

SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY

TO: THE BOARD OF DIRECTORS OF SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Sunset Ranch Municipal Utility District of Grayson County (the "District") will hold a regular meeting **1:00 p.m. on Wednesday, January, 8, 2025 at the offices of Kimley-Horn & Associates, Inc., 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (7th Floor Boardroom)**, a designated meeting location outside the boundaries of the District. The Board will discuss and, if appropriate, act upon the following items:

1. Call to order;
2. Public comment and communication;
3. Review and approve minutes of November 13, 2024 Board of Directors meeting;
4. Hear Financial Advisor's Report, including review and acknowledgement of the 2024 G-10 and G-24 Disclosure Letter;
5. Hear Engineer's Report and take any action necessary or appropriate;
 - (a) Status of construction projects within the District;
 - (b) Consider authorizing preparation of construction plans/specifications for water, sewer, drainage, paving facilities or repair/modification of existing facilities;
 - (c) Consider approval/ratification of construction plans and specifications;
 - (d) Consider approval/ratification of advertising for bids for contract(s);
 - (e) Consider approval/ratification/withdrawal of award of construction contract(s);
 - (f) Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements;
 - (g) Consider acceptance of certificate(s) of completion; authorize final acceptance of facilities;
 - (h) Consider approval/ratification of repair and/or maintenance of District facilities;
6. Hear Developer's Report and take any action in connection with plat approval, reimbursement agreements, or assignments thereunder, or other development related items;
7. If timely, consider approval or acknowledgement of an Amended Non-Standard Service Agreement with Mustang Special Utility District;

8. Hear Bookkeeper's Report and take any action in connection with payment of invoices, bank resolutions, budget, updated list of designated banks, revisions to engagement letter for preparation of annual financial report and authorize release of checks as noted on the report;
9. Review current District Investment Policy and, if timely, approve a Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies and take any action as may be necessary;
10. Consider and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds;
11. Consider and adopt Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
12. Discussion regarding the acquisition by condemnation the reasonable and necessary land, easements, or other property inside or outside the District's boundaries necessary for sanitary sewer, in either fee simple title or a lesser property interest, and take any action necessary or appropriate in connection therewith including, but not limited to, the engagement of consultants;
13. Discuss date for next meeting (February 12, 2025); and
14. Adjournment.

Required Notice for District's First Meeting of Calendar Year

The Board of Directors of Sunset Ranch Municipal Utility District of Grayson County conducts regular and special Board Meetings at a designated meeting location outside the boundaries of the District. Qualified resident electors of the District may request that the Board designate a meeting location within the District and hold meetings within the boundaries of the District. For more information, please refer to Texas Water Code, Section 49.062(c), or contact the attorney for the District, Mr. Ross S. Martin at (214) 745-5353.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 2nd day of January, 2025.



(DISTRICT SEAL)

SUNSET RANCH MUNICIPAL
UTILITY DISTRICT OF GRAYSON COUNTY

Ross S. Martin, Attorney