

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, May 11, 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, May 11, 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
Trey Novosad	Vice President
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 Director Studdard, thus constituting a quorum. Also in attendance in person or via conference call were: Makenzie Scales of Inframark ("Operator"); Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Ronnie Moore, P.E. of Carlson, Brigance & Doering, Inc. ("CBD" and/or "Engineers"); Zach Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Tayo Ilori of McGrath Co., PLLC ("Auditor or McGrath"), Terry Howe and Greg Rich of Siepiela Interests, Inc. ("Developer"); William Abshire and Cody Abshire of Capital Area Utility Management, LLC; and 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 April 13, 2023.

The Board reviewed the minutes of the regular meeting held on April 13, 2023, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the April 13, 2023, as presented.

Director Studdard entered the meeting at this time.

III. Audit Report.

Mr. Ilori reviewed the audit for the fiscal year ended December 31, 2022 with the Board, a copy of which is attached hereto as Exhibit "A."

Upon motion by Director Baker, seconded by Director Studdard, upon full discussion and with all Directors present voting aye, the Board approved the Audit Report for Fiscal Year Ended December 31, 2022 prepared by McGrath and authorized Johnson Petrov LLP to file the audit as required by law.

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 "B."

b. Mr. Taack presented director and vendor payments and five (5) transfers for the Board's approval. He also noted that payment of the 2023 First Quarter Payroll Taxes of \$306.00 and that 97.15% of the 2022 taxes have been collected as of March 31, 2023.

Mr. Taack then reviewed the March 31, 2023 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: 1) authorized payment of all invoices; 2) approved six (6) transfers; and 3) approved the Bookkeeper's Report.

V. Developer's Report.

Mr. Howe reported that he met with the builders and he estimated 18 closings this month. Additionally four (4) sales dropped out and the Section 14 infrastructure is almost complete.

Upon motion by Director Harris, 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 "C." Mr. Moore updated the Board on the current Engineering activities within the District. There were no action items at this time.

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

VII. Operator's Report.

Ms. Scales verbally presented and reviewed the Operator's Report. Discussion was had regarding the needs of the District from the Operator. Discussion ensued regarding termination of Inframark and contracting with Capital Area Utility Management.

Upon motion by Director Studdard, seconded by Director Baker, after full discussion and with all Directors present voting aye, the Board approved: 1) the Operator's Report, including approval to Zane Mowing for storm debris not to exceed \$5,000, and 2) authorized Johnson Petrov to prepare a notice of termination to Inframark with thirty (30) days and hire Capital Area Utility Management, LLC.

VIII. Attorney's Report.

a. The Board appointed Trey Novosad as Vice President.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board appointed Trey Novosad as Vice President.

Property to be owned by the District or conveyed to the HOA. Next, the Board, by general consensus, authorized CBD to obtain a survey for the common areas.

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

PASSED and **APPROVED** this 8th day of June, 2023.



George W. Baker
Secretary, Board of Directors

EXHIBITS:

- A - Draft Audit Report
- B - Bookkeepers Report
- C - Engineer's Report