

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 **8:30 a.m. on Thursday, August 13, 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, July 9, 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. **New Business:**
 - A. Resolution Regarding District Characterization for the 2026 Tax Year for tax rate purposes.
 - B. Review and Approve Agreed-Upon Procedures (AUP) on Unlimited Tax Bonds, Series 2026 (\$3,730,000) and authorize reimbursement to developer.
8. **Financial Advisor's Report:**
 - A. Update concerning financing plan for the District and discussion of activities related to same; authorize action related to same as necessary, if any, including reimbursement to Developer.
 - B. Discuss proposed 2026 tax rate, consider Financial Advisor's recommendation, authorize publication of proposed 2026 tax rate, and establish public hearing date regarding 2026 tax rate.
9. **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.
 - D. Landscape Architect proposals.

10. **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. Purchase/Conveyance of Facilities Agreement and Receipt of Reimbursement.

11. **Adjournment.**

EXECUTED this ____ day of August, 2026.

**HAYS COUNTY DEVELOPMENT DISTRICT
NO. 1**



By: _____


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