

# **CYPRESS MILL HOMEOWNERS' ASSOCIATION, INC.**

## **Minutes of Board of Directors Meeting**

**June 26, 2024**

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

### **Approval of Minutes**

Motion to accept the meeting minutes of May 28, 2024 from Julian Becerra and Don Papesh.  
Motion carried.

### **Financial and Management Reports**

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

### **New | Old Business**

Makos Sharks – Scheduled for Executive Session  
DS Recreation – Scheduled for Executive Session

### **Homeowner Forum**

Homeowners present and discuss the following items:

- **Questions on deed restrictions.**
- **Dues process: 1) payment plan agreement. 2) If you default on the plan, the account moves to the next collection level.**
- **If you want an exemption on a tree issue to remove, you must submit an ACC application request.**
- **Questions on financials: you can make an appointment to meet management to discuss further.**
- **Landscape: Irrigation repair, mowing, watering grass**
- **Bids are requested for landscape contracts and tree trimmings.**

**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 6:48PM.**

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

- Discussion with Makos Swim Team on maintenance of common area and building. Review renewing 2025 contract.
- 00505-2927- No Show.
- 00432-1727 -Discussion of a deed restriction with the homeowner.
- Discussion with DS Recreation on pool items.
- Motion to accept the Landscape USA irrigation repair at \$8,676.74 by Julian and second Christi. Motion carried.

The Executive meeting adjourned at 9:00 PM with no further business to discuss.

**Ratify Actions in between meetings.**

Approval: DS Recreational to replace laterals and filter media at Mills Park Lane baby pool at \$4,200.