

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, August 14, 2025**. The subject of the meeting is to consider and act on the following:

1. **Public Comment.**
2. **Approve minutes of the regular meeting of Thursday, July 10, 2025.**
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;
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, or modifications to landscaping scope of work contract, if necessary;
 - D. Correspondence from Residents or HOA;
7. **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;
 - B. Discuss proposed 2025 tax rate, consider Financial Advisor's recommendation, authorize publication of effective tax rate calculation, and establish public hearing date regarding 2025 tax rate;
8. **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. Resolution Requesting Estimate of Value from HCAD;
 - E. Amended and Restated Reimbursement Agreement with Developer.
9. **Adjournment.**

EXECUTED this ____ day of August, 2025.

**HAYS COUNTY DEVELOPMENT DISTRICT
NO. 1**



By: _____

A handwritten signature in blue ink, appearing to read "Alan P. Petrov", written over a horizontal line.

Alan P. Petrov
Zachary A. Petrov
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Attorneys for the District
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