

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS
OF THE RANCH AT CYPRESS CREEK MUNICIPAL UTILITY DISTRICT NO. 1**

TO: THE BOARD OF DIRECTORS OF THE RANCH AT CYPRESS CREEK MUNICIPAL UTILITY DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

In order to slow the spread of the Coronavirus (COVID-19), Governor Greg Abbott released a statement on March 16, 2020, that suspends certain requirements of Chapter 551, Texas Government Code, and allows governmental bodies to conduct meetings by telephone or video conference to advance the public health goal of limiting face-to face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). Notice is hereby given that the Board of Directors of the Ranch at Cypress Creek Municipal Utility District No. 1 will hold a **regular** meeting open to the public, by video/telephonic conference on **Thursday, September 10, 2020 at 6:30 p.m.**

To join the video conference, members of the public may join the meeting from a computer, tablets or smartphone using the following link:
<https://call.lifesizecloud.com/4424014>.

To join only the audio portion of the meeting:

Click to call from Mobile (audio only)
United States: +1 (312) 584-2401, 4424014#

Both the link and telephone number are free of charge. Members of the public will be allowed to participate during the Public Comment period and discuss any item on the Agenda. Public comment will not be allowed during any other part of the meeting unless approved by the Board President.

A recording of the video conference will be available to the public upon request after the meeting.

At the meeting, the Board will meet to consider and take appropriate action on the following matters:

1. Board Convenes
2. Call roll of Directors
3. Citizen Communications (limited to 3-minutes per person) *
4. Approval of minutes of the August 20, 2020 regular Board of Directors meeting
5. Old Business
 - a. Maintenance of the District's fences

- Status of work on District columns by G. A. Coffing and Sons; take any action necessary
 - b. Proposals for upgrades to monuments at entrance to the District; take any action necessary
 - c. Hire District General Manager
 - d. Resolution Delegating Certain Managerial and Financial Authority to General Manager
6. New Business
- a. Address citizen concerns
 - b. Draft budget for the fiscal year ending September 30, 2021, including resolution regarding same
 - c. Public hearing for the proposed 2020 tax rate
 - d. Adopt Order Levying Taxes
 - e. Amend District Information Form
 - f. Authorize financial and property tax updates to District website pursuant to Senate Bill 2 (86th Legislative Session)
 - g. Update on public information requests
7. Bookkeeper's Reports and possible action items
- a. Directors Fees
 - b. Payment of Bills and Invoices
 - c. Investment Report
8. Landscape matters
- a. Update from the Landscaping Committee (Troy Fielding/Leo Ramirez)
 - b. Maintenance of the District's irrigated areas and common spaces
 - Proposals for mitigating brown patches in District common spaces, including possible spreading of Bermuda seed
 - Proposals to repair unlevelled sidewalks throughout the District
9. Security Report and possible action items
- a. Update from Security Patrols Committee (Troy Fielding/Leo Ramirez)
10. District Committee Reports and possible action items
- a. Reorganize Committee assignments, as necessary
 - b. Reorganization Committee (Troy Fielding/Patrice Coles)
 - c. Communications and Website Committee (Patrice Coles/Chris Schneider)
 - d. Road Committee (Troy Fielding/Chris Schneider)
 - e. Street Lights committee (Gary Riffle/Patrice Coles)
 - f. Solid Waste Committee (Troy Fielding/Leo Ramirez)
 - g. Mailbox Committee (Troy Fielding/Leo Ramirez)
 - h. Architectural Control Committee (Chris Schneider and Leo Ramirez)
 - i. Stormwater Committee (Troy Fielding/Leo Ramirez)

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- Proposals for maintenance and/or repairs of the District's stormwater system

11. Restrictive Covenant Enforcement and possible action items

- a. Report from Restrictive Covenant Committee (Troy Fielding/Leo Ramirez)
- b. Report on new violations within the District; take any action necessary

12. Attorney's Report

- a. Cause No. 18-0152-CC2 Ranch at Cypress Creek Municipal Utility District No. 1 v Alison and Matthew Whittington in Williamson County Court at Law No. 2

13. Next meeting date (To be Determined)

14. Future Agenda Items

15. Adjourn

***Persons wishing to speak during Citizen Communications must sign up to speak at least 15 minutes prior to the beginning of the meeting. To sign up to speak on an agenda item, email smccalla@mcginnislaw.com at least 15 minutes prior to the meeting. Please put Ranch at Cypress Creek MUD request to Address the Board in the subject line of the email.** Comments on applicable agenda items may be expressed during Citizen Communications only. Pursuant to Tex. Gov't Code § 551.042, the Board of Directors' responses are restricted if a person(s) speaks on a topic not posted on the District's Agenda and the comment does not relate to an item of discussion. The Board of Directors may go into Executive Session, if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision, or vote will be taken on any subject or matter in Executive Session. The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Suzanne McCalla at 512-495-6139 for further information.