

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, January 9, 2025

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 9, 2025, 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, except Directors Novosad, thus constituting a quorum. Also in attendance in person were: Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Ronnie Moore, P.E. of Carlson, Brigance & Doering, Inc. ("CBD" and/or "Engineers"); Grant Robinson of Siepiela Interests, Inc. ("Developer"); Zachary Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Cody Abshire of Si Environmental, LLC ("Si"); and Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel") attended via teleconference.

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 members of the public present wishing to speak.

II. **Approve regular meeting minutes of the December 12, 2024.**

The Board reviewed the minutes of the regular meeting held on December 12, 2024, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the December 14, 2024.

III. **Bookkeeper's Report.**

Mr. Taack of Bott & Douthitt, PLLC presented and reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "A".

Mr. Taack presented director and vendor payments, including two (2) transfer for the Board's approval.

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

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board (i) authorized payment of all invoices, and

(ii) approved two (2) transfer.

IV. **Developer's Report.**

Mr. Howe updated the Board on the latest development in the District and responded to questions from the Board.

Upon motion by Director Baker, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board accepted the Developer's Report.

V. **Engineer's Report.**

Mr. Moore of Carlson, Brigrance & Doering, Inc. presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "B". Mr. Moore also requested an amendment to the Engineering Services Agreement to update the rates and fees for Engineering Services. Mr. Moore stated that the fees had not been updated in over a decade.

Upon motion by Director Harris, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved (i) the Engineer's Report, and (ii) the proposed amendment to the Engineering Services Agreement.

VI. **Operations Report.**

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

Upon motion by Director Harris, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the Operator's Report.

VII. **Financial Advisor's Report.**

None.

VIII. **Attorney's Report.**

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

Mr. Barrett advised that he is in communication with the County Commissioner regarding the reappointment of three Directors. Mr. Petrov then discussed the landscaping scope of work and said that he will communicate with the developer regarding what the HOA should be responsible for maintaining.

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.

IX. No update at this time.

with all Directors present voting aye, the meeting was adjourned at 8:51 a.m.

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

PASSED and **APPROVED** this 13th day of February, 2025.


Secretary, Board of Directors

EXHIBITS:

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

