

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, July 13, 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, July 13, 2023, at the office of Carlson, Brigrance & 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 Directors Novosad, thus constituting a quorum. Also in attendance in person or by phone were: Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Ronnie Moore, P.E. of Carlson, Brigrance & Doering, Inc. ("CBD" and/or "Engineers"); Zach Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Terry Howe 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 June 8, 2023.**

The Board reviewed the minutes of the regular meeting held on June 8, 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 June 8, 2023, as presented.

III. **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 and two (2) transfer for the Board's approval.

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

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and

with all Directors present voting aye, the Board: 1) authorized payment of all invoices; 2) approved two (2) transfer; and 3) approved the Bookkeeper's Report.

IV. **Developer's Report.**

Mr. Howe estimated 14 closings this month and 12 closings are expected for next month. He stated that treated effluent will be put in Sections 13 and 14 prior to homes are placed on the ground and that signs will be posted advising residents that the greenbelts will be irrigated with the effluent.

V. **Engineer's Report.**

Mr. Moore of Carlson, Brigrance & 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 Change Order No. 4 to DNT Construction, LLC in the amount of \$7,500.00 for Caliterra Phase 5 Section 14 for labor related to berm/lowering and extending, a copy of which is attached to the Engineer's Report. Mr. Moore recommended the Board approve Change Order No. 4.

Upon motion by Director Studdard, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report, including approval of Change Order No. 4 to DNT Construction, LLC in the amount of \$7,500.00 for Caliterra Phase 5 Section 14.

VI. **Operations Report.** Mr. C. Abshire of Capital Area Utility Management, LLC presented and reviewed the Operation's Report, a copy of which is attached hereto as Exhibit "C." Mr. W. Abshire updated the Board on the current activities within the District. Mr. W. Abshire also discussed the TCEQ Exit Interview on the City of Dripping Spring's Wastewater Permit as it relates to the District's treated effluent system. He stated that they are inspecting rain sensors and making sure that the effluent is not spraying during the rain. The Board discussed the signs for future effluent irrigation areas as well as signs for use of the trails.

Upon motion by Director Harris, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board 1) approved the Operations Report; and 2) authorized Capital Area Utility Management to replace any faulty rain sensors and install new sensors for compliance with the TCEQ permit.

VII. **Attorney's Report.**

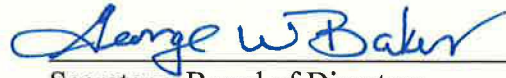
a. Conveyance of Property to the District or Convey property to HOA or the City of Dripping Springs.

Discussion regarding accepting conveyance of property to the District or conveying property to the HOA or City of Dripping Springs.

Upon motion by Director Harris, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board accepted conveyance of drainage and irrigation facilities from the developer and authorized conveyance of the tree house park to the HOA.

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

PASSED and **APPROVED** this 10th day of August, 2023.



Secretary, Board of Directors

EXHIBITS:

- A - Bookkeepers Report
- B - Engineer's Report
- C - Operations Report

