

# HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

## Minutes of Meeting Thursday, May 9, 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, May 9, 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, 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"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel") and David Patterson with the Assessments of the Southwest, joined by teleconference.

The meeting was called to order at 8:35 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 April 11, 2024.**

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

Upon motion by Director Studdard, seconded by Director Foulds, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the April 11, 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, including four (4) transfers for the Board's approval.

Mr. Taack then reviewed the Financial Statements of the District. Mr. Taack reported 95% of the 2023 taxes have been collected through March 31, 2024.

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

IV. **Developer's Report.**

Mr. Howe updated the Board on the latest development in the District. He reported six (6) closings are anticipated for this month and six (6) for next month. Mr. Howe stated Section 13 is under construction and that 539 houses are on the ground and 482 homes are occupied. He updated the Board regarding the effluent fields.

Upon motion by Director Harris, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the Developer's Report.

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 stated the traffic signal installation has been delayed. He also stated that pending pay applications are expected at next month's meeting.

Upon motion by Director Foulds, seconded by Director Harris, 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 presented and reviewed the Operation's Report, a copy of which is attached hereto as Exhibit "C." Mr. C. Abshire reported possible erosion issues on Section 14 detention Pond B; Developer believes it is under warranty. Si will get with the Engineer. Si is getting quotes on Wax Myrtles to replace previous ones.

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

VII. **Attorney's Report.**

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

Mr. Barrett updated the Board regarding correspondence with the City of Dripping Springs.

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

Mr. Barrett and Mr. Petrov updated the Board on the Agreement with Dripping Springs Water Supply Corporation.

c. Discuss transfer of property from HOA to the District. No updates at this time.

d. Engagement of and Order Appointing Assessments of the Southwest, Inc. for Tax Assessor-Collector Services.

Discussion ensued regarding the District's values and having separate tax assessor-collector. Mr. Patterson explained his services and cost and need to obtain information in a certain format regarding values in the District. Director Novosad recommended contracting the Appraisal Review Board for any issues regarding values and a separate tax assessor-collector was not necessary. The Board concurred to keep the County as the tax assessor-collector and to not appoint Assessments of the Southwest.

e. Insurance Proposal 2024-2025.

Mr. Petrov reviewed the insurance renewal proposal from McDonald & Wessendorff, noting an increase of \$499.00. A copy is attached hereto as Exhibit "D".

Upon motion by Director Harris, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the insurance renewal proposal from McDonald & Wessendorff.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,** the meeting was adjourned at 9:19 a.m.

**PASSED** and **APPROVED** this 13<sup>th</sup> day of June, 2024.

*George W Baker*  
Secretary, Board of Directors

**EXHIBITS:**

- A - Bookkeepers Report
- B - Engineer's Report
- C - Operations Report
- D - Insurance Proposal

