

**Minutes of Meeting
Board of Directors
Denton County Development District No. 4
July 10, 2023**

The Board of Directors (“Board”) of Denton County Development District No. 4 (“District”) met in regular session, open to the public, at its regular meeting place, Denton County Southwest Courthouse, 6200 Canyon Falls Drive, Suite 910, Flower Mound, Texas 76262, on Monday, July 10, 2023, at 12:00 p.m., for which notice was given pursuant to Chapter 551, Texas Government Code.

The roll was called of the duly appointed members of the Board, to wit:

Brandi Bird	President
Peggy Krueger	Vice President
Lori Traylor	Secretary
Robert Phillips	Treasurer/Asst. Secretary
Julia Kerestine	Director

All members of the Board were present, thus constituting a quorum. Also attending the meeting were the following: Mr. Hugh Coleman of the Coleman Law Firm, P.C.; Mr. Russ Coleman of the Coleman Law Firm, P.C, via telephone; Ms. Kerry Tovery, CPA of Dye & Tovery, LLC; Mr. Kevin Carlson, P.E. of Huitt-Zollars, Inc.; Ms. Rina Maloney from the department of Economic Development, Denton County; The Honorable Dianne Edmondson, Denton County Commissioner, Precinct No. 4; Ms. Stacy Murphree from the office of the Honorable Dianne Edmondson, Denton County Commissioner, Precinct No. 4; Brian Toldan, from McCall Gibson Swedlund Barefoot PLLC, via telephone.

1. A quorum being present, the President called the meeting to Order at 12:02 p.m.
2. Consideration was next given to public comments. After noting that there were no members of the public present and desiring to address the Board, the President closed the public comment session of the meeting.
3. Consideration was next given to the approval of the Minutes of the Board of Directors meeting of April 17, 2023. After review of the minutes and discussion on the matter, Director Phillips moved that the Minutes of the Board of Directors meeting of April 17, 2023, be approved as presented. Director Krueger seconded said motion, which carried unanimously.
4. Consideration was next given to the review of the status of funds and payment of bills, a copy of which was provided to the Board. After a presentation by Ms. Kerry Tovery and discussion on the matter, Director Kerestine moved that the Board approve the payment of bills as submitted, Director Traylor seconded said motion, which carried unanimously.
5. Consideration was next given to the approval of the External Audit Report for fiscal year ending September 30, 2022 prepared by McCall Gibson Swedlund Barefoot PLLC, and

authorization of filing of same with Texas Commission on Environmental Quality (“TCEQ”). In that regard, Mr. Brian Toldan presented via telephone and reviewed the audit report. After discussion on the matter, Director Traylor moved that the Board accept the External Audit Report for fiscal year ending September 30, 2022, as prepared and to complete and return the management audit letter presented by McCall Gibson Swedlund Barefoot PLLC. Director Krueger seconded said motion, which carried unanimously.

6. Consideration was next given to the approval of Order Approving Operating and Program Budget for Fiscal Year Ending September 30, 2024. In that regard, Ms. Kerry Tovery presented and reviewed the proposed budget for the fiscal year ending September 30, 2024.

Due to the potential impacts on the budget, the Board postponed the vote on the matter to follow review of the Lantana Hike and Bike Trail Extension Project.

7. Consideration was next given to the briefing on the Lantana Hike and Bike Trail Extension Project and future grant applications. In that regard, Mr. Carlson reported on the status of the project and upcoming grant opportunities. After discussion on the matter, Director Kerestine moved to authorize Huitt-Zollars to move forward on the creation of a survey related to easements associated with the current Hike and Bike Trail Extension Project Plan and to authorize Dye & Tovery, LLC to amend the current fiscal year engineering budget in an amount not to exceed fifteen thousand dollars (\$15,000) to cover the anticipated expense. Director Phillips seconded said motion, which carried unanimously.

8. Consideration was next returned to the approval of Order Approving Operating and Program Budget for Fiscal Year Ending September 30, 2024.

Due to the potential impacts of the proposed insurance coverage on the budget, the Board again postponed the vote on the matter.

9. Consideration was next given to renewal of the proposed insurance coverages for the period expiring August 7, 2024. In that regard Mr. Russ Coleman presented via telephone and reviewed the proposed coverage as did Mr. Hugh Coleman, and Ms. Kerry Tovery. After discussion on the matter, Director Traylor moved that the Board approve the proposed general liability and directors’ and officers’ insurance coverages as presented. Director Kerestine seconded said motion, which carried unanimously.

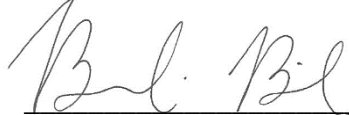
10. Consideration was next returned to the approval of Order Approving Operating and Program Budget for Fiscal Year Ending September 30, 2024.

After discussion on the matter, Director Traylor moved that the Board approve the Order Approving Operating and Program Budget for Fiscal Year Ending September 30, 2024, as presented. Director Phillips seconded said motion, which carried unanimously.

11. Consideration was next given to renewal of the Districts Position Bonds. After discussion on the matter, Director Traylor moved that the Board approve the proposed Position Bonds as included in the previously proposed insurance policy. Director Krueger seconded said motion, which carried unanimously.
12. Consideration was next given to the briefing on the District's owned real estate. In that regard, Mr. Russ Coleman presented on the matter via telephone as did Mr. Hugh Coleman. After discussion on the matter, the President noted that no formal Board action was required at this time.
13. Consideration was next given to the briefing on the District's Internal Audit Report prepared by the Denton County Office of the Auditor. In that regard, Mr. Hugh Coleman presented on the matter. After discussion on the matter, the President noted that no formal Board action was required at this time.
14. Consideration was next given to the briefing on the Lantana Pickleball Courts Project which was postponed until the next Board Meeting.
15. The Board next deferred consideration of entering into closed session, as may be necessary or appropriate, pursuant to Chapter 551, Subchapter D, Texas Government Code, in particular Sections 551.071, 551.072, 551.074, and 551.076, Texas Government Code, to consult with District legal counsel regarding any of the matters described in this notice as may be applicable.
16. The Board next discussed holding the next Board Meeting on Monday, August 7, 2023.
17. After noting that there was no further business to come before the Board, the meeting was adjourned at 1:08 p.m.

I hereby certify that the foregoing is a true and correct record of the proceedings on the above date.

DENTON COUNTY
DEVELOPMENT DISTRICT NO. 4



Brandi Bird, President
Board of Directors