

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, October 10, 2024

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, October 10, 2024, 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 Director Baker, were present in person, thus constituting a quorum. Director Baker entered the meeting later as noted herein. 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"); Zachary Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Grant Robinson of Siepiela Interests, Inc. ("Developer"); and Cody Abshire of Si Environmental, LLC ("Si").

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 September 12, 2024.

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

Upon motion by Director Novosad, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the September 12, 2024 as presented.

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 four (4) transfers and closures of three (3) accounts for the Board's approval.

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

Upon motion by Director Foulds, seconded by Director Studdard, after full discussion and

with all Directors present voting aye, the Board (i) authorized payment of all invoices, (ii) approved four (4) transfers and closures of three (3) accounts, and (iii) approved the Bookkeeper's Report.

IV. Developer's Report.

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

Mr. Robinson stated 554 homes are on the ground and 525 homes are currently occupied. He anticipates four (4) closings this month. Section 10 utilities are complete.

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

V. Engineer's Report.

Mr. Moore of Carlson, Brigance & Doering, Inc. presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "B". Mr. Moore reported that the traffic signal is now fully operational.

Mr. Moore presented to and reviewed with the Board: (i) Payment Application No. 3 to DNT Construction, LLC in the amount of \$172,112.67 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, (ii) Payment Application No. 4 to DNT Construction, LLC in the amount of \$489,299.58 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, (iii) Payment Application No. 5 to DNT Construction, LLC in the amount of \$139,995.18 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, and (iv) Payment Application No. 6 in the amount of \$403,303.17 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13; copies of which are attached to the Engineer's Report. Mr. Moore recommended the Board approve Payment Application Nos. 3, 4, 5 and 6.

Mr. Moore also presented: (i) Change Order No. 1 to DNT Construction, LLC in the amount of \$359,209.04 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, (ii) Change Order No. 3 in the amount of \$9,700 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, and (iii) Change Order No. 4 in the amount of \$13,854.75 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13. Mr. Moore recommended the Board approve Change Order Nos. 1, 3, and 4.

Upon motion by Director Studdard, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report, including (i) approval of Payment Application No. 3 to DNT Construction, LLC in the amount of \$172,112.67 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, (ii) Payment Application No. 4 to DNT Construction, LLC in the amount of \$489,299.58 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, (iii) Payment Application No. 5 to DNT Construction, LLC in the amount of \$139,995.18 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, (iv) Payment Application No. 6 in the amount of \$403,303.17 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13; (v) Change Order No. 1 to DNT Construction, LLC in the amount of \$359,209.04 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, (vi) Change

Order No. 3 in the amount of \$9,700 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13, and (vii) Change Order No. 4 in the amount of \$13,854.75 for Caliterra Phase 3 Section 10, Caliterra Phase 2 Section 7, and Phase 5 Section 13.

[Director Baker entered the meeting.]

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".

Mr. Abshire reported that the bearings on Pump 1 have been replaced, eleven detention ponds were inspected, and two leaking sensor valves in the irrigation fields have been repaired. Mr. C. Abshire recommended a swale berm be constructed on a drainage easement to better direct the flow.

Mr. Abshire stated that Si is requesting additional funds for more comprehensive trail maintenance. Mr. Abshire then requested (i) approval of an amendment to the First Amended and Restated Professional Services Agreement ("PSA") with Si to reflect said additional funds, (ii) authorization for Si to install one or two "NO PARKING ON GRASS" signs along Caliterra Parkway for a cost not to exceed \$500, (iii) authorization for Zane Furr to clean up and reseed the Premier Park Loop greenspace for a cost of \$5,750, (iv) approval of pond maintenance and reporting for a cost of \$1,550 per month, and (v) approval of a solar aeration system for a cost of \$14,860.

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board (i) authorized Directors Foulds and Novosad to negotiate with Mr. Furr and approve an amendment to the PSA, and (ii) approved Mr. Furr's proposal to clean up and reseed the Premier Park Loop greenspace. The Board concurred to have Si look into different options for the Caliterra Parkway signage and reevaluate a smaller scope of work for the pond maintenance and reporting. The Board also concurred to opt out of the solar aeration system.

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.

No updates at this time.

b. Agreement between the District and Dripping Springs Water Supply Corporation ("DSWSC").

Mr. Petrov updated the Board regarding discussions with DSWSC.

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

No update at this time.

d. 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.

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

PASSED and APPROVED this 14th day of November, 2024.


Secretary, Board of Directors

EXHIBITS:

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

