HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting
Thursday, April 9, 2026

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, April 9, 2026, 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 Studdard, 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, Brigance & Doering, Inc. ("CBD" and/or "Engineers"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel"); Tim Applewhite of McGrath & Co., PLLC ("Auditor") joined via telephone and Mike Sweeney, Blade Runner Landscapes ("Blade Runner").

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 March 12, 2026**.

The Board reviewed the minutes of the regular meeting held on March 12, 2026, a copy of which was previously distributed to the Board.

Upon motion by Director Novosad, 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 March 12, 2026, as presented.

III. **Audit Report**.

Mr. Applewhite reviewed the audit for the fiscal year ended December 31, 2025 with the Board, a copy of which is attached hereto as Exhibit "A."

Upon motion by Director Foulds, seconded by Director Harris, upon full discussion and with all Directors present voting aye, the Board approved the Audit Report for Fiscal Year Ended December 31, 2025 prepared by McGrath, subject to minor legal review, and authorized JP to file the audit as required by law.

IV. **Bookkeeper's Report**.

Mr. Taack presented and reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B", on behalf of the District's Bookkeeper.

Mr. Taack presented the following for the Board's approval: 1) director and vendor payments; and 2) four (4) transfers.

Next, Mr. Taack next reviewed the Financial Statements of the District.

Upon motion by Director Foulds, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report, including authorization and payment of the director and vendor payments and four (4) transfers.

V. **Developer's Report**.

Mr. Robinson updated the Board on the status of development in the District reporting two (2) sales with four (4) closings during the previous month. No action was taken by the Board.

VI. **Engineer's Report**.

Mr. Moore presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "C".

Mr. Moore presented Pay Application No. 19 in the amount of $60,845.58 (Retainage) to DNT Construction, LLC for Caliterra Phase 2, Section 7, Phase 3, Section 10, and Phase 5, Section 13, a copy of which is attached to the Engineer's Report. CBD recommends approval of Pay Application No. 19.

Mr. Moore then presented Pay Application No. 16 in the amount of $1,301,280.72 to DNT Construction, LLC for Ranch at Caliterra, a copy of which is attached to the Engineer's Report. CBD recommends approval of Pay Application No. 16.

Mr. Moore then presented Pay Application No. 17 in the amount of $1,030,910.33 to DNT Construction, LLC for Ranch at Caliterra, a copy of which is attached to the Engineer's Report. CBD recommends approval of Pay Application No. 17.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved: 1) Pay Application No. 19 in the amount of $60,845.58 (Retainage) to DNT Construction, LLC for Caliterra Phase 2, Section 7, Phase 3, Section 10, and Phase 5, Section 13 Project; 2) Pay Application No. 16 in the amount of $1,301,280.72 to DNT Construction, LLC for Ranch at Caliterra; 3) Pay Application No. 17 in the amount of $1,030,910.33 to DNT Construction, LLC for Ranch at Caliterra; and 4) the Engineer's Report.

VII. **Operations Report**.

Mr. Abshire of Si Environmental, LLC presented and reviewed the Operations Report, a copy of which is attached hereto as Exhibit "D".

Upon motion by Director Harris, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the Operations Report.

VIII. **Landscaper's Report**.

a. Mr. Sweeney presented the Landscaper's Report and updated the Board of the status and condition of the landscaping, drainage facilities, spray fields and common areas, copies of which are attached hereto as Exhibit "D."

Mr. Sweeney recommended a weed control program for the trials as presented in his report. Discussion ensued regarding the post-emergent. The Board requested one post-emergent to get the existing weeds under control and a schedule of three (3) pre-emergent treatments per year with the goal of not needing post-emergent. Any additional applications or post-emergent applications would need to be brought to the Board for approval.

Mr. Sweeney recommended increasing the scope of some mowing items, the Board requested to review the proposal and will further discuss at the next Board meeting.

Upon motion by Director Foulds, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board approved the Landscaper's Report with only one (1) post-emergent and three (3) pre-emergent applications and postponed action on the additional mows proposed by Blade Runner.

IX. **Financial Advisor's Report**.

a. The Board discussed the preparation of cost summary for possible bond issue.

Upon motion by Director Harris, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board authorized Jones-Heroy to prepare a cost summary for possible bond issue.

X. **Annual Review of Investment Policy.**

Mr. Petrov reported that the Public Funds Investment Act, as amended, requires the Board to review the District's investment policy on an annual basis. Mr. Petrov stated that currently no changes are recommended for the Investment Policy at this time.

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with all directors present voting aye, the Board concurred to make no changes to the investment policy, as recommended by JP, other than updating the Broker list as provided by the Investment Officer and adopted the Resolution completing its annual review of the investment policy. A copy of the Order is attached hereto as Exhibit "E".

XI. **Attorney's Report**.

a. Receive update from Legal Counsel concerning District operations, agreements and finances and take any action as necessary. No update at this time.

b. Discuss transfer of property from HOA to the District. No update at this time.

c. <u>Agreements between the District and the City of Dripping Springs (the "City") regarding wastewater service and authorize any necessary action regarding wastewater service</u>.

No update at this time.

d. <u>Accept conveyance of property from Developer for maintenance of the District</u>.

No update at this time.

XII. **<u>Adjournment</u>**.

With no further business coming before the Board, the President declared the meeting adjourned at 9:30 a.m.

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

PASSED and **APPROVED** this 14th day of May, 2026.

George W Baker

Secretary, Board of Directors

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1
HAYS COUNTY
T E X A S
TEXAS

<u>EXHIBITS</u>:

A - Audit Report.
B - Bookkeeper's Report
C - Engineer's Report
D - Operator's Report
E - Landscaper's Report
F - Annual Review of Investment Policy