

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, July 10, 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, July 10, 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 Directors Studdard and Harris, 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"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel"); and Ronnie Moore, P.E. of Carlson, Brigance & Doering, Inc. ("CBD" and/or "Engineers"). Director Studdard entered the meeting later as noted herein.

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 June 12, 2025 meeting.**

The Board reviewed the minutes of the regular meeting held on June 12, 2025, a copy of which was previously distributed to the Board.

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the meeting held on June 12, 2025.

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. 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 Baker, 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. Robinson 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 Baker, 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.

[Director Studdard entered the meeting.]

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 discussed the aerator at the back of the wet pond.

Upon motion by Director Novosad, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board authorized Director Foulds to work with Si to install an aeration device into Phase 4 Section 11 of the wet pond.

The Board then discussed power washing, signs at the District's trails, general maintenance, and repair of the Caliterra bridge.

Upon motion by Director Foulds, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved 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 wastewater treatment plant permit has been approved.

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.

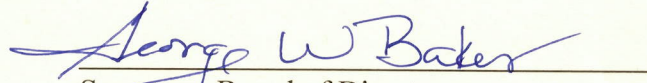
IX. **Adjournment.**

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

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

PASSED and **APPROVED** this 14th day of August, 2025.


Secretary, Board of Directors

EXHIBITS:

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

