

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, March 9, 2023

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, March 9, 2023, 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
David Reynolds	Vice President/Investment Officer
George Baker	Secretary
Kasey Studdard	Assistant Secretary
John Bolt Harris	Assistant Secretary

All members of the Board were present in person, with the exception of Directors Reynolds and Studdard, thus constituting a quorum. Also in attendance were: Ronja Keys of Inframark ("Operator"); Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Ronnie Moore, P.E. of Carlson, Brigance & Doering, Inc. ("CBD" and/or "Engineers"); Terry Howe of Siepiela Interests, Inc. ("Developer"); and Zach Petrov of Johnson Petrov LLP ("Attorney" or "JP"); 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 was no members of the public present.

II. Approve regular meeting minutes of the February 9, 2023.

The Board reviewed the minutes of the regular meeting held on February 9, 2023, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the February 9, 2023, as presented.

III. Audit Report. This item was tabled until the May Board of Director's meeting.

IV. Bookkeeper's Report.

a. Mr. Taack of Bott & Douthitt, PLLC presented and reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "A."

b. Mr. Taack presented director and vendor payments, four (4) transfers, and the Bond payments for the Board's approval.

Mr. Taack then reviewed the January 31, 2023 Financial Statements of the District.

Director Studdard entered the meeting at this time.

Upon motion by Director Foulds, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board: 1) authorized payment of all invoices; 2) approved four (4) transfers; 3) the Bond Payments; and 4) approved the Bookkeeper's Report.

V. Developer's Report.

Mr. Howe updated the Board on the current activities in the District. He reported seven (7) closings in February, noting that three (3) other closings fell through. He stated nine (9) closings are expected in March. Next, Mr. Howe reported three-hundred ninety-six (396) homes are occupied, seventy-six (76) are under construction and five (5) have been complete, but remain unoccupied at this time. Discussion ensued regarding the locations of the reclaimed water systems.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Developer's Report.

VI. Engineer's Report.

Mr. Moore of Carlson, Brigance & Doering, Inc. presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "B." Mr. Moore updated the Board on the current Engineering activities within the District.

Mr. Moore presented and reviewed Payment Application No. 5 to DNT Construction, LLC in the amount of \$142,226.91 for Caliterra Phase 5 Section 14. Mr. Moore recommended the Board approve Payment Application No. 5.

Upon motion by Director Studdard, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report, including approval of Payment Application No. 5 to DNT Construction, LLC in the amount of \$142,226.91 for Caliterra Phase 5 Section 14.

VII. Operator's Report.

Ms. Keys presented and reviewed the Caliterra General Manager's Report, a copy of which is attached hereto as Exhibit "C".

Ms. Keys updated the Board on the current activities. Discussion ensued regarding the HOA and beautification.

Upon motion by Director Foulds, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board approved: 1) the Operator's Report and 2) adding a sign to post when doing work on the reclaimed water system; 3) aeration foundation for the pond; and 4) reschedule irrigation at night in areas of high public traffic.

VIII. Financial Advisors Report.

a. No update at this time.

IX. Attorney's Report.

a. Receive update from Legal Counsel concerning District operations, agreement and finances and take any action, as necessary. The Board discussed accepting property from the Developer to be used for spray fields being used by the District.

Upon motion by Director Foulds, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board authorized acceptance of the Developer property to be used for spray fields.

b. Agreements between the District and Dripping Springs Water Supply Corporation. No update at this time.

c. Update Regarding Director Renewals through Commissioner's Court. No update at this time.

d. Property to be owned by the District or conveyed to the HOA. No update at this time.

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

PASSED and APPROVED this 13th day of April, 2023.

George W Baker
Secretary, Board of Directors

EXHIBITS:

A - Bookkeepers Report
B - Engineer's Report
C - Caliterra General Manager's Report

