

# HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

## Minutes of Meeting Thursday, July 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, July 11, 2024, at the office of Carlson, Brigrance & 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 Harris, thus constituting a quorum. Also in attendance in person were: Justin Taack of Bott & Douthitt, PLLC ("Bookkeeper"); Ronnie Moore, P.E. of Carlson, Brigrance & Doering, Inc. ("CBD" and/or "Engineers"); Zachary Petrov of Johnson Petrov LLP ("Attorney" or "JP"); Grant Robinson of Siepiela Interests, Inc. ("Developer"); William Abshire and Cody Abshire of Si Environmental, LLC ("Si"); Andrew N. Barrett of Barrett & Associates, PLLC ("Special Counsel"); Dane Sorensen of the City of Dripping Springs, Texas (the "City").

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 June 13, 2024.**

The Board reviewed the minutes of the regular meeting held on June 13, 2024, a copy of which was previously distributed to the Board.

Upon motion by Director Novosad, seconded by Director Studdard, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of the June 13, 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 six (6) transfers for the Board's approval.

Mr. Taack then reviewed the Financial Statements of the District. Mr. Taack reported 98% of the 2023 taxes have been collected through May 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 six (6) transfers; and iii) approved the Bookkeeper's Report.

IV. **Developer's Report.**

Mr. Robinson updated the Board on the latest development in the District and responded to questions from the Board. Mr. Robinson stated 510 homes are currently occupied and Sections 10, 13 and 7 are under construction.

Upon motion by Director Foulds, seconded by Director Novosad, 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 construction has started and he estimates completion at the end of August.

Mr. Moore presented Pay Applications No. 1 in the amount of \$89,967.64 and Pay Application No. 2 in the amount of \$498,670.20 to DNT Construction, LLC for Caliterra Phase 2, Section 7, Phase 3, Section 10 and Phase 5, Section Project, copies of which are attached to the Engineer's Report. CBD recommends approval of Pay Application Nos. 1 and 2.

Upon motion by Director Baker, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved: 1) Payment of Pay Application Nos. 1 and 2 to DNT Construction, LLC for Caliterra Phase 2, Section 7, Phase 3, Section 10 and Phase 5, Section Project, and 2) 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 updated the Board regarding the 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 suggested solution of additional chlorine. Additionally, Mr. C. Abshire stated Si will do some irrigation during the daytime to lower the level of the pond. He reported a leak is likely at the field next to the effluent pond, and recommended an isolation valve. Mr. Sorensen has been working with Si regarding leak issues.

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

Next, Si requested approval for an ATV with a covering for use to assist with operations of the fields. Si stated it would have been able to find the leak significantly faster with the ATV.

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

the ATV.

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. Robinson updated the Board on discussions with DSWSC and water feasibility study. Mr. Robinson stated he expect to receive a draft Non-Standard Service Agreement in the next day or so.

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

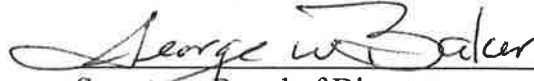
d. Agreements between the District and the City of Dripping Springs (the "City") regarding wastewater service and authorize any necessary action regarding wastewater service. Mr. Barrett updated the Board regarding the Agreement with the City regarding wastewater.

e. Authorize drafting and filing wastewater application for the District. Mr. Barrett stated that the City permit appeal has been taken to the Texas Supreme Court. This is the permit that includes additional capacity for Carter. Mr. Barrett requested the Board approval to prepare and submit a Texas Land Application Permit ("TLAP") for wastewater in case it is needed.

Upon motion by Director Foulds, seconded by Director Novosad, after full discussion and with all Directors present voting aye, the Board approved the TLAP application to the TCEQ for field sod planting on Carter.

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

**PASSED** and **APPROVED** this 8<sup>th</sup> day of August, 2024.

  
Secretary, Board of Directors

**EXHIBITS:**

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

