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:

Notice is hereby given that the Board of Directors of the Ranch at Cypress Creek Municipal Utility District No. 1 will convene in a regular Board meeting on **SEPTEMBER 16, 2021**, at 6:30 p.m., at Live Oak Unitarian Universalist Church located at 3315 El Salido Parkway, Cedar Park, Texas 78613, an official meeting place outside the boundaries of the District 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. Public Hearing on the District proposed 2021 tax rate

5. Adopt Order Levying Taxes

6. Amend District Information Form

7. Draft budget for the fiscal year ending September 30, 2022, including resolution regarding same

8. Authorize compliance with Senate Bill 3 (87th Legislative Session), including submitting critical load information to all required entities by **November 1, 2021** and preparation and submission of Emergency Preparedness Plan to the Texas Commission on Environmental Quality by **March 1, 2022**, including memorandum regarding same
    - Emergency contact designees

9. Authorize financial and property tax updates to website; memorandum regarding same

10. Discuss issue of District storage facility, including unauthorized storage of personal property and access thereto

11. Approval of August 19, 2021, meeting minutes

12. Payment of bills and invoices
    a. Transfers for operations expenses
    b. Investment Report

13. Director fees and expenses

14. Accept resignation of Director Riffle
    a. Discuss process of appointment to fill a vacancy on the Board

15. Architectural Control Committee Report (Patrice Coles and Matthew Whittington)
    a. Appoint resident members to committee

16. Report by Attorney on option for hybrid video/in person meetings

17. Proposals
    a. Proposals for repairs to stormwater facilities due to erosion along Sun Chase Boulevard, as recommended by District Engineer
    b. Proposals for repairs and/or replacement of the District's irrigation system; take any action necessary
    c. Proposals for mitigating brown patches in District common spaces, including possible spreading of Bermuda seed
    d. Proposals to repair unleveled sidewalks throughout the District
    e. Proposals to repair street light down on Zeppelin Drive; take any action necessary
    f. Proposals for repairs to District fences in Section 2 to address possible security issues; take any action necessary
    g. Proposals from Fencrete to repair/replace damaged fencing throughout the District; take any action necessary
    h. Proposals for solid waste collection services

18. Status of "Removal of Graffiti" event within the District; take any action necessary

19. Status of request for supporting documentation from Director regarding:
    a. Work done on District fencing columns; and
    b. Inventory of stored District property

20. Status of stormwater facility signage throughout the District

21. Website Report
    a. Update on status of the District's website; take any action necessary

22. Security Report

23. Street Light Report and possible action items
    a. Status of upgrades to lights along Rachel Ridge

24. Landscaping Report

25. 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

26. Discuss agreement with the Ranch at Cypress Creek Homeowners Association for covenant enforcement reimbursement

27. Documentation for expense reimbursements from Director

28. Documentation regarding Management 360 and Connect Community Management relationship

29. Next meeting date (October 21, 2021)

30. Future Agenda Items

31. Adjourn

***Persons wishing to speak during Citizen Communications must sign up to speak at least 15 minutes prior to the beginning of the meeting.** 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.