

## NOTICE OF MEETING

### BELMONT FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Supervisors of Belmont Fresh Water Supply District No. 1 of Denton County will hold a regular meeting on **Monday, July 13, 2026, at 7:00 p.m.**, at 1301 Homestead Way, Argyle, Texas 76226, to discuss and, if appropriate, act upon the following items:

1. Determine quorum and call to Order.
2. Public comment(s) – In accordance with the Open Meetings Act, Supervisors are prohibited from acting on or discussing any items brought before them at this time not listed on this agenda. Citizen’s comments will be limited to 3 minutes. Comments about any of the agenda items 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.
3. Discuss status of cybersecurity and artificial training requirements.
4. Consent Items:
  - a. minutes of June 8, 2026, Board of Supervisors meeting;
  - b. developer’s report, including status of lot development, and lot/home sales;
  - c. tax collections report;
  - d. Town of Northlake law enforcement patrol activity report; and
  - e. All-American Dogs, Inc., patrol activity report.
5. Financial and bookkeeping matters, including approval of Bookkeeper’s Report and payment of bills, and take any necessary or appropriate action in connection therewith.
6. Special Action Items, including:
  - a. adopt Order Adopting Procedures for Post-Issuance Compliance;
  - b. annual Review of Procedures for Continuing Disclosure Compliance;
  - c. approve Annual Report and authorize filing of same in accordance with the District’s Continuing Disclosure of Information Agreement, and as required by SEC Rule 15c2-12; and
  - d. discuss Association of Water Board Directors summer conference, approve reimbursement of eligible expenses, and authorize attendance at winter conference.
7. Reports and recommendations from Triton and Website Committee; review of resident requests and communication submitted via website, and the taking of any action necessary or appropriate in connection therewith.
8. Construction, Maintenance, and Repair matters, including:
  - a. review and approve engineer’s report, including:

- i. status of construction projects within the District;
    - ii. authorizing/ratification and preparation of plans and specifications for water, sewer, and road improvements;
    - iii. approval/ratification of construction plans and specifications and authorize/ratify advertising for bids for contract(s);
    - iv. award/rescission of contract(s) for District project(s);
    - v. approval/ratification of pay application(s) and change order(s);
    - vi. approval/ratification of engineering task order(s);
    - vii. acceptance of certificate of completion and authorize final acceptance of District utility and paving projects; and
    - viii. consider maintenance and repair issues, and authorization and acceptance of proposals in connection with same; discussions regarding improvements in aid of District streets;
  - b. review District safety matters, including:
    - i. Harvest Streetlight Update;
    - ii. Lance Thompson Elementary Signage Petition;
    - iii. Phase 15 Pond Clean Up; and
    - iv. Prairie View Farms Channel.
9. Other Discussion Items:
- a. Committee and Police Liaison reports and recommendations;
  - b. report from Board of Supervisors regarding individual actions taken over prior month;
  - c. discussion regarding Interlocal Agreement for Law Enforcement Services;
  - d. discussion regarding a request for permission to use a section of Old Justin Road for the Cross Timbers Marathon, and the taking of any action necessary or appropriate in connection therewith;
  - e. discussion regarding Development Agreement and possible annexation; and
  - f. discussion regarding litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*, and take any related action.
10. Items for placement on future meeting agendas.
11. Convene in Executive Session pursuant to Section 551.072 and 551.071, Texas Government Code, to conduct a private consultation with attorney regarding:
- a. pending or contemplated litigation, or a settlement offer; or
  - b. deliberate the purchase, exchange, lease, or value of real property.
12. Reconvene in Open Session and authorize any appropriate action related to the following:
- a. litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*; and

- b. Prairie View Farms Channel negotiation
- 13. Adjourn.



A handwritten signature in blue ink, appearing to be "MAD", is written over a horizontal line.

Attorney for the District

*Belmont Fresh Water Supply District No. 1 of Denton County 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 about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).*