

# HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

## Minutes of Meeting Thursday, March 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, March 13, 2025, 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, except Director Novosad, thus constituting a quorum. Also in attendance in person were: Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Terry Howe 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 Ronnie Moore, P.E. of Carlson, Brigrance & Doering, Inc. ("CBD" and/or "Engineers").

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 13, 2025.**

The Board reviewed the minutes of the regular meeting held on February 13, 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 February 13, 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 Foulds, seconded by Director Studdard, 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. He advised the Board that he met with ESSI regarding the Caliterra Bridge veneer replacement and is now assessing prices for corrugated metal to catch any veneer that may come loose as an alternative.

**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 Baker, seconded by Director Studdard, 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 Operations Report, a copy of which is attached hereto as Exhibit "C".

The Board requested that Mr. Abshire provide additional options for the replacement of the screening at the lift station site.

The Board then discussed a resident request to use the District easement to access for construction of a pool. Mr. Abshire noted that the easement portion includes irrigation facilities for the District's spray fields, so he could not approve it administratively and brought it to the Board.

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board denied the resident's request based on District policy of not approving construction access across irrigation lines.

Upon motion by Director Studdard, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved (i) the Operations Report, and (ii) cleaning up of the easement discussed in the Operations 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.

Mr. Barrett advised the Board that the Texas Land Application Permit is pending at the Texas Commission on Environmental Quality.

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.

IX. **Adjournment.**

With no further business coming before the Board, the President declared the meeting adjourned at 9:01 a.m.

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

**PASSED** and **APPROVED** this 10<sup>th</sup> day of April, 2025.

  
Secretary, Board of Directors

**EXHIBITS:**

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

