Grossman Design Build (“GDB”); and Adam Simmons of Bonds Ellis Eppich Schafer Jones LLP (“GDB’s Attorney”).

**PUBLIC COMMENTS**

There were no public comments.

**DISTRICT ADMINISTRATION BUILDING, INCLUDING SITE REVIEW, CONTRACTOR ISSUES, AND RELATED MATTERS**

The Board discussed multiple items related to the District Administration Building and associated site improvement.

1. Baseball Backstop & Fence Panel. The Board acknowledged the need to restore the District rental fence panels to their original placement for the baseball backstop, and GDB confirmed the work will be completed within two (2) weeks.
2. Putting Green Maintenance Access. GDB noted to enable ongoing maintenance of the putting green without requiring GDB authorization, they will provide the District’s Inspector access through an access gate or by removing panels outside the perimeter of the putting green and will supply a shared access lock without disrupting monthly service.

3. Podium Receptacle Outlets. The Board confirmed that receptacle outlets will be provided to the podium, with GDB committing to installing three (3) outlets at the podium and one (1) at the front of the podium in the concrete slab.
4. Lighting. GDB confirmed that all lighting will be light-emitting diode.
5. Concrete Slab Condition. GDB agreed to provide a response to Director Sunderman's inquiry regarding the cracked condition of the concrete slab at the back door/kitchen.
6. Framing and Attic Space. The Board requested confirmation on framing and attic space details, including hurricane ties, nail fastener spacing for floor joists, split wood, knots, and imperfections in framing lumber. GDB advised that framing and inspection are not yet complete.
7. HVAC & Electrical. Additional HVAC and electrical needs were discussed, including adding A/C vents to the upstairs archive room. The Board requested pricing for a mini-split unit upstairs and an alternative for a 240V outlet for a future A/C, and GDB will provide costs for an attic duct vent, 240V receptacle in the attic space, and a mini-split A/C option to be completed by others if desired.
8. Lighting vs. TV Monitor Placement. The Board asked GDB to determine whether overhead lighting placement will cause a glare on TV monitors.
9. Attic Storage Above the kitchen. The Board requested confirmation of accessibility and expressed interest in adding a small 48-inch door from the adjacent attic area, which GDB will evaluate.
10. Patio Addition. The Board discussed the possibility of a new or additional patio behind the baseball field, agreeing to provide GDB with options for size and layout for pricing, noting that an optional second patio would be completed by others if pursued.
11. Kitchen Color & Finish Selections. Kitchen finishes were revisited, with the Board wishing to reconsider the cabinet stain and all kitchen color selections. GDB will provide an update on the status of the cabinet stain and confirm details with the manufacturer.

Pending discussions with GDB include confirmation of fire blocking requirements and verification of the enclosed primary attic space for A/C.

### **PAYMENT OF INVOICES**

After some discussion, Director Sunderman motioned to approve Construction Pay Estimate No. 5 & Final in the amount of \$176,233.12 payable to GDB. Director Gourley seconded the motion, which passed unanimously.

**EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071, 551.074, ET. SEQ.**

The Board did not enter into an executive session.

**DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS**

The Board concurred to hold their next regular meeting on August 18, 2025, at 5:00 p.m. There being no further business to discuss, Director Sunderman motioned to adjourn the meeting. Director Gourley seconded the motion, which passed unanimously.

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Passed and approved this 18<sup>th</sup> day of August 2025.

/s/ Frederick Sunderman  
Secretary, Board of Directors

[SEAL]

