

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, January 8, 2026

The Board of Directors (the "Board") of Hays County Development District No. 1 (the "District") met in regular session, open to the public, at 8:30 a.m. on Thursday, January 8, 2026, at the office of Carlson, Brigance & 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, thus constituting a quorum. Also in attendance in person were: Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Zach Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Grant Robinson of Caliterra ("Developer"); Cody Abshire of Si Environmental, LLC ("Si"); Ronnie Moore, P.E. of Carlson, Brigance & Doering, Inc. ("CBD" and/or "Engineers"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel") and Bobby Montagne, Blade Runner Landscapes.

The meeting was called to order at 8:30 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. **Approve regular meeting minutes of the December 11, 2025 meeting.**

The Board reviewed the minutes of the regular meeting held on December 11, 2025, a copy of which was previously distributed to the Board.

Upon motion by Director Studdard, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the meeting held on December 11, 2025.

III. **Bookkeeper's Report.**

Mr. Taack presented and reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "A", on behalf of the District's Bookkeeper.

Mr. Taack presented director and vendor payments for the Board's approval.

Mr. Taack next reviewed the Financial Statements of the District.

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report, including authorization of payment of all invoices.

IV. Developer's Report.

Mr. Robinson updated the Board on the status of development in the District reporting the closing of one home and four (4) sales in December.

Next Mr. Robinson stated CBD will obtain a quote for the replacement of the fallen tiles at the Caliterra Bridge and Si will monitor and advise if more tiles fall off.

No action was taken by the Board.

V. Engineer's Report.

Mr. Moore presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "B".

Mr. Moore reported that he has received Change Order No. 4 in the amount of \$462,153.09 and Change Order No. 5 in the amount of \$1,487,908.36, both from DNT Construction LLC for the Ranch at Caliterra Project, copies of which are attached to the Engineer's Report. Mr. Moore has reviewed them and no discrepancies were noted and recommended the Board approve both change orders.

Next, Mr. Moore presented Pay Applications No. 14 in the amount of \$1,342,027.62 and Pay Application No. 15 in the amount of \$172,426.74 to DNT Construction, LLC for the Ranch at Caliterra Project, copies of which are attached to the Engineer's Report.

CBD recommended approval Change Order No. 4 in the amount of \$462,153.09 and Change Order No. 5 in the amount of \$1,487,908.36; Pay Applications No. 14 in the amount of \$1,342,027.62 and Pay Application No. 15 in the amount of \$172,426.74 to DNT Construction, LLC for the Ranch at Caliterra Project.

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved: 1) Change Order No. 4 in the amount of \$462,153.09 and Change Order No. 5 in the amount of \$1,487,908.36 to DNT Construction, LLC for the Ranch at Caliterra Project; 2) Pay Applications No. 14 in the amount of \$1,342,027.62 and Pay Application No. 15 in the amount of \$172,426.74 to DNT Construction, LLC for the Ranch at Caliterra Project; and 3) the Engineer's Report

VI. Operations Report.

Mr. Abshire of Si Environmental, LLC presented and reviewed the Operations Report, a copy of which is attached hereto as Exhibit "C".

The Board tabled the sidewalk repairs.

Discussion ensued regarding the condition and repairs to the detention pond. No action was taken at this time.

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved the Operations Report with the sidewalk repairs being tabled.

VII. **Annual Agenda/New Business:**

a. Eminent Domain Filing. Mr. Petrov reminded the Board that recently enacted SB 1812 requires public and private entities with eminent domain authority to report specific information to the Texas Comptroller by February 1st of each year. Mr. Petrov stated that Johnson Petrov will complete such filing on behalf of the District.

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board authorized Johnson Petrov to file the annual eminent domain report.

VIII. **Attorney's Report.**

a. Receive update from Legal Counsel concerning District operations, agreements and finances and take any action as necessary.

The District received a request from the developer for an access easement.

The Board upon a motion by Director Novosad and seconded by Director Baker, appointed Directors Harris and Foulds as a committee regarding the proposed easement.

b. Discuss transfer of property from HOA to the District.

No update at this time.

c. Agreements between the District and the City of Dripping Springs (the "City") regarding wastewater service and authorize any necessary action regarding wastewater service.

No update at this time.

d. Landscapers' Agreement and agreement with HOA for shared maintenance.

The Board will schedule a special meeting on Friday, January 23, 2026 to review and approve landscaping proposals.

e. Cost-Sharing Agreement with HOA regarding HOA facilities on District Property.

No update at this time.

f. Agreement with HOA regarding HOA facilities on District Property.

No update at this time.

IX. **Adjournment.**

With no further business coming before the Board, the President declared the meeting adjourned at 9:43 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.

George W. Baker
Secretary, Board of Directors

EXHIBITS:

- A - Bookkeeper's Report
- B - Engineer's Report
- C - Operator's Report

