

**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 **DECEMBER 9, 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. Consider applicants for vacancy on the Board
  - a. Appoint Director(s) to fill vacancy on the Board
  - b. Accept Statement(s) of Elected Officer and Oath(s) of Office of newly appointed Director(s); authorize filing with the Texas Secretary of State
  - c. Confirm Directors bonds in place
  - d. Reconstitute the Board of Directors of the District pursuant to the requirements of Section 49.054(b) of the Texas Water Code, as amended
  - e. Authorize filing of the District's revised District Registration Form with the Texas Commission on Environmental
  - f. Accept resignation of Director
  - g. Reorganize District Committees, including resolution regarding same
5. Annual Stormwater Training presentation
6. Amend District Meeting Place Resolution
7. Remove Items from Consent Agenda
8. Consent Agenda
  - a. Approval of September 16, 2021, meeting minutes
  - b. Payment of bills and invoices
  - c. Transfers for operations expenses
  - d. Investment Report
9. Director fees and expenses
  - a. Reimbursement by Director Fielding for past purchases
10. Committee Reports
  - a. Stormwater Committee Report and possible action items (Patrice Coles and Matthew Whittington)
    - i. Review Stormwater Fact Sheet and authorize mailing to all residents of the District as required by the District's Stormwater Management Program
    - ii. Status of stormwater facility signage throughout the District
    - iii. Proposals for repairs to stormwater facilities due to erosion along Sun Chase Boulevard, as recommended by District Engineer
  - b. Landscaping Committee Report and possible action items (Troy Fielding and Matthew Whittington)
    - i. Status of repairs and/or replacement of the District's irrigation system; take any action necessary
    - ii. Proposals to repair unlevelled sidewalks throughout the District

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- iii. Proposals for repairs to District fences in Section 2 to address possible security issues; take any action necessary
  - iv. Proposals from Fencrete to repair/replace damaged fencing throughout the District; take any action necessary
  - v. Consider upgrades to landscaping around lock box at the corner of Sunchase and Harvest Moon Drive
  - vi. Status of repairs to downed street light along Zeppelin Drive; take any action necessary
  - vii. Proposals for leveling of District fencing columns
  - c. Architectural Control Committee Report and possible action items (Patrice Coles and Matthew Whittington)
  - d. Restrictive Covenant Enforcement and possible action items
    - i. Report on new violations within the District; take any action necessary
      - 2020 Autumn Fire Trail
      - 1421 Nandina
      - 1310 Chalk Lane
      - 1610 Paper Moon
- 11.Old Business
- a. Discuss District storage facility, including installation of shed on property; take any action necessary
  - b. Status of complaint to be filed against Director Fielding; take any action necessary
- 12.Status of request for supporting documentation from Director regarding:
- a. Work done on District fencing columns
  - b. Documentation for recent expense reimbursements from Director Fielding
- 13.New Business
- a. Consider repainting curbs near “No Parking” signs; take any action necessary
  - b. Consider termination of current legal counsel; take any action necessary
- 14.Website Report
- a. Consider participation in free community newsletter; take any action necessary
  - b. Website hosting; take any action necessary
  - c. Create no-reply email address for submission of vendor reports to be provided to entire Board
- 15.Security Report
- 16.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
- 17.Next meeting date (December 16, 2021)
- 18.Future Agenda Items
- 19.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,

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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.