

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, March 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, March 12, 2026, 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 Director Novosad, 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, Brigance & 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 February 12, 2026.**

The Board reviewed the minutes of the regular meeting held on February 12, 2026, a copy of which was previously distributed to the Board.

Upon motion by Director Studdard, 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 February 12, 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; and 2) four (4) transfers.

Next, 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 authorization and payment of the director and vendor payments and four (4) transfers.

IV. **Developer's Report.**

Mr. Robinson updated the Board on the status of development in the District reporting 589 homes owned and occupied and two (2) sales with five (5) closings during the previous month. 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". There were no action items presented at this time.

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.

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".

Mr. Abshire recommended replacement of the motor and light cable, which was found damaged in the pond fountain at the roundabout in the amount of \$2,400 and including an item in the HOA's newsletter regarding vandalism.

Upon motion by Director Foulds, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved replacement of the motor and light cable in the pond fountain at the roundabout in the amount of \$2,400 and including an item in the HOA's newsletter regarding vandalism.

Upon motion by Director Studdard, seconded by Director Harris, 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 and presented proposals for Turf Fertilization and Weed Prevention Program and Mulch installation, copies of which are attached hereto as Exhibit "D."

Upon motion by Director Foulds, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the Landscaper's Report, including proposals for Turf Fertilization and Weed Prevention Program and Mulch installation.

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

IX. **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.

Mr. Barrett updated the Board on the status of the City providing wastewater service to the Ranch at Caliterra.

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

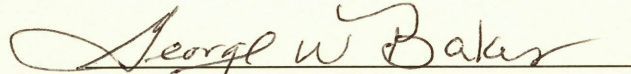
Mr. Petrov updated the Board on the conveyance of common areas to the District.

X. **Adjournment.**

With no further business coming before the Board, the President declared the meeting adjourned at 8:54 a.m.

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

PASSED and **APPROVED** this 9th day of April, 2026.


Secretary, Board of Directors

EXHIBITS:

- A - Bookkeeper's Report
- B - Engineer's Report
- C - Operator's Report
- D - Landscaper's Proposals for Turf Fertilization and Weed Prevention Program and Mulch installation.

