

**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, July 15, 2021 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. Items to be removed from the Consent Agenda
5. Consent Agenda
  - a. Approval of June 17, 2021, regular and July 8, 2021, special meeting minutes
  - b. Payment of bills and invoices
  - c. Transfers for operations expenses
  - d. Director Fees and reimbursement of expenses
  - e. Investment Report
6. Stormwater Facilities and possible action items
  - a. Report from Stormwater Committee (Matthew Whittington and Patrice Coles)
    - i. Stormwater Committee action items to be provided via the District's website
  - b. Proposals for maintenance and/or repairs of the District's stormwater system
    - i. Status of stormwater facility signage throughout the District

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- ii. Proposals for repairs to stormwater facilities due to erosion along Sun Chase Boulevard, as recommended by District Engineer
  - iii. Discuss damaged/missing fencing adjacent to the District's stormwater facilities; take any action necessary
  - iv. Discuss security issues within the District's stormwater facilities; take any action necessary
  - v. Schedule "Removal of Graffiti" event within the District; take any action necessary
7. Landscape Committee (Matthew Whittington and Troy Fielding)
- a. Maintenance of the District's irrigated areas and common spaces
    - i. Proposals for repairs and/or replacement of the District's irrigation system; take any action necessary
    - ii. Proposals for mitigating brown patches in District common spaces, including possible spreading of Bermuda seed
    - iii. Proposals to repair unlevelled sidewalks throughout the District
8. Old Business
- a. Annual cybersecurity training (due June 15, 2021)
  - b. Status of request for supporting documentation from Director
  - c. Discuss agreement with the Ranch at Cypress Creek Homeowners Association for covenant enforcement reimbursement
9. Maintenance of the District's fences
- a. Damages to District fences; take any action necessary
10. New Business
- a. Meeting Place Resolution
  - b. Draft budget for the fiscal year ending September 30, 2022
11. Website matters
- a. Update on status of the District's website
12. Security Report and possible action items
13. Street Light Report and possible action items
- a. Status of upgrades to lights along Rachel Ridge
14. Architectural Control Committee Report (Patrice Coles and Matthew Whittington)
- a. Appoint resident members to Committee
15. 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
  - b. Legislative update, including memorandum regarding same
16. Next meeting date (August 19, 2021)
17. Future Agenda Items
18. Adjourn

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**\*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](mailto: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.