

NOTICE OF MEETING

HUNTER RANCH IMPROVEMENT DISTRICT NO. 3 OF DENTON COUNTY, TEXAS

The Board of Directors of Hunter Ranch Improvement District No. 3 of Denton County, Texas (the "District") will hold a regular meeting on **Monday, February 9, 2026, at 10:00 a.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:

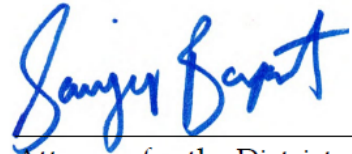
1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may 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. Financial and bookkeeping matters, including payment of bills and review of investments.
4. 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;
 - d. adopt Resolution Concerning Exemptions From Taxation;
 - e. adopt Resolution Regarding Development Status for 2026 Tax Year; and
 - f. authorize execution of agreement with Denton County for tax assessment and collection services.
5. Developer's report.
6. 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.
7. Approve Amendment to Joinder Agreement with City of Denton.
8. Order Regarding Directors' Terms.

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.

9. Adopt Resolution Changing District office.
10. Annual cybersecurity and artificial intelligence training.
11. Report from Triton Consulting Group regarding the District's website and authorize appropriate action.
12. Discuss meeting schedule.





Attorney for the District

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