

NOTICE OF MEETING

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

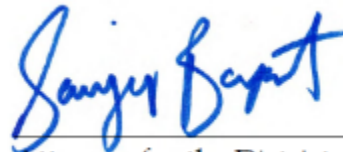
The Board of Directors of Hunter Ranch Improvement District No. 1 of Denton County, Texas will hold a regular meeting on **Tuesday, August 25, 2026, at 12:00 p.m.**, at Quakertown Civic Center, 321 E. McKinney Street, Denton, Texas 76201, to discuss and, if appropriate, act upon the following items:

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. Cybersecurity and artificial intelligence training requirements.
4. Developer's report.
5. 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.
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, including:
 - a. Hunter Ranch – 1A, 1B, 1C, 1D Landscape Improvements;
 - b. Hunter Ranch – 1A, 1B, 1C, 1D Irrigation Improvements;
 - c. Hunter Ranch – 1A, 1B, 1C, 1D Hardscape Improvements;
 - d. Storm Drainage Facilities to serve Project Pilot;
 - e. Roark Branch Sanitary Sewer project, including approval of withdrawal request to escrow agent;
 - f. next phase of District facilities;
 - g. approve deeds, easements, consents to encroachment, requests for service or utility commitment letters;
 - h. proposals for engineering services; and
 - i. other engineering matters.

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.

7. Financial and bookkeeping matters, including payment of bills and review of investments.
8. Terminate Agreement for Bookkeeping Services with Dye & Tovery, LLC and engage Tovery Accounting Consultants, LLC, as the District's bookkeeper.
9. Adopt budget for fiscal year ending September 30, 2027.
10. Tax assessment and collection matters.
11. Review District Communications Consultant Report, website and technology review, and recommendations; take any appropriate related action.
12. Discuss items for inclusion on future agendas.




Attorney for the District

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).

Draft Budget

[illegible]

TAXPAYER IMPACT STATEMENT

For the Fiscal Year **September 2027**

Hunter Ranch Improvement District #1 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 **Hunter Ranch Improvement District #1**
