

# HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

## Minutes of Meeting Thursday, May 8, 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, May 8, 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 Studdard, thus constituting a quorum. Also in attendance in person were: Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Alan 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 April 10, 2025 meeting.**

The Board reviewed the minutes of the regular meeting held on April 10, 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 meeting held on April 10, 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 Novosad, seconded by Director Baker, 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.**

No developer was in attendance. Mr. Barrett reported on issues with the Caliterra Bridge which the Attorney, Developer, and Engineer will continue to investigate.

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 Novosad, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report and the Payment Applications 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". He informed the Board of customer complaints received regarding foul odors coming from the Wet Pond and requested approval for the installation of a solar aeration system for a cost of \$ 6,183.84.

Upon motion by Director Harris, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the (i) Operations Report, and (ii) installation of a solar aeration system for a cost of \$ 6,183.84.

VII. **Financial Advisor's Report.**

None.

VIII. **Attorney's Report.**

a. **Ratify Consent to Plan for Section 10 within the District.**

Mr. Petrov discussed the developer's replat of Section 10 and requirement that the District consent for the plat to be approved due to the District owning property within Section 10.

Upon motion by Director Harris, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board ratified its consent to the replat for Section 10 within the District.

b. **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 and a draft permit has been received and is being noticed.

c. **Discuss transfer of property from HOA to the District.**

No update at this time.

d. 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 12th day of June, 2025.

*George W Baker*

Secretary, Board of Directors

**EXHIBITS:**

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

