

CYPRESS MILL HOMEOWNERS' ASSOCIATION, INC.

Minutes of Board of Directors Meeting

September 25, 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.

Constable Report

Stats of the August report was provided to the membership.

Approval of Minutes

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

Financial and Management Reports

Angela Rivera presented August's financials and the Delinquency Status Report.

Management Announcement

National Night Out Tuesday, October 1 – Community Garage Sale Saturday, October 12 – Christmas Event Saturday, December 7, 2024.

Homeowner Forum

Homeowners present and discuss the following items:

Six (6) people are present.

- Based on homeowner status from the MUD Hill #1 meeting, Flock security cameras are being considered for the community.
- An update on tree care at Cypress Needle.
- On days when there is no trash, there are trash cans outside and at the sides of the houses off Cypress Valley.

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 6:24 PM.

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

- 00235-1595 An owner addressed an ACC application. Action will be taken as noted.
- 00235-5119 An owner talked about their account. Action will be taken as noted.
- Don moved to accept the renewal rate for the 2024-2025 insurance policy at \$40,981, and Julian second the motion.
- Larry moved to accept the 2025 pool renewal contract with DS Rec at \$78,798, and Julian second the motion.
- Julians and Christi motion to accept turning over five non-assessment accounts to the attorney for collections.
- Christi and Don motion to accept turning over seven deed restriction violations to the attorney for further action.
- Christi moved to accept the 2025 budget with a 6% assessment increase to \$742, and Larry second the motion.

The Executive meeting adjourned at 8:00 PM with no further business to discuss.

Ratify Actions in between meetings.

- Larry moved to accept repairing the Cypresswood playground area from AOC at \$4,065, and Julian seconded the motion.