

# HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

## Minutes of Meeting Thursday, November 13, 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, November 13, 2025, 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, except Director Studdard, 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, Brigrance & Doering, Inc. ("CBD" and/or "Engineers"); and Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel"). Additionally representation from the landscaping companies Blade Runner and Sunscape were in attendance.

The meeting was called to order at 8:33 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 October 9, 2025 meeting.**

The Board reviewed the minutes of the regular meeting held on October 9, 2025, 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 meeting held on October 9, 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, including one (1) transfer for the Board's approval.

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

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report, including (i) authorization of payment of all invoices, and (ii) approval of one (1) transfers.

IV. **Developer's Report.**

Mr. Robinson updated the Board on the status of development in the District. 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".

Upon motion by Director Harris, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report and the Payment Applications and Change Orders contained therein.

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".

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

VII. **Attorney's Report.**

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

No update at this time.

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 representatives from Blade Runner and Sunscape introduced themselves to the Board. The Board discussed the four landscaping proposals it received. Upon motion by Director Baker, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board appointed Directors Foulds and Novosad to a committee to finalize the scope of work and landscaping recommendation.

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with

all Directors present voting aye, the Board approved the agreement with the HOA, subject to final revisions as recommended by the Board.

VIII. **Adjournment.**

With no further business coming before the Board, the President declared the meeting adjourned at 9:16 a.m.

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

**PASSED** and **APPROVED** this 11<sup>th</sup> day of December, 2025.

*George W Baker*  
Secretary, Board of Directors

**EXHIBITS:**

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

