

**RANCH AT CYPRESS CREEK MUNICIPAL UTILITY DISTRICT NO. 1  
OF WILLIAMSON AND TRAVIS COUNTIES, TEXAS  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS**

**October 15, 2020**

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The Board of Directors (the “**Board**”) of the Ranch at Cypress Creek Municipal Utility District No. 1 of Williamson and Travis Counties, Texas (the “**District**”) met in regular session, open to the public at 6:30 p.m. on October 15, 2020, via teleconference and videoconference in compliance with an advisory issued by the Office of the Governor. Notices of the time, place, and subject of the meeting and the actions to be taken at the meeting were posted at the places and for the time required by law.

The roll was called of the following members of the Board to wit:

Troy Fielding	President
VACANT	Vice President
Patrice Coles	Secretary
Leo Ramirez	Treasurer
Gary Riffle	Assistant Secretary

and all directors were present, thus constituting a quorum.

Also present or joining during the meeting were Phil Haag, April Lucas, Lecelle Clarke, and Suzanne McCalla of McGinnis Lochridge (“**McGinnis**”), the District’s Attorney. Several members of the public were also in attendance.

Director Fielding called the meeting to order, and he noted that several residents signed up to speak during the meeting.

First, Jim Lamm addressed the Board. He called on Director Fielding to resign from office and for the Board to strip all current roles from him. He stated his belief that Director Fielding committed a “malfeasance in office” and that Directors Fielding’s actions were wrongful and illegal. He then detailed his understanding of the events leading up to the ineligibility of Director Schneider to be a candidate in the District’s November 3, 2020, Directors Election. Mr. Lamm also requested that Board Packets be made available to members of the public prior to all Board meetings.

Matthew Whittington next spoke to those present. He thanked his supporters and reviewed information that he had obtained from public information requests to the Districts. He called for greater Board oversight of all Director activities.

The Board then heard from Audrey Amos-McGehee. She told the Board that she agreed with the statements of Mr. Lamm regarding providing Board Packets to residents prior to Board meetings. She also reported on possible deed restriction violations within the District. Ms. Amos-McGehee then stated that she planned to contact the Texas

Secretary of State to try and determine if any laws were broken in how the District's Election was conducted.

Eric Barrs next reported that he resided next door to Director Fielding. Mr. Barrs continued that he has security cameras located at his residence and that his review of recent camera footage indicates that Chris Schneider never resided at Director's Fielding home, as claimed.

Becky Tran then addressed the Board. She stated that she has resided within the District for 15 years. She continued that she has attended several of the District's Board meetings to express her views and that she was spoken "down to" by Directors at the meetings and belittled. She requested more transparency from the Board.

Next, the Board considered the minutes of the September 10, 2020, regular Board of Directors meeting. After review, upon a motion duly made by Director Ramirez and seconded by Director Coles, the Board voted unanimously to approve the minutes of the September 10, 2020, regular Board of Directors meeting, as written.

Director Fielding next updated the Board on the status of public information requests submitted to the District. He noted that currently 38 public information requests were submitted to the District since January 1, 2020. He continued that of the 38 requests, briefs were submitted to the Texas Attorney General requesting that some of the requested documents be excepted for disclosure for six. He emphasized that the requests were an expense to the District.

The next item before the Board was to hire a District general manager. Mr. Haag noted that pursuant to Section 49.056(c) of the Texas Water Code, as amended, a director may be employed as a general manager of the District. He then reviewed a revised RESOLUTION DELEGATING CERTAIN MANAGERIAL AND FINANCIAL AUTHORITY TO THE GENERAL MANAGER OF RANCH AT CYPRESS CREEK MUNICIPAL UTILITY DISTRICT NO. 1 ("**General Manager Resolution**"). He detailed the changes to the General Manager Resolution with the Board, including language intended to provide more oversight of the general manager's activities. Director Coles requested that requested revisions be made to the General Manager Resolution before final approval. After a lengthy discussion, no action was taken on this item.

Mr. Lamm addressed the Board and stated his understanding that nothing in the law requires directors of a municipal utility district to do the actual work of the district. He continued that professional contractors should be hired to complete District work.

