

## NOTICE OF MEETING

### HUNTER RANCH IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY, TEXAS

The Board of Directors of Hunter Ranch Improvement District No. 1 of Denton County, Texas will hold a regular meeting on **Monday, February 9, 2026, at 12:00 p.m.**, at City of Denton Development Services Center, 401 N. Elm Street, Training Room 1, Denton, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen’s comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Review and approve minutes of prior meeting.
3. Developer's report.
4. Construction Manager Agent's report regarding Hunter Ranch/Landmark Phase 1 and Roark Branch Sanitary Sewer Line, including status of construction projects within the District.
5. Engineering matters, including authorize design, preparation of plans and specifications, approval of plans and specifications, advertisement for bids, bid review, contract award, approval of Pay Estimates, Change Orders, and Task Orders, acceptance of projects, issuance of notices to the City of Denton and direct engineer to notify insurance company of new facility, if appropriate, for projects, including:
  - a. Hunter Ranch – 1A/1B Utility Improvements;
  - b. Hunter Ranch – 1A/1B Paving Improvements;
  - c. Hunter Ranch – 1C/1D Utility Improvements;
  - d. Hunter Ranch – 1C/1D Paving Improvements;
  - e. Hunter Ranch-1A, 1B, 1C, 1D Landscape Improvements;
  - f. Hunter Ranch-1A, 1B, 1C, 1D Irrigation Improvements;
  - g. Hunter Ranch-1A, 1B, 1C, 1D Hardscape Improvements;
  - h. Storm Drainage Facilities to serve Project Pilot;
  - i. Roark Branch Sanitary Sewer project, including approval of withdrawal request to escrow agent;
  - j. next phase of District facilities;
  - k. approve deeds, easements, consents to encroachment, requests for service or utility commitment letters; and

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District’s attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

1. other engineering matters.
6. Approve Second Amendment to Operating Agreement with City of Denton.
7. Approve Cost Sharing Agreement with HR 3200, LP, Cole Ranch Improvement District No. 1 of Denton County, Texas, and Cole Ranch Development LP.
8. Approve Escrow and Pay Agent Agreement with the City of Denton and Republic Title of Texas, Inc.
9. Approve Amendment to Joinder Agreements to Operating Agreement with the City of Denton.
10. Approve audit for fiscal year end September 30, 2025.
11. Order Regarding Directors' Terms.
12. Annual cybersecurity and artificial intelligence training.
13. Financial and bookkeeping matters, including payment of bills and review of investments and authorize bookkeeper to open additional accounts.
14. Accept annual disclosure statements for Investment Officer and bookkeeper.
15. Tax assessment and collection matters, including:
  - a. adopt Resolution Providing for Additional Penalty for Tax Collection Costs;
  - b. adopt Resolution Concerning Tax Collection Procedures;
  - c. conduct public hearing regarding taxation of Goods-in-Transit under Texas Tax Code Section 11.253 and adopt Resolution to Tax Goods-in- Transit; and
  - d. authorize execution of agreement with Denton County for tax assessment and collection services.
16. Report from Triton Consulting Group regarding the District's website and authorize appropriate action.
17. Discuss meeting schedule.



/s/ Sanjay Barat  
Attorney for the District

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*Hunter Ranch Improvement District No. 1 of Denton County, Texas reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).*

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