

NOTICE OF MEETING

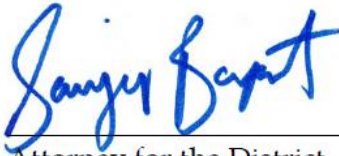
HUNTER RANCH IMPROVEMENT DISTRICT NO. 3 OF DENTON COUNTY, TEXAS

The Board of Directors of Hunter Ranch Improvement District No. 3 of Denton County, Texas will hold a special meeting on **Tuesday, August 25, 2026, at 10:00 a.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, including:
 - a. next phase of District facilities;
 - b. approve deeds, easements, consents to encroachment, requests for service or utility commitment letters;
 - c. proposals for engineering services; and
 - d. other engineering matters.
5. Financial and bookkeeping matters, including payment of bills and review of investments.
6. Terminate Agreement for Bookkeeping Services with Dye & Toverly, LLC and engage Toverly Accounting Consultants, LLC, as the District's bookkeeper.
7. Adopt budget for fiscal year ending September 30, 2027.
8. Tax assessment and collection matters.
9. Discuss 2026 tax rate, set public hearing date, and authorize notice of public hearing.
10. Adopt Resolution Establishing Depreciation Policy.
11. Discuss items for inclusion on future agendas.

12. Discuss meeting schedule.





Attorney for the District

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.

DRAFT BUDGET

[illegible]

TAXPAYER IMPACT STATEMENT

For the Fiscal Year **September 2027**

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are no properties that qualify for a residential homestead exemption within the boundaries of **Hunter Ranch Improvement District #3** as of the date of the most recent certified values provided by **Denton County Appraisal District**.