Director Fielding then detailed the work he has completed to date within the District. He stated his view that hiring him as the District's General Manager will save the District considerable money on District projects.

Mr. Whittington stated that he believed that Director Fielding was doing some work within the District, but that when requested from the District via a public information

request, no receipts or documentation was provided on projects completed by Director Fielding.

Ms. McGehee questioned Director Fielding's relationship with Connect Community Management, the management company for the Ranch at Cypress Creek Homeowners Association. Director Fielding responded that he believed that no conflict of interest existed.

The next item of business before the Board was a RESOLUTION ADOPTING POLICY ESTABLISHING REASONABLE RULES OF PROCEDURE FOR THE INSPECTION AND COPYING OF PUBLIC INFORMATION OF RANCH AT CYPRESS CREEK MUNICIPAL UTILITY DISTRICT NO. 1 (the "**Resolution**"). The Board discussed the Resolution at length. Director Coles requested that the Resolution be re-presented at the District's next Board meeting, and the Board agreed.

The Board next reviewed the checks prepared in payment for Directors fees, the Cash Analysis Report, payments to the General Manager, as well as the Investment Report prepared by Debra Loggins of L&S District Services, LLC, the District's Bookkeeper. Mr. Haag recommended that the Directors fees submitted for prior fiscal years be reviewed by the District's Auditor to ensure that no liabilities to the District exist.

After consideration, upon a motion duly made by Director Fielding and seconded by Director Ramirez, the Board voted unanimously to: (1) approve the Cash Analysis Report and the Investment Report; (2) approve payment of all submitted Directors fees and expenses; and (3) authorize payment of the District's bills, with the exception of Check No. 2643 to Brightview, the District's Landscaper. Copies of the Cash Analysis Report and Investment Report are included in the Board Packet.

The Board then reviewed the payments to the General Manager for work performed in the District. After discussion, upon a motion duly made by Director Ramirez and seconded by Director Riffle, the Board voted to approve payment to the General Manager. The motion passed with Directors Riffle, Ramirez, and Coles voting in favor of the motion, and Director Fielding abstaining.

Director Fielding next presented the Landscaping Report. He stated that the District continues to have ongoing issues with the work done by BrightView. He suggested that a new landscaping contractor may need to be hired.

Director Fielding then provided the District's Security Report. He stated that he continues to research the issue of Statewide Security's patrolling of the District.

Next, Director Coles provided the District's Communication and Website Committee Report. She told that Board that as a result of the recent vacancy on the Board, several District Committees would need to be reassigned. After discussion, upon a motion duly made by Director Fielding and seconded by Director Coles, the Board voted unanimously to reappoint the District Committees as follows:

Architectural Control Committee	Ramirez and Fielding
Communications and Web Site Committee	Coles and Riffle
Landscape Committee	Fielding and Ramirez
Mailbox Committee	Fielding and Ramirez
Reorganization Committee	Coles and Fielding
Restrictive Covenants Committee	Fielding and Ramirez
Roads Committee	Fielding and Coles
Security / Patrol Services Committee	Fielding and Ramirez
Solid Waste Committee	Fielding and Ramirez
Stormwater Committee	Fielding and Ramirez
Street Lights Committee	Coles and Riffle

Director Coles then reported that she had updated the District's website to reflect the recent vacancy on the Board. Director Coles questioned if additional items should be included on the District's website to provide for more District transparency. The Board discussed including the District's Board Packets on the website and the timing of when the Board Packets should be posted. After discussion, the Board deferred further consideration of the item until the District's November Board of Directors meeting.

The next item discussed was maintenance of the District's stormwater facilities. Director Fielding reviewed his stormwater maintenance activities within the District. He noted that significant maintenance remained to remove the buildup of silt and debris within the District's stormwater system. After further discussion, the Board agreed to schedule a Board meeting to be held on Thursday, October 22, 2020, at 5:30 p.m. to tour the District's stormwater facilities.

With no further items to discuss, the Board confirmed that the District's next regular meeting would be held on November 19, 2020, and the meeting was adjourned.

*Patrice Coles*

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Secretary, Board of Directors  
Ranch at Cypress Creek  
Municipal Utility District No. 1

(SEAL)