

# HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

## Minutes of Meeting Thursday, September 11, 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, September 11, 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 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"); Ronnie Moore, P.E. of Carlson, Brigrance & Doering, Inc. ("CBD" and/or "Engineers"); and Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel").

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 August 14, 2025 meeting.**

The Board reviewed the minutes of the regular meeting held on August 14, 2025, a copy of which was previously distributed to the Board.

Upon motion by Director Baker, 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 August 14, 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. 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 Novosad, 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. Discussion ensued regarding an option for the veneer replacement at the Caliterra Bridge.

**V. Engineer's Report.**

Mr. Moore 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 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 river rock in the Hays County drainage ditch was discussed, and Mr. Abshire informed the Board that Hays County informed him that the rock needed to be removed as it was not part of the plans approved by the County.

Upon motion by Director Foulds, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved (i) the Operations Report, and (ii) removal of dead trees for a cost not to exceed \$5,000.

**VII. New Business.**

a. Conduct Public Hearing on Proposed 2025 Tax Rate.

Upon a motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board opened the public hearing on the proposed 2025 tax rate at 8:47 a.m.

Mr. Petrov stated that a notice was published, as required by law, in the Hays Free Press, a copy of which is attached hereto as Exhibit "D", and that the Board has proposed to levy a 2025 total ad valorem tax rate of \$0.90 per \$100 of assessed value for the tax year 2025. Mr. Petrov asked if anyone from the public wished to speak on the matter. No member of the public indicated a desire to speak on the matter.

Upon motion by Director Studdard, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board voted to close the public hearing at 8:49 a.m.

b. Adopt Order Setting Rate and Levying Tax for 2025.

The Board then discussed adopting the proposed 2025 ad valorem tax rate of \$0.90 per \$100 assessed value.

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board adopted the Order Setting Rate and Levying Tax

for 2025 (the "Tax Rate Order"), with a total ad valorem tax rate of \$0.90 per \$100 assessed valuation for the year 2025, comprised of \$0.31 per \$100 assessed valuation tax rate for operation/maintenance purposes, \$0.46 per \$100 assessed valuation tax rate for water, sewer and drainage debt service, and \$0.13 per \$100 assessed valuation tax rate for road debt service. A copy of the Tax Rate Order is attached hereto as Exhibit "E".

c. Approve Amended District Information Form.

The Board next discussed approval of an Amended District Information Form, a copy of which is attached hereto as Exhibit "F", which is required to be amended to show the current tax rate, any outstanding debt, and the Notice to Purchasers Form, and is to be recorded in the Hays County Real Property Records (the "HCRPR").

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved the Amended District Information Form, and authorized JP to record same in the HCRPR and file it with the TCEQ, as required by law.

d. Adopt Order Appointing Tax Assessor Collector.

The Board next considered an Order Appointing Tax Assessor Collector. A copy of which is attached hereto as Exhibit "G".

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board adopted the Order Appointing Tax Assessor Collector.

e. Adopt Resolution Concerning Tax Collection Procedures.

The Board next considered a Resolution Concerning Tax Collection Procedures. A copy of which is attached hereto as Exhibit "H".

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board adopted the Resolution Concerning Tax Collection Procedures.

**VIII. Attorney's Report.**

a. Receive update from Legal Counsel concerning District operations, agreements and finances and take any action as necessary.

Mr. Petrov presented a Right of Entry Agreement and Consent with the City of Dripping Springs, Texas ("City") to the Board.

Upon motion by Director Studdard, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the Right of Entry Agreement and Consent subject to the City providing updates on the status of plan review and timeline for the Ranch at Caliterra.

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 8:59 a.m.

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

**PASSED** and **APPROVED** this 9th day of October, 2025.

  
Secretary, Board of Directors

**EXHIBITS:**

- A - Bookkeeper's Report
- B - Engineer's Report
- C - Operator's Report
- D - Notice of Public Hearing
- E - Tax Rate Order
- F - Amended District Information Form
- G - Order Appointing Tax Assessor Collector
- H - Resolution Concerning Tax Collection Procedures

