

## HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

### Minutes of Meeting Thursday, July 14, 2022

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 14, 2022, 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:

David Reynolds	President
Vacant	Vice President/Investment Officer
George Baker	Secretary
Kasey Studdard	Assistant Secretary
Billy Foulds	Assistant Secretary

All members of the Board were present in person, with the exception of Director 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"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel") and Zach Petrov of Johnson Petrov LLP ("Attorney" or "JP").

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 public comment at this time.

#### II. **Approve regular meeting minutes of the June 9, 2022.**

The Board reviewed the minutes of the regular meeting held on June 9, 2022, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Reynolds, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the June 9, 2022, as presented.

#### III. **Bookkeeper's Report.**

Mr. Taack of Bott & Douthitt, PLLC presented and reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B." Mr. Taack reported the District is 99.44% collected on taxes.

Mr. Taack presented director and vendor payments, and one (1) transfer for the Board's approval.

Upon motion by Director Reynolds, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board: i) authorized payment of all invoices; ii) approved one (1) transfer; and iii) approved the Bookkeeper's Report.

IV. **Developer's Report.**

Mr. Howe updated the Board on the status of development in the District. He reported paving on Phase 4, Section 12, and that the Developer has sold all available lots. He stated there is a shortage of transformers for electric utilities (PEC) due to manufacturing issues that is delaying some development.

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 "C." He updated the Board on the current Engineering activities within the District.

Mr. Moore presented and reviewed a Change Order No. 3 in the amount of \$6,660.00 and Payment Application No. 7 in the amount of \$ 159,718.50 to DNT Construction LLC for the Caliterra Phase 4 Section 12. Mr. Moore recommended the Board approve Change Order No. 3 and Payment Application No. 7.

Mr. Moore reported that the Caliterra Phase 5, Section 14 contains 25-single family residential lots. The Preliminary Plat is approved and the Final Plat and construction plans were submitted to the County in April.

Upon motion by Director Reynolds, 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. 3 in the amount of \$6,660.00 and Payment Application No. 7 in the amount of \$ 159,718.50 to DNT Construction LLC for the Caliterra Phase 4, Section 12.

VI. **Operator's Report.**

Ms. Keys presented and reviewed the Caliterra General Manager's Report, a copy of which is attached hereto as Exhibit "D". Ms. Keys reviewed and requested an annual CPI increase for Inframark of 4.009%.

Ms. Keys reviewed a proposal from Zane Furr for the additional zones (total 36.41 acres) in the amount of \$3,825 per cut. Ms. Keys is recommending twice per month in order to remain in compliance with the TCEQ regulations for the spray fields.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved: 1) the Operator's Report; 2) the proposal from Zane Furr for the additional zones (total 36.41 acres) in the amount of \$3,825 per cut at least twice per month; and 3) the CPI increase of 4.009% to Inframark.

VII. **New Business.**

Amendment to Contract for Municipal Solid Waste Collection with Texas Disposal Systems. No action was taken at this time.



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

A Resolution Requesting a Certificate of Estimated Appraised Value from Hays Central Appraisal District as of July 1, 2022.

Upon motion by Director Reynolds, seconded by Director Baker, upon full discussion and with all Directors present voting aye, the Board approved a Resolution Requesting a Certificate of Estimated Appraised Value from Hays Central Appraisal District as of July 1, 2022.

**IX. Attorney's Report.**

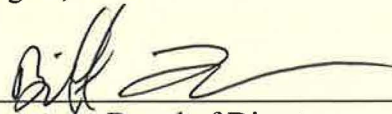
a. Receive update from Legal Counsel concerning District operations, agreement and finances and take any action, as necessary.

b. Agreements between the District and Dripping Springs Water Supply Corporation. Mr. Barrett reported that Dripping Springs Water Supply Corporation has approved the amended agreement for additional capacity for Caliterra and Carter Ranch and allowed the District to sell tax-exempt bonds to reimburse for water and sewer facilities.

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

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

**PASSED and APPROVED** this 11th day of August, 2022.

  
Asst. Secretary, Board of Directors

**EXHIBITS:**

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

