

AGENDA
HAYS COUNTY DEVELOPMENT DISTRICT NO. 1
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned District will hold a regular public meeting at the office of Carlson, Brigrance & Doering, Inc., 5701 West William Cannon, Austin, Texas 78749. The meeting will be held at **1:00 p.m. on Thursday, July 9, 2026**. At this meeting, the Board will consider and authorize appropriate action on the following:

1. **Public Comment (limit of 3 minutes per person).**
2. **Approve minutes of the regular meeting of Thursday, June 11, 2026.**
3. **Bookkeeper's Report:**
 - A. Review financial condition of the District;
 - B. Review invoices and authorize payment of bills;
4. **Developer's Report:**
 - A. Update concerning latest development plans and status of development;
5. **Engineer's Report:**
 - A. Update on engineering activities;
 - B. Review and approve bids, pay applications and change orders as well as other construction related invoices and activities, as needed;
 - C. Acceptance of developer constructed facilities for District maintenance ownership;
6. **Operator's Report:**
 - A. Operations and maintenance of District facilities and authorize appropriate action;
 - B. Temporary Encroachment on District Property;
 - C. Condition of trails, ponds and spray fields and repairs;
 - D. Correspondence from Residents or HOA;
 - E. Condition and repairs to detention and drainage areas;
 - F. Veneer on the Caliterra Bridge;
7. **Financial Advisor's Report:**
 - A. Sale of \$3,730,000 Unlimited Tax Road Bonds, Series 2026, including:
 - i. Receive and Accept Bids for the purchase of the Districts' \$3,730,000 Unlimited Tax Road Bonds, Series 2026;
 - ii. Approve the Attorney General's Bond Transcript Fee;
 - iii. Approve final form of the Official Statement and Adopt an Order Authorizing Issuance of \$3,730,000 Unlimited Tax Road Bonds, Series 2026; and
 - iv. Approve Amended and Restated District Information Form.
8. **Landscaper's Report:**
 - A. Status and condition of trails, drainage facilities, spray fields and common areas, including approval of work orders for recommended work on such;
 - B. Proposal on additional scope of work;
 - C. Landscaping Management Plan.
9. **Attorney's Report:**
 - A. Receive update from Legal Counsel concerning District operations, agreements and finances and take any action as necessary;
 - B. Discuss Transfer of Property, any correspondence with HOA and developer, and maintenance agreements with the HOA;

- C. Agreements between the District and the City of Dripping Springs regarding wastewater service and authorize any necessary action regarding wastewater service and submitted TLAP;
- D. Accept conveyance of property from Developer for maintenance by the District, including property in Sections 1&2.
- E. Discussion and possible action regarding Dripping Springs Southwest Connection Right-of-Entry License Agreement requested by Hays County.
- F. Resolution Approving Amendments to Reimbursement Agreements with Developer.
- G. Resolution Approving Assignment of Reimbursement Agreements, including Amendments, or reimbursables by the Developer to International Bank of Commerce.

10. **Adjournment.**

EXECUTED this 2nd day of July, 2026.

**HAYS COUNTY DEVELOPMENT DISTRICT
NO. 1**



By: _____


Alan P. Petrov
Zachary A. Petrov
Johnson Petrov LLP
Attorneys for the District
2929 Allen Parkway, Suite 3150
Houston, Texas 77019