

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, June 12, 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, June 12, 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, except Director Harris, thus constituting a quorum. Also in attendance in person were: Zach Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Terry Howe and Grant Robinson of Caliterra ("Developer"); Cody Abshire of Si Environmental, LLC ("Si"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel"); Ronnie Moore, P.E. of Carlson, Brigance & Doering, Inc. ("CBD" and/or "Engineers"); and Brian Goid and Becky and Kevin Wright, members of the public.

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 May 8, 2025 meeting.**

The Board reviewed the minutes of the regular meeting held on May 8, 2025, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the meeting held on May 8, 2025.

III. **Bookkeeper's Report.**

Mr. Petrov 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. Petrov 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 approved the Bookkeeper's Report, including (i) authorization of payment of all invoices, and (ii) approval of five (5) transfers.

IV. **Developer's Report.**

Mr. Howe updated the Board on the status of development in the District.

V. **Engineer's Report.**

Mr. Moore of Carlson, Brigrance & Doering, Inc. presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "B".

Upon motion by Director Foulds, seconded by Director Novosad, 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 silt build up in the District's ponds. Mr. and Mrs. Wright spoke regarding the maintenance of areas in Section 11.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the (i) Operations Report, (ii) a one-time mowing and cleanup of Section 11, (iii) addition of Pond 3 to the maintenance schedule for wet bottom ponds, (iv) a one-time cleanup of additional drainage areas, and (v) bi-weekly trail visits.

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

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. Authorizing the Board President to approve and execute developer plats and amendments that include District property.

No update at this time.

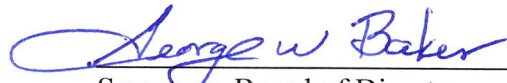
IX. **Adjournment.**

With no further business coming before the Board, the President declared the meeting adjourned at 9:15 a.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

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

PASSED and **APPROVED** this 10th day of July, 2025.


Secretary, Board of Directors

EXHIBITS:

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

