

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

Minutes of Meeting Thursday, March 14, 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, March 14, 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 Baker, 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 8:36 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 February 8, 2024.

The Board reviewed the minutes of the regular meeting held on February 8, 2024, a copy of which was previously distributed to the Board.

Upon motion by Director Foulds, seconded by Director Harris, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the February 8, 2024 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 "A."

Mr. Taack presented director and vendor payments, Four (4) Transfers; and Bond Payments for the Board's approval.

Mr. Taack then reviewed the Financial Statements of the District. Mr. Taack reported 68% of the 2023 taxes have been collected through January 31, 2024.

Upon motion by Director Harris, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board: i) authorized payment of all invoices; ii) approved Four (4) Transfer; iii) approved the Bond Payments; and iv) approved the Bookkeeper's Report.

IV. Developer's Report.

Mr. Howe updated the Board on the latest development in the District. Mr. Howe reported eight (8) closings this month and anticipates an additional eight (8) for next month. Mr. Howe updated the Board on the irrigation fields and effluent pond.

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, including the Ranch at Caliterra. He stated he has requested an update from Austin Traffic Signal Construction Company, Inc., the contractor on the Traffic Signal at Caliterra Parkway & RR12.

The Board noted there were no action items to approve.

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." Mr. C. Abshire reported that an electrician inspected thirteen (13) lights in the District and most were found to need replacement bulbs and/or photo cells.

The Board noted there were no action items to approve.

VII. 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 updated the Board on the request for additional water capacity. Discussion ensued regarding the District's irrigation wells. No action was taken.

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

PASSED and APPROVED this 11th day of April, 2024.

George W Baker
Secretary, Board of Directors

EXHIBITS:

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

