

## 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 **Tuesday, May 26, 2026, at 12:00 p.m.**, at Quakertown Civic Center, 321 E. McKinney Street, 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. 2026 Directors Election, including:
  - a. approve and distribute Certificates of Election; and
  - b. approve Directors' Sworn Statements, Bonds, and Oaths of Office.
4. Authorize execution of District Registration Form.
5. Cybersecurity and artificial intelligence training requirements.
6. Developer's report.
7. 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.
8. 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 - 1C/1D Utility Improvements;
  - b. Hunter Ranch - 1C/1D Paving Improvements;
  - c. Hunter Ranch-1A, 1B, 1C, 1D Landscape Improvements;
  - d. Hunter Ranch-1A, 1B, 1C, 1D Irrigation Improvements;
  - e. Hunter Ranch-1A, 1B, 1C, 1D Hardscape Improvements;
  - f. Storm Drainage Facilities to serve Project Pilot;
  - g. Roark Branch Sanitary Sewer project, including approval of withdrawal request to escrow agent;
  - h. next phase of District facilities;
  - i. approve deeds, easements, consents to encroachment, requests for service or utility commitment letters;

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.

- j. proposals for engineering services; and
- k. other engineering matters.
- 9. Financial and bookkeeping matters, including payment of bills and review of investments.
- 10. Tax assessment and collection matters.
- 11. Report from Triton Consulting Group regarding the District's website and authorize appropriate action.
- 12. Approve Joinder Agreement to Operating Agreement with City of Denton.
- 13. Approve Cost Sharing Agreement by and among Cole Ranch Improvement District No. 1 of Denton County, Texas, Cole Ranch Development LP, the District, and HR 3200, LP.
- 14. Approve Landscape Maintenance Agreement by and between the District and the HOA.
- 15. Discuss meeting schedule.

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**AVISO DE ASAMBLEA**

**DISTRITO DE MEJORAMIENTO DE HUNTER RANCH NO. 1  
DEL CONDADO DE DENTON, TEXAS**

La Junta Directiva del Distrito de Mejora de Hunter Ranch Nro. 1 del Condado de Denton, Texas, llevará a cabo una asamblea ordinaria el **martes 26 de mayo de 2026, a las 12:00 p.m., en Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas**, para discutir, y de ser necesario, actuar sobre los siguientes puntos:

- 3. Elección de Directores de 2026, incluyendo:
  - a. aprobar y distribuir Certificados de Elección; y
  - b. aprobar Declaraciones Juradas, Fianzas y Juramentos al Cargo de los Directores.



*/s/ Sanjay Bapat*  
Attorney for the District  
Abogado del Distrito

*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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