

NOTICE OF MEETING

COLE RANCH IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY, TEXAS

The Board of Directors of Cole Ranch Improvement District No. 1 of Denton County, Texas (the "District") will hold a regular meeting on **Tuesday, August 18, 2026, at 2:00 p.m., at the Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201**, to discuss and, if appropriate, act upon the following items:

1. Determination of quorum and call to order.
2. 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. Please complete a Public Input Form if you desire to address the Board. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
3. Minutes of April 14, 2026, May 13, 2026, and July 21, 2026, Board meetings.
4. Ratify Escrow & Pay Agent Agreement by and among the City of Denton, Texas, American Escrow Company, and the District.
5. Developer's report; take any action necessary in connection with reimbursement agreements, consents to collateral assignment, or other development-related items.
6. Engineer's report, including the following items and actions related to expansion of Hickory Creek Wastewater Trunk Main; Phase 1A, Phase 1B, Lake 12 improvements, and Lake 13 improvements:
 - a. status of District construction projects;
 - b. authorize preparation of plans and specifications for District construction projects;
 - c. approve plans and specifications and authorize advertising for construction contracts;
 - d. approve\ratify award of construction contract(s), including award of construction contracts;
 - e. approve\ratify disbursements, pay application(s), and change order(s) to construction contracts; 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 the appropriate arrangements can be made.

- f. deeds, easements, consents to encroachment, requests for service or utility commitment letters.
7. Termination of agreement with Dye & Tovery, LLC, and execution of agreement with Tovery Accounting Consultants, LLC, to serve as bookkeeper for the District.
8. Authorize filing of Texas Commission on Environmental Quality District Registration Form.
9. Financial and bookkeeping matters, including payment of bills and the taking of any other action necessary or appropriate in connection therewith.
10. Cyber security and artificial intelligence training requirements.
11. District communications report, website and technology review, and recommendations; take any appropriate related action.
12. Future agenda items.
13. Adjourn.



Attorney for the District

Cole 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).