

# HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

## Minutes of Meeting Thursday, November 14, 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, November 14, 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 were present, 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"); Terry Howe of Siepiela Interests, Inc. ("Developer"); and Cody Abshire of Si Environmental, LLC ("Si"). Zachary Petrov of Johnson Petrov LLP ("Attorney" or "JP") attended the meeting 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 October 10, 2024.**

The Board reviewed the minutes of the regular meeting held on October 10, 2024, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the October 10, 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 one (1) transfer for the Board's approval.

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

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

IV. **Developer's Report.**

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

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 reported that the traffic signal at Caliterra Parkway and RR 12 is now fully operational. No action was required of the Board at this time.

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 eleven detention ponds were inspected, and a line tie in the irrigation fields has been excavated and repaired. He further reported that several poles throughout the District are being tested and repaired, adjustment of the scope for landscaping and maintenance services is in discussion with Zane Furr, the Phase 4, Section 11 drainage easement repair is complete, a metal structure was installed to house the District ATV, and the silt fence and trash box compliance issues are being addressed. The Board then requested that additional quotes be obtained for landscaping and pond maintenance.

Upon motion by Director Studdard, seconded by Director Novosad, 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.

No updates at this time.

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

Mr. Petrov advised the Board that DSWSC has executed the Agreement.

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.

e. Resolution Declaring Public Necessity and Authorizing Condemnation.

Mr. Barrett and Mr. Petrov discussed with the Board the issue surrounding acquisition of an easement, primarily for drainage, on the Horton's property. Upon motion by Director Studdard, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board adopted the Resolution Declaring Public Necessity and Authorizing Condemnation.

f. Engagement of property acquisition agent and Legal Counsel for property negotiations and Condemnation Proceedings.

Mr. Petrov recommended that the Board engage Spitzer & Associates, Inc. for property acquisition, and Sheets & Crossfield, PLLC for property negotiations and Condemnation Proceedings. Upon motion by Director Novosad, seconded by Director Barker, after full discussion and with all Directors present voting aye, the Board authorized the engagement of Spitzer & Associates, Inc. and Sheets & Crossfield, PLLC for their respective services.

IX. Adjournment.

The meeting was adjourned at 9:02 a.m.

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

**PASSED** and **APPROVED** this 12<sup>th</sup> day of December, 2024.

  
Secretary, Board of Directors

**EXHIBITS:**

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

