

**EMERALD BAY MUNICIPAL UTILITY DISTRICT**  
**FINAL AND APPROVED**  
**MINUTES OF SPECIAL MEETING**  
**DECEMBER 16, 2009**

The Board of Directors of the Emerald Bay Municipal Utility District met jointly with the directors of the Emerald Bay Homeowners Association in a special session on Wednesday, December 16, 2009, at 5:30 p.m. at the Emerald Bay Clubhouse, 208 South Bay Drive, Bullard, TX 75757. Present were Directors Bill Harris, Ray Hartley, Deena Johnson, Paul Randolph, and Jo Sharp. Twenty-four (24) District residents were also in attendance.

HOA President J. B. Featherston called the meeting to order at 5:30 p.m. (11 directors present, Brooks absent). HOA Director, Dale Leath, made a motion that the Emerald Bay Board approve the contract with the Emerald Bay Municipal Utility District as presented, to authorize President J. B. Featherston to sign the contract on behalf of the HOA, and to transfer \$192,105 to the MUD as called for in the contract. Upon second (Coleman), the contract was approved by unanimous consent.

HOA Director/Treasurer Walter Donalson made a motion to transfer \$80,000 from the HOA operating cash on hand to be deposited to the HOA capital cash on hand to meet the \$192,105 required by the contract with the MUD. Upon second (Worsham), the transfer of funds was approved by unanimous consent. The HOA meeting was adjourned.

President Harris called the District meeting to order at 5:52 p.m. to consider and act on the proposed lease contract between the Emerald Bay Homeowners Association (Lessor) and the Emerald Bay Municipal Utility District (Lessee) for streets and roadway easements. **Director Hartley made a motion to approve the contract as presented and authorize Director/President, Bill Harris, to sign on behalf of the MUD. Upon second (Johnson), the lease contract was approved by unanimous consent.**

There being no further business, the meeting was adjourned at 5:54 p.m. upon motion duly made (Hartley) and seconded (Sharp) with unanimous consent.

Respectfully submitted,

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Deena M. Johnson  
Secretary

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William F. Harris  
President

Attachment:  
Lease of Streets and Roadway Easements Contract