

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, January 11, 2024

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, January 11, 2024, 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 were: 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"); Terry Howe of Siepiela Interests, Inc. ("Developer"); William Abshire and Cody Abshire of Capital Area Utility Management, LLC ("CAUM"); and Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel").

The meeting was called to order at 8:33 a.m., and in accordance with the notice posted pursuant to law, the following business was transacted:

I. Public Comment.

There were no members of the public present wishing to speak.

II. Approve regular meeting minutes of the December 14, 2023.

The Board reviewed the minutes of the regular meeting held on December 14, 2023, a copy of which was previously distributed to the Board.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the December 14, 2023 as presented.

Director Studdard entered the meeting at this time.

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 one (1) transfer from TexPool Operating Account to Cadence Bank and one (1) transfer from TexPool SR2023 Capital Projects Account to TexPool Operating Account, for the Board's approval.

Mr. Taack then reviewed the 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 one (1) transfer from TexPool Operating Account to Cadence Bank; 3) approved one (1) transfer from TexPool SR2023 Capital Projects Account to TexPool Operating Account; and 4) approved the Bookkeeper's Report.

IV. Developer's Report.

Mr. Howe reported that four (4) closings are expected this month and another seven (7) closing are expected in February. Mr. Howe reported fifty-six (56) homes are under construction. He anticipates all spray fields to be in by the end of Spring.

V. 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.

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

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."

a. Mr. C. Abshire requested the Board approve the transfer of electric and water meters to the District, subject to the irrigation well issue.

b. Next, Mr. C. Abshire presented and reviewed Consent to Assign First Amended Restated Professional Services Amendment to Si Environmental LLC, a copy of which is attached hereto as Exhibit "C-1". He explained that CAUM was purchased by SiEnvironmental and that he and William Abshire will continue to service the District, but under the name SiEnvironmental.

Upon motion by Director Foulds, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved: 1) the transfer of electric and water meters to the District, subject to the irrigation well issue; 2) the Operations Report; and3) Consent to Assign First Amended Restated Professional Services Amendment to Si Environmental LLC.

VII. Annual Agenda/New Business:

a. Eminent Domain Filing. Mr. Petrov reminded the Board that recently enacted SB 1812 requires public and private entities with eminent domain authority to report specific information to the Texas Comptroller by February 1st of each year. Mr. Petrov stated that Johnson Petrov will complete such filing on behalf of the District.

Upon motion by Director Harris, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board authorized Johnson Petrov to file the annual eminent domain report.

VIII. Attorney's Report.

a. Receive update from Legal Counsel concerning District operations, agreements and finances and take any action as necessary. Mr. Petrov updated the Board on the question regarding construction hours. Discussion ensued.

b. Agreement between the District and Dripping Springs Water Supply Corporation ("DSWSC").

Mr. Petrov updated the Board on discussions with DSWSC regarding 500 additional Living Unit Equivalents ("LUEs").

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

PASSED and APPROVED this 8th day of February, 2024.

George W Baker
Secretary, Board of Directors

EXHIBITS:

- A - Bookkeepers Report
- B - Engineer's Report
- C - Operations Report
- C-1 - Consent to Assign First Amended Restated Professional Services
Amendment to Si Environmental LLC

