

# HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

## Minutes of Meeting Thursday, February 12, 2026

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, February 12, 2026, 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, 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. and Brett Pasquela, P.E. of Carlson, Brigrance & Doering, Inc. ("CBD" and/or "Engineers"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel") and Bobby Montagne, Blade Runner Landscapes ("Blade Runner").

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 January 8, 2026 and special meeting minutes of January 23, 2026.**

The Board reviewed the minutes of the regular meeting held on January 8, 2026 and special meeting held on January 23, 2026, copies of which were previously distributed to the Board.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the meeting held on January 8, 2026 and the special meeting minutes of the meeting held on January 23, 2026, as presented.

### 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 the following for the Board's approval: 1) director and vendor payments, including the additional director per diem for the special meeting held on January 23, 2026; 2) four (4) transfers; and 3) six (6) bond payments due April 1, 2026.

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

Upon motion by Director Baker, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report, including authorization and payment of the director and vendor payments, the additional director per diem for the special meeting held on January 23, 2026; four (4) transfers; and six (6) bond payments due April 1, 2026.

IV. **Developer's Report.**

There was no report presented at this time.

V. **Engineer's Report.**

Mr. Moore presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "B". There were no action items presented at this time.

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

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".

He updated the Board on winterization of the system and reported there were no major issues due to cold weather.

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

VII. **Landscaper's Report.**

a. Mr. Montague updated the Board of the status and condition of the landscaping, drainage facilities, spray fields and common areas. The Board request Mr. Montague's recommendations on upcoming needs for landscaping in the Spring and proposals for such work. No action was taken at this time.

VIII. **Annual Agenda/New Business:**

a. Resolution Implementing Penalty for Delinquent 2025 Taxes, a copy of which is attached as Exhibit "D." Mr. Petrov reviewed with the Board the Resolution Implementing Penalty for Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Tax. Mr. Petrov explained the timeline and recommended that the Board approve the Resolution.

b. Adopt Order Determining Ad Valorem Tax Exemptions, a copy of which is attached as Exhibit "D-1." Mr. Petrov reviewed with the Board the Order Determining Ad Valorem Tax Exemptions.

Upon motion by Director Baker, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the 1) Resolution Implementing Penalty on 2025 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes; and 2) Order Determining Ad Valorem Tax Exemptions.

IX. **Financial Advisor's Report.** There was no report to present.

X. **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. Easement for driveway and temporary construction for property at 26025 RR12. Mr. Pasquela discussed sleaving the irrigation line that goes under the driveway for the future Prep School.

e. Accept conveyance of property from Developer for maintenance of the District.

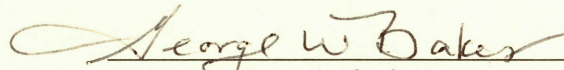
No update at this time.

XI. **Adjournment.**

With no further business coming before the Board, the President declared the meeting adjourned at 9:11 a.m.

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

**PASSED** and **APPROVED** this 12<sup>th</sup> day of February, 2026.

  
Secretary, Board of Directors

**EXHIBITS:**

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

