

CYPRESS MILL HOMEOWNERS' ASSOCIATION, INC.

Minutes of Board of Directors Meeting

May 22, 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; Larry Turner, Julian Becerra, Don Papesh, Dawn Crawford, and Christi Deaton. 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.

Summary of Executing Meeting

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

Board Announcement

Larry Turner- President, Don Papesh – Vice President, Dawn Crawford – Secretary, Christi Deaton- Treasurer, Julian Becerra- Director

Board Action

Initiate five (5) Authorization to File a Lawsuit Authorization

Approval of Minutes

Motion to accept the meeting minutes of March 26, 2024, from Julian Becerra and Don Papesh.

Motion carried.

Financial and Management Reports

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

New | Old Business

Makos Sharks – Rescheduled the meeting to June 26, 2024.

Homeowner Forum

Homeowners present and discuss the following items:

Eight (8) people present.

- **The repair of the pirate ship cover/canopy at Cypresswood.**
- **Discussion on how the HOA recoups past dues.**
- **New collection procedures with the attorney.**
 - 1) **Pay in full.**
 - 2) **Twenty-five percent deposit – 6 months payment plan.**
 - 3) **Twenty-five percent deposit – 12 months payment plan.**
- **Multiple quotes up to three required vendor bids over \$50,000 per Texas law.**
- **Trash / Recycle are through M.U.D Hill #1 – The vendor is Best Trash.**
- **Holiday hours for the pool are May 25 to May 27, 2024 - 9:00 AM to 8:00 PM each day.**

President Larry Turner asked if there were any other questions from the membership, there were none. With no further business, the meeting; adjourned at 6:36PM.

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

- Mr. David Sills introduced himself to the new board and reviewed and discussed ACC application procedures.
- Solar panels discussion -Texas Property code sets rules, not the HOA.
- A review of eleven table chairs and twelve umbrella bases at Mills Park Lane pool #2 needs replacement. For this, necessary maintenance quotes have been tabled to the 2025 Budget year.
- Swim Team – Maintenance duties after events.

With no further business to discuss, the Executive meeting adjourned at 8:40 PM.

Ratify Actions In-between meetings.

Approval; DS Recreational supplies and signages at \$2,718.50.

Approval; DS Recreational equipment replacement and repair at \$3,031.