

AGENDA
HAYS COUNTY DEVELOPMENT DISTRICT NO. 1
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned District will hold a regular public meeting at the office of Carlson, Brigrance & Doering, Inc., 5701 West William Cannon, Austin, Texas 78749. The meeting will be held at **8:30 a.m. on Thursday, February 12, 2026.**

1. **Public Comment.**
2. **Approve minutes of the regular meeting of Thursday, January 8, 2026 and special meeting minutes of Friday, January 23, 2026.**
3. **Bookkeeper's Report:**
 - A. Review financial condition of the District;
 - B. Review invoices and authorize payment of bills;
4. **Developer's Report:**
 - A. Update concerning latest development plans and status of development;
 - B. Veneer on the Caliterra Bridge;
5. **Engineer's Report:**
 - A. Update on engineering activities;
 - B. Review and approve bids, pay applications and change orders as well as other construction related invoices and activities, as needed;
 - C. Acceptance of developer constructed facilities for District maintenance ownership;
6. **Operator's Report:**
 - A. Operations and maintenance of District facilities and authorize appropriate action;
 - B. Temporary Encroachment on District Property;
 - C. Condition of trails, ponds and spray fields and repairs;
 - D. Correspondence from Residents or HOA;
 - E. Condition and repairs to detention and drainage areas;
7. **Landscaper's Report:**
 - A. Status and condition of drainage facilities, spray fields and common areas;
 - B. Recommendation for additive items or changes on mowing schedule;
 - C. Landscaping Management Plan.
8. **Annual Agenda/New Business:**
 - A. Adopt Resolution Implementing Penalty for Delinquent 2025 Taxes, including Section 33.11 of the Tax Code, and Contracting with Attorneys to Collect Delinquent Taxes;
 - B. Adopt Order Determining Ad Valorem Tax Exemptions.
9. **Financial Advisor's Report:**
 - A. Update concerning financing plan for the District and discussion of activities related to same; authorize action related to same as necessary, if any, including reimbursement to Developer;
10. **Attorney's Report:**
 - A. Receive update from Legal Counsel concerning District operations, agreements and finances and take any action as necessary;
 - B. Discuss Transfer of Property and any correspondence with HOA and developer and maintenance agreements with the HOA;

- C. Agreements between the District and the City of Dripping Springs regarding wastewater service and authorize any necessary action regarding wastewater service and submitted TLAP;
- D. Easement for driveway and temporary construction for property at 26025 RR12;
- E. Accept conveyance of property from Developer for maintenance by the District.

11. **Adjournment.**

EXECUTED this 5th day of February, 2026.

**HAYS COUNTY DEVELOPMENT DISTRICT
NO. 1**



By: _____


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