HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting
Thursday, May 14, 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, May 14, 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 Directors Baker and 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"); 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"); Trevor Konopka, of The GMS Group, L.L.C. ("Financial Advisor"); Bobby Montagne and Mike Sweeney, Blade Runner Landscapes ("Blade Runner") and Sandy Graham, a resident of the District.

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 April 9, 2026**.

The Board reviewed the minutes of the regular meeting held on April 9, 2026, a copy of which was previously distributed to the Board.

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the meeting held on April 9, 2026, as presented.

Director Baker and Studdard joins the meeting.

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 the following for the Board's approval: 1) director and vendor payments; and 2) five (5) transfers.

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 five (5) transfers.

IV. **Developer's Report**.

There was not a representative present to give a report.

V. **Engineer's Report**.

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

Mr. Moore presented and reviewed Pay Application No. 18, the Traffic Signal at Caliterra Parkway & RR12 Project for Caliterra Phase 3, Section 10; Caliterra Phase 2, Section 7, Replat of Lot 9 Block F and Caliterra Phase 5, Section 13, in the amount of $182,539.89 to DNT Construction, LLC, a copy of which is attached to the Engineer's Report. Mr. Moore recommended the Board accept the improvements.

Next, Mr. Moore presented and reviewed Change Order No. 6 for Ranch at Caliterra (Amenity Center) in the amount of $829,493.32 to DNT Construction LLC; Change Order No. 7 for Ranch at Caliterra (Bore Extension) in the amount of $126,954.80 to DNT Construction LLC and Pay Application No. 18 for Ranch at Caliterra for Streets, Drainage, Detention Pond, Water, Wastewater and Erosion Control Improvements in the amount of $1,007,375.80 to DNT Construction, LLC, copies of which are attached to the Engineer's Report. Mr. Moore recommends approval of Change Orders No. 6 and 7 and Pay Application No. 18. Mr. Moore also stated that Change Order No. 6 is not reimbursable to the developer.

Upon motion by Director Harris, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved: 1) Change Order No. 6 for Ranch at Caliterra (Amenity Center) in the amount of $829,493.32 to DNT Construction LLC; 2) Change Order No. 7 for Ranch at Caliterra (Bore Extension) in the amount of $126,954.80 to DNT Construction LLC; 3) Pay Application No. 18 for Ranch at Caliterra for Streets, Drainage, Detention Pond, Water, Wastewater and Erosion Control Improvements in the amount of $1,007,375.80 to DNT Construction, LLC; and 4) the Engineer's Report.

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". Sandy Graham, resident of the District, suggested different types of seeding for the detention ponds. Mr. Abshire stated that he would look into different types of seeding and consult with the landscaper and engineer. No action was taken.

VII. **Landscaper's Report**.

a. Mr. Montagne and 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."

The Board agreed to expand the entry corridor areas for more acreage and to increase mowing of other areas from 12 to 14 and added shredding three (3) times a year. Blade Runner will provide an updated proposal/scope of work at the next meeting to include the additional scope of work. No action taken.

VIII. **Financial Advisor's Report**.

a. Mr. Konopka presented his report regarding the estimated bond sale for 2026, including tax rate implications. No action was taken at this time.

IX. **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. 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. Accept conveyance of property from Developer for maintenance of the District.

No update at this time.

X. **Adjournment**.

With no further business coming before the Board, the President declared the meeting adjourned at 9:16 a.m.

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

PASSED and **APPROVED** this 11th day of June, 2026.

George W Baker

Secretary, Board of Directors

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1
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<u>EXHIBITS</u>:

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