

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, December 11, 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, December 11, 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 were present, except Directors Studdard and Baker, thus constituting a quorum. Directors Baker and Studdard arrived during the meeting. 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"); and Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel").

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 November 13, 2025 meeting.**

The Board reviewed the minutes of the regular meeting held on November 13, 2025, 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 meeting held on November 13, 2025.

III. **Developer's Report.**

Mr. Robinson updated the Board on the status of development in the District reporting four (4) sales in November. No action was taken by the Board.

IV. **Engineer's Report.**

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

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

Directors Baker and Studdard entered the meeting at this time.

V. **Operations Report.**

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

Mr. Abshire presented with the Board a quote from Alpha Paving Industries for the sidewalk repairs, a copy of which is attached to the Operations Report.

Upon motion by Director Harris, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved a portion of the sidewalk repair work which is in front of the mailboxes in an amount not to exceed \$2,500.

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

VI. **Bookkeeper's Report.**

Mr. Taack presented and reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C", 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 Harris, 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) transfer.

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. Landscapeers' Agreement and agreement with HOA for shared maintenance.

Mr. Petrov discussed the Landscaper's Agreement with Zane Furr with the Board and preparation of a scope of work for RFPs with the goal of selecting a contractor at the January meeting to start February 1, 2026.

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the termination of the Landscapeers' Agreement with Zane Furr, effective the end of January, 2026.

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

Mr. Petrov reviewed the Cost-Sharing Agreement between the District and the HOA for landscaping, beautification and maintenance with the District's public right-of-way and property areas, a copy of which is attached hereto as Exhibit "D".

Upon motion by Director Foulds, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board approved the Cost-Sharing Agreement between the District and the HOA.

f. Veneer replacement at Caliterra Bridge.

Next, the Board discussed the Veneer replacement at Caliterra Bridge. The Board discussed options for netting along the stone and expressed concern that residents would climb on the netting. The Board requested a quote to reapply the fallen stone.

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board requested a quote to reapply the fallen stone at the Caliterra Bridge.

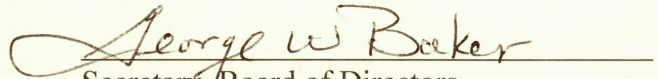
VIII. Adjournment.

With no further business coming before the Board, the President declared the meeting adjourned at 9:27 a.m.

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

PASSED and **APPROVED** this 8th day of January, 2026.


Secretary, Board of Directors

EXHIBITS:

- A - Engineer's Report
- B - Operator's Report
- C - Bookkeeper's Report
- D - Cost-Sharing Agreement

