

NOTICE OF MEETING

BELMONT FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON COUNTY

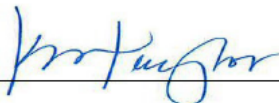
The Board of Supervisors of Belmont Fresh Water Supply District No. 1 of Denton County will hold a regular meeting on Monday, November 10, 2025, at 7:00 p.m., at 1301 Homestead Way, Argyle, Texas, to discuss and, if appropriate, act upon the following items:

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. Consent Items:
 - a. Minutes of October 15, 2025, Board of Directors meetings;
 - 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.
4. Financial and bookkeeping matters, including:
 - a. Approval of Bookkeeper's Report and payment of bills, and take any action necessary or appropriate in connection therewith; and
 - b. Presentation by Dye & Toverly LLC regarding bookkeeping services, and take any appropriate related action.
5. Special Action Items:
 - a. Approval of Arbitrage Review Letter for the period of August 31, 2020, through August 31, 2025; and
 - b. Review proposal for annual review of District accounts for rebate analysis by BLX Group, LLC, and take any appropriate related action.
6. Reports and recommendations from Triton and Website Committee; review of resident requests and communication submitted via website, and Harvest Market, and the taking of any action necessary or appropriate in connection therewith.
7. Construction, Maintenance, and Repair Matters, including:
 - a. Review and approve engineer's report:
 - 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

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- 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. discussion (if needed) of parking solutions for 4th Street;
 - ii. stop sign adjustment quotes;
 - iii. Homestead Way water and utilities addition;
 - iv. phase 15 fence relocation; and
 - v. capital recovery fee update.
 - c. Review repair and maintenance matters.
- 8. 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. Review and update Eminent Domain Report to the Texas Comptroller;
 - d. Discussion regarding possible annexation by Town of Northlake; establish committee in connection with same; and
 - e. Discussion regarding litigation styled *Michael Ganz, Sherri Ganz, Harris Hughey, and Cheryl Hughey v. Toll Southwest, LLC, et al.*, and take any related action.
- 9. Items for placement on future meeting agendas.
- 10. Adjourn.




 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).

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