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HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, February 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, February 13, 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, thus constituting a quorum. Also in attendance in person were: Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Terry Howe, and Grant Robinson of Siepiela Interests, Inc. ("Developer"); Zachary Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Cody Abshire of Si Environmental, LLC ("Si"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel"); and Tracy Ginsburg, a resident of the District. Ronnie Moore, P.E. of Carlson, Brigance & Doering, Inc. ("CBD" and/or "Engineers") attended 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.**

Ms. Ginsburg addressed the Board and requested that a duck crossing sign be installed by the pond. She also informed the Board that the property at Barnhill and Premier Park need to be mowed. Ms Ginsburg exited the meeting.

II. **Approve regular meeting minutes of the January 9, 2025.**

The Board reviewed the minutes of the regular meeting held on January 9, 2025, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the January 9, 2025.

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 five (5) transfers for the Board's approval.

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

Upon motion by Director Harris, seconded by Director Novosad, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board (i) authorized payment of all invoices, and (ii) approved five (5) transfers.

IV. **Developer's Report.**

Mr. Howe updated the Board on the latest development in the District and responded to questions from the Board. Discussion ensued regarding the veneer on the Caliterra Bridge. The Board then requested a quote for removal of the veneer from the Caliterra Bridge.

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".

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 Operation's Report, a copy of which is attached hereto as Exhibit "C".

The Board requested Mr. Abshire to obtain duck crossing signs. They then discussed maintenance of the area mentioned by Ms. Ginsburg, as well as a sidewalk issue.

Upon motion by Director Baker, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board approved (i) the Operator's Report, (ii) the purchase of up to four (4) duck crossing signs, and (iii) additional maintenance work, including curb mowing in the area described by Ms. Ginsburg.

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

a. Resolution Implementing Penalty for Delinquent 2024 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.

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Resolution Implementing Penalty on 2024 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes.

b. Adopt Order Determining Ad Valorem Tax Exemptions, a copy of which is attached as Exhibit "D-1."

Upon motion by Director Foulds, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved the Order Determining Ad Valorem Tax Exemptions.

VIII. **Financial Advisor's Report.**

None.

IX. **Attorney's Report.**

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

Mr. Barrett advised that the County Commissioner's Court reappointed Directors Novosad, Baker, and Harris for terms ending September 2026.

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.

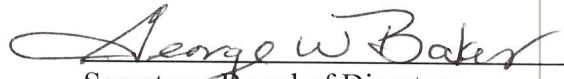
X. **Adjournment.**

With no further business coming before the Board, the President declared the meeting adjourned at 9:26 a.m.

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

PASSED and **APPROVED** this 13th day of March, 2025.


Secretary, Board of Directors

EXHIBITS:

- A - Bookkeeper's Report
- B - Engineer's Report
- C - Operator's Report
- D - Resolution Implementing Penalty for Delinquent 2024 Taxes
- D-1 - Order Determining Ad Valorem Tax Exemptions

