

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, February 8, 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, February 8, 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 Directors Novosad and Harris, 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 Si Environmental, LLC ("Si"); 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 were no members of the public present wishing to speak.

II. Approve regular meeting minutes of the January 11, 2024.

The Board reviewed the minutes of the regular meeting held on January 11, 2024, a copy of which was previously distributed to the Board.

Upon motion by Director Baker, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the January 11, 2024 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 one (1) transfer from TexPool Operating Account to Cadence Bank for the Board's approval.

Mr. Taack then reviewed the Financial Statements of the District.

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

with all Directors present voting aye, the Board: i) authorized payment of all invoices; ii) approved one (1) transfer from TexPool Operating Account to Cadence Bank; and iii) approved the Bookkeeper's Report.

IV. Developer's Report.

Mr. Howe updated the Board on the latest development in the District.

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.

Mr. Moore reported and reviewed with the Board the three (3) bids received for the Streets, Drainage, Water, Wastewater, Erosion Control Improvements Project, which is detailed in the Engineer's Report. CBD recommended DNT Construction be awarded as the best bidder. Mr. Moore expressed concern with the lowest bidder having certain aspects that were significantly lower indicating fault with understanding the scope of work and ability to perform the necessary work. Mr. Moore expressed DNT fully understood the necessary work and has a history of working in the District. Further, having the same contractor results in uniformity throughout the improvements.

Upon motion by Director Baker, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board accepted CBD's recommendation and concurred in awarding the contract to DNT Construction.

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 Si Environmental, LLC (formerly Capital Area Utility Management, LLC) presented and reviewed the Operation's Report, a copy of which is attached hereto as Exhibit "C."

Upon motion by Director Studdard, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the Operations Report.

VII. Annual Agenda/New Business:

a. Resolution Implementing Penalty for Delinquent 2023 Taxes, a copy of which is attached as Exhibit "D." Mr. Petrov reviewed with the Board the Resolution Implementing Penalty for Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Tax. Mr. Petrov explained the timeline and recommended that the Board approve the Resolution.

b. Adopt Order Determining Ad Valorem Tax Exemptions, a copy of which is attached as Exhibit "D-1."

Upon motion by Director Foulds, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved: i) the Resolution Implementing Penalty on 2023 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes; and ii) the

Order Determining Ad Valorem Tax Exemptions.

VIII. Attorney's Report.

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

No updates at this time.

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

Mr. Barrett and Mr. Petrov stated that the District anticipates being on the DSWSC agenda in February.

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

PASSED and APPROVED this 14th day of March, 2024.

John Bolt Harris
Assistant Secretary, Board of Directors

EXHIBITS:

- A - Bookkeepers Report
- B - Engineer's Report
- C - Operations Report
- D - Resolution Implementing Penalty for Delinquent 2023 Taxes
- D-1 - Adopt Order Determining Ad Valorem Tax Exemptions

