

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Friday, January 23, 2026

The Board of Directors (the "Board") of Hays County Development District No. 1 (the "District") met in special session, open to the public, at 10:00 a.m. on Friday, January 23, 2026, at the office of Carlson, Brigrance & Doering, Inc., 5701 West William Cannon, Austin, Texas 78749, whereupon the roll was called of the members of the Board to-wit:

Billy Foulds	President
Trey Novosad	Vice President
George Baker	Secretary
Kasey Studdard	Assistant Secretary
John Bolt Harris	Assistant Secretary

All members of the Board were present, with the exception of Director Foulds, thus constituting a quorum. Also in attendance in person or via teleconference were: Zach Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Cody Abshire of Si Environmental, LLC ("Si") via phone; Ronnie Moore, P.E. of Carlson, Brigrance & Doering, Inc. ("CBD" and/or "Engineers"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel") via phone. Representatives of Sunscape, Perfect Cuts and Blade Runner were also in attendance.

The meeting was called to order at 10:00 a.m., and in accordance with the notice posted pursuant to law, the following business was transacted:

I. **Public Comment.**

There were no comments from the public.

II. **Review and Approve Landscaping Proposals and Authorize Contract regarding same.**

Sunscape, Perfect Cuts and Blade Runner reviewed and presented landscaping proposals to the Board, copies of which are attached hereto as Exhibit "A". Representatives discussed different recommendations regarding the scope and necessity of work to be done.

Upon motion by Director Baker, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board awarded the landscaping maintenance professional services contract to Blade Runner, as the best proposal overall for the District.

III. **Access and Temporary Construction Easement for driveway to Caliterra Parkway:**

The Board discussed the memorandum received from Gray Reed regarding ownership of the property, a copy of which is attached hereto as Exhibit "B."

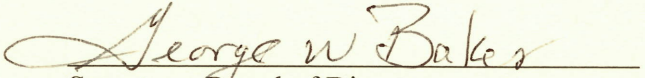
No action was taken at this time.

IV. **Adjournment.**

With no further business coming before the Board, the Vice President declared the meeting adjourned at 11:42 a.m.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

PASSED and **APPROVED** this 12th day of February, 2026.


Secretary, Board of Directors

EXHIBITS:

- A - Landscaping Proposals
- B - Memo – Gray Reed

