

**CYPRESS MILL HOMEOWNERS' ASSOCIATION, INC.**  
**Minutes of Board of Directors Meeting**  
**March 27, 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 Turner, and Julian Becerra, and Larry Ramirez. Management: Angela Rivera

**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.

**Board Announcement**

Initiate (2) two Authorization to File a Judicial Foreclosure and (1) one Authorization to Auction Property at Foreclosure Sale.

**Approval of Minutes**

Motion to accept the meeting minutes of February 26, 2024, from Stephen Howard and Julian Becerra. Motion carried.

**Financial and Management Reports**

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

**New | Old Business**

Landscape USA – Lance Gay -Operations Manager

**Homeowner Forum**

**Homeowners present and discuss the following items:**

**Announcement of candidacy from homeowner**

**How proxy votes are handled**

**Mike Williams resigns from the board of directors**

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 7:30PM.

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

- Larry Turner motion to approve a quote from iTech at \$1246 for two cameras at Mills Park Lane and Cypresswood and Stephen Howard second, the motion was carried.
- Board Action approved to move (11) eleven DRV account to the attorney's office.

**With no further business to discuss, the Executive meeting adjourned at 8:00 PM.  
Ratify Actions In-between meetings.**

- iTech server at Cypresswood approved at \$4,250.
- Marathon Fitness elliptical screen repair approved at \$535.
- HVAC system in fitness room evaporator coil replaced- under warranty labor approved at \$2,058.
- Appointed vacate set to Christi Deaton on 04/19/2024.