

On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board awarded RedTree Landscape Systems the Landscape and Irrigation Maintenance Services, for the K-Bar Ranch Community Development District.

Ms. Gustavel made a motion to terminate Yellowstone's Landscape and Irrigation Maintenance Services agreement effective November 30, 2025.

On a MOTION by Ms. Gustavel, SECONDED by Mr. Bach, WITH ALL IN FAVOR, the Board terminated Yellowstone's Landscape and Irrigation Maintenance Services agreement effective November 30, 2025, for the K-Bar Ranch Community Development District.

The District Counsel will draft the RedTree contract and a deficiency letter to Yellowstone. A board discussion ensued regarding withholding payment from Yellowstone if punch list has not been completed by November 30, 2025.

- Exhibit 7: Steadfast Contractors Alliance - \$182,995.00
- Exhibit 8: Yellowstone Landscape - \$178,680.00
- Exhibit 9: Juniper Landscaping - \$185,040.00
- C. Exhibit 10: Consideration for Approval – Cornerstone – Tree Removal, Stump Grinding, Electrical, SWPP Change Order - \$19,707.10

The District Counsel will draft an addendum for Cornerstone's change orders.

On a MOTION by Ms. Shuster, SECONDED by Mr. Bach, WITH ALL IN FAVOR, the Board approved the Cornerstone – Tree Removal, Stump Grinding, Electrical, SWPP Change Order in the amount of \$19,707.10, for the K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Staff Reports

A. Blue Water Aquatics

- Exhibit 11: Aquatics Report
- Exhibit 12: Pond Treatment Reports
- Exhibit 13: Midge Fly Treatment Report
- Exhibit 14: Fountain Cleaning and Inspection Report
- Exhibit 15: Fountain Repair Service Reports

B. Yellowstone

C. Kai Field Staff

- Exhibit 16: Field Report
- Exhibit 17: NaturZone – Service Inspection Report

D. District Engineer

There being none, the next item followed.

E. District Counsel

There being none, the next item followed.

F. District Manager

75 There being none, the next item followed.

76 G. District Chairperson

77 There being none, the next item followed.

78 **FIFTH ORDER OF BUSINESS – Consent Agenda**

79 A. Exhibit 18: Consideration for Acceptance – The Unaudited September 2025 Financials

80 ➤ Exhibit 19: Variance Report for September 2025

81 ➤ Exhibit 20: Operations and Maintenance Report for September 2025

82 B. Exhibit 21: Consideration for Approval – The Meeting Minutes of the Board of Supervisors
83 Regular Meeting Held October 1, 2025

84 C. Exhibit 22: Ratification of Cornerstone – Site Prep Work Change Order - \$10,000.00

85 On a MOTION by Ms. Shuster, SECONDED by Ms. Gustavel, WITH ALL IN FAVOR, the Board
86 approved **Items A to C of the Consent Agenda**, for the K-Bar Ranch Community Development District.

87 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

88 Mr. Bach requested a flock camera proposal be added to the next agenda.

89 A board discussion ensued regarding the need to service areas affected by rust and yellow stains,
90 where the pressure washing has not fully resolved the issue.

91 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per
92 individual for agenda items)**

93 There being none, the next item followed.

94 **EIGHTH ORDER OF BUSINESS – Adjournment**

95 Ms. Dilley asked for final questions, comments, or corrections before requesting a motion to
96 adjourn the meeting. There being none, Ms. Gustavel made a motion to adjourn the meeting.

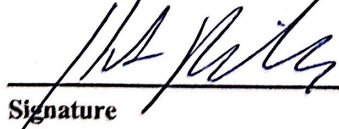
97 On a MOTION by Ms. Gustavel, SECONDED by Ms. Shuster, WITH ALL IN FAVOR, the Board
98 adjourned the meeting at 6:56 p.m. for the K-Bar Ranch Community Development District.

99 **Each person who decides to appeal any decision made by the Board with respect to any matter considered
100 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,
101 including the testimony and evidence upon which such appeal is to be based.*

102 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
103 meeting held on 12.3.25.

104

Signature


Heather Tilley

Printed Name

Signature


Vicki Shuster

Printed Name

105 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairperson ☐ Vice Chairperson