

NOTICE OF MEETING

HUNTER RANCH IMPROVEMENT DISTRICT NO. 4 OF DENTON COUNTY, TEXAS

The Board of Directors of Hunter Ranch Improvement District No. 4 of Denton County, Texas will hold a special meeting on **Tuesday, June 23, 2026, at 1:00 p.m.**, at Quakertown Civic Center, 321 E. McKinney 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. Developer’s Report.
4. 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.
5. Financial and bookkeeping matters, including payment of bills and review of investments.
6. Tax assessment and collection matters.
7. Report from Triton Consulting Group regarding the District’s website and authorize appropriate action.
8. Authorize preparation and filing of Annual Financial Report;
9. Consider exclusion of Phase 2 land, including:
 - a. motion of the Board regarding exclusion of land;
 - b. establish time and place for hearing on exclusion of land, and authorize publication of notice of hearing; and
 - c. adopt Order Setting Public Hearing on the Exclusion of Certain Lands.
10. Administrative District financial matters, including:
 - a. adopt Resolution Adopting Investment Policy for the District;
 - b. adopt Resolution Appointing Investment Officer;
 - c. accept disclosure statements for bookkeeper and Investment Officer;
 - d. adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions;
 - e. approve Depository Pledge Agreement with PlainsCapital Bank;
 - f. adopt Resolution Adopting Fiscal Year End for the District; and
 - g. adopt budget for fiscal year ending September 30, 2026.
11. Administrative District policy matters, including:

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.

- a. adopt Code of Ethics and Travel, Professional Services and Management Policies and appoint audit committee and adopt Travel Reimbursement Guidelines;
 - b. adopt Order Establishing a Records Management Program and Designating a Records Management Officer;
 - c. adopt Resolution Establishing Addresses and Methods for Texas Public Information Act Requests;
 - d. adopt Resolution Adopting Covered Applications Policy;
 - e. adopt Resolution Designating Agent for Issuance of Notice to Purchasers;
 - f. adopt Resolution Establishing Depreciation Policy;
 - g. adopt Resolution Establishing Policy on Public Comment and Public Testimony at Open Meetings;
 - h. adopt Order Adopting Procedures for Post-Issuance Compliance; and
 - i. adopt Order Adopting Procedures for Continuing Disclosure Compliance.
12. Administrative District engineering matters, including:
- a. 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;
 - b. authorize execution of letter to the Texas Commission on Environmental Quality and the Environmental Protection Agency designating the engineer to be the District's agent in dealing with the agencies;
 - c. adopt Order Adopting Section 49.2731 Electronic Bidding Rules;
 - d. adopt Order Adopting Electronic Signature Rules for Construction Contracts;
 - e. adopt Resolution Establishing Criteria for Sureties Issuing Payment and Performance Bonds; and
 - f. determine general prevailing rate of wages for engineering construction projects in locality of the District and adopt Resolution Adopting Prevailing Wage Rate Scale for Engineering Construction.
 - g. Authorize posting of District name signs.
13. Cybersecurity and artificial intelligence training requirements.
14. Approve and authorize execution of Development Financing Agreement.
15. Discuss items for inclusion on future agendas.
16. Discuss meeting schedule.



Sanjay Gupta

 Attorney for the District

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TAXPAYER IMPACT STATEMENT

For the Fiscal Year **September 2026**

The Hunter Ranch Improvement District No. 4 does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of the **Hunter Ranch Improvement District No. 4**

Hunter Ranch Improvement District No. 4
 General Operating Budget
 October 1, 2025 - September 30, 2026

TOTAL

DRAFT BUDGET
FYE 09/30/26

	Oct 25	25-Nov	25-Dec	Jan 26	Feb 26	Mar 26	26-Apr	26-May	26-Jun	26-Jul	26-Aug	26-Sep	Oct '25 - Sep '26
Revenue													
Property Tax Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Revenue	-	-	-	-	-	-	1	1	1	1	1	1	6
Total Revenue	-	-	-	-	-	-	1	1	1	1	1	1	6
Expense													
Accounting	-	-	-	-	-	-	1,000	-	4,089	1,696	1,696	1,696	10,178
Directors' Fees & Expenses	-	-	-	-	-	-	816	-	1,021	1,432	1,432	1,432	6,134
Payroll Taxes	-	-	-	-	-	-	68	-	85	85	85	85	407
Election Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	1,560	3,333	3,333	3,333	3,333	3,333	18,227
Insurance	-	-	-	-	-	-	3,661	-	-	-	-	-	3,661
Legal	-	-	-	-	-	-	4,167	4,167	4,167	4,167	4,167	4,167	25,000
Legal Construction	-	-	-	-	-	-	1,667	1,667	1,667	1,667	1,667	1,667	10,000
Office Supplies	-	-	-	-	-	-	30	30	30	30	30	30	180
Communications	-	-	-	-	-	-	400	440	400	400	400	400	2,440
Website	-	-	-	-	-	-	149	149	149	149	149	149	894
Total Expense	-	-	-	-	-	-	13,517	9,786	14,940	12,959	12,959	12,959	77,121
Net Ordinary Revenue	-	-	-	-	-	-	(13,516)	(9,785)	(14,939)	(12,958)	(12,958)	(12,958)	(77,115)
8510 - Developer advance	-	-	-	-	-	-	7,477	9,786	14,940	12,959	12,959	18,999	77,121
Total Other Revenue	-	-	-	-	-	-	7,477	9,786	14,940	12,959	12,959	18,999	77,121
Net Revenue	-	-	-	-	-	-	(6,040)	-	-	-	-	6,040	0