

CYPRESS MILL HOMEOWNERS' ASSOCIATION, INC.
Minutes of Board of Directors Meeting
January 24, 2024

The Board of Directors meeting of the Cypress Mill Homeowners Association Inc. was at the Cypress Mill Recreation Center, 14710 Mills Park Lane, Cypress, Texas.

Board members in attendance; Michael Williams, Stephen Howard, Larry Ramirez, Larry Turner, and Julian Becerra. Management: Angela Rivera and Guest: Attorney- Navin Pallai- Holt & Tollett.

Call to Order / Quorum

With a quorum duly established, President Larry Turner called the Cypress Mill Board of Directors meeting to order at 6:00 PM. An Invocation; made by Larry Ramirez.

Summary of Executing Meeting

The previous meeting minutes are available on the community app TownSq.

Approval of Minutes

Motion to accept the meeting minutes of October 2023 from Stephen Howard and Michael Williams. Motion carried.

Financial and Management Reports

Angela Rivera presented December's financials and the Delinquency Status Report and Deed Restriction Report.

Homeowner Forum

Homeowners present and discuss the following items:

- The hours of the community security patrol
- Community Christmas Decoration
- Cascade pocket park – sod replacement
- Extending community mowing schedule
- Removal of Bradley Pear trees off Cypress Walk
- Cul-de-sac mowing with no grass
- Foreclosures discussed with attorney
- The chosen length of time of the loan acquired by the HOA
- Pool slide at Mills Park Lane
- Annual voting – electronic verses proxy
- Consideration of changing tennis courts to pickleball courts
- Removing deed restriction inspector
- Consideration of Zoom meetings

President Larry Turner asked if there were any other questions from the membership, there were none. With no further business, the meeting; was adjourned at 7:25 PM.

The following items were discussed during the executive session. Motions were made, seconded, and passed unanimously to:

- 433-8370 -The owner discussed their account. Noted action will be taken.
- 235-0431-The owner discussed their account .Noted action will be taken.
- Review of 29 companies for electrical pricing. Stephen Howard made the motion to accept Hudson Energy for 60 months at \$0.0695. Larry Ramirez second the motion. Motion was carried.
- Larry Turner made the motion to renew Access Grated software for pool passes at \$1,041. Stephen Howard second the motion. Motion was carried.
- Stephen Howard made the motion to accept the sale of Cypress Mill easement off 290 Landscape Reserve at \$15,000 to Cypress Hill MUD #1. Larry Turner second the motion. Motion carried.

With no further business to discuss, the Executive meeting adjourned at 8:50 PM.