

## HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

### Minutes of Meeting Thursday, June 13, 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, June 13, 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"); Alan 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").

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 May 9, 2024.**

The Board reviewed the minutes of the regular meeting held on May 9, 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 May 9, 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 April 30, 2024.

Upon motion by Director Novosad, 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) transfers; and iii) approved the Bookkeeper's Report.

IV. **Developer's Report.**

Mr. Howe updated the Board on the latest development in the District and responded to questions from the Board.

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 he will provide an update on the traffic signal installation at the July meeting. There are no action items at this time.

Upon motion by Director Studdard, 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 recommended installation of a visual barrier between the City's Lift Station and the homeowners on White Rock Court in order to address the increased odors. Mr. C. Abshire presented three (3) quotes (see Operations Report).

Upon motion by Director Foulds, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board the accepted the quote from Perfect Cuts, the lowest qualified bidder, in the amount of \$6,000 for the planting of trees between the City's Lift Station and the homeowners on White Rock Court.

Upon motion by Director Foulds, seconded by Director Harris, 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 on the status of the City's permit for wastewater, which is currently on appeal at the Texas Supreme Court and reviewed the wastewater options.

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

No updates at this time.

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

d. Resolution Requesting an Estimate of Taxable Values (the "Resolution") in the District and take necessary action regarding communication with the appraisal district of values in the District. Mr. Petrov presented the Resolution for the Board's consideration. He stated this will

allow the District to request more current values to provide information to the appraisal district for estimating values.

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

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

**PASSED** and **APPROVED** this 11<sup>th</sup> day of July, 2024.

  
Secretary, Board of Directors

**EXHIBITS:**

- A - Bookkeepers Report
- B - Engineer's Report
- C - Operations Report
- D - Resolution to Hays CAD

