

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 will hold a special meeting on **Tuesday, June 23, 2026, at 10:00 a.m.**, at City of Denton Development Services Center, 401 N. Elm Street, Denton, Texas 76201, 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. 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.
8. Financial and bookkeeping matters, including payment of bills and review of investments.
9. Tax assessment and collection matters.
10. Report from Triton Consulting Group regarding the District’s website and authorize appropriate action.
11. Authorize preparation and filing of Annual Financial Report.
12. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
13. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
14. Terminate Municipal Advisory Services Agreement with Robert W. Baird & Co. Incorporated and engage Cedar Creek Municipal Advisors, LLC as the District’s Financial Advisor.
15. Authorize renewal of District’s insurance policies.
16. Adopt Resolution Establishing Additional Out-of-District Meeting Place.

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.

17. Discuss items for inclusion on future agendas.
18. Discuss meeting schedule.

AVISO DE ASAMBLEA

DISTRITO DE MEJORAMIENTO DE HUNTER RANCH NO. 3 DEL CONDADO DE DENTON, TEXAS

La Junta Directiva del Distrito de Mejora de Hunter Ranch Nro. 3 del Condado de Denton, Texas, llevará a cabo una asamblea ordinaria el martes 23 de junio de 2026, a las 10:00 a.m., en City of Denton Development Services Center, 401 N. Elm Street, Denton, Texas, 76201, 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.



Attorney for the District
Abogado del Distrito

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