

**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 **JANUARY 20, 2022**, at 6:30 p.m., at The Park at Lakeline Oaks located at 1000 Old Mill Road, 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. Approve District Audit for the fiscal year ended September 30, 2021
5. Authorize filing the District's Audit Report for the fiscal year ended September 30, 2021, with the Texas Commission on Environmental Quality and other agencies, including the Texas Comptroller, as required
6. Annual review of the District's Investment Policy, including resolution regarding same
7. Authorize preparation and submission of the District's Annual Eminent Domain Report to the Texas Comptroller (due February 1, 2022)
8. Discuss matters related to the May 7, 2022 Directors Election (**See Supplemental Agenda**)
 - a. Key Election Dates memorandum
 - b. Approve Contract for Election Services and Joint Election Agreement with Williamson and Travis Counties
 - c. Designate Agent(s) for Secretary to the Board to maintain mandatory Election office hours
9. Remove Items from Consent Agenda
10. Consent Agenda
 - a. Approval of December 19, 2021, meeting minutes and December 19, 2021 Certified Agenda of Executive Session
 - b. Payment of bills and invoices
 - c. Transfers for operations expenses
 - d. Investment Report
11. Director fees and expenses; take any action necessary
12. Committee and Officer Reports
 - a. Review of committee authority by the District's Attorney
 - b. President's Report
 - c. Treasurers Report

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- d. Landscaping Committee Report and possible action items (James Lamm, Shawn Hazzard, and Matthew Whittington)
 - i. Proposals for repairs and/or replacement of the District's irrigation system; take any action necessary
 - ii. Proposals and/or status of leveling, repair and/or replacement of fencing throughout the District; take any action necessary
 - iii. Status of upgrades to landscaping around lock box at the corner of Sunchase and Harvest Moon Drive
 - iv. Status of repairs to downed street light along Zeppelin Drive; take any action necessary
 - v. District storage facility, including installation of shed on property; take any action necessary
 - e. Architectural Control Committee Report and possible action items (Becky Tran, James Perrone, and Matthew Whittington)
 - f. Restrictive Covenant Enforcement and possible action items
 - i. Report on new violations within the District; take any action necessary
 - ii. Update by the District's Attorney on the District's deed restriction rules and regulations
 - g. Stormwater Committee Report and possible action items (Patrice Coles and Becky Tran)
 - h. Contracts Committee Report and possible action items (Patrice Coles, James Lamm, and Shawn Hazzard)
 - i. Website Report
 - i. Website hosting; take any action necessary
 - j. Security Report; take any action necessary
13. Request for supporting documentation and explanations from Director(s) regarding:
- a. Work done on District columns (map)
 - b. Documentation from Director Fielding
 - i. Past paid reimbursements with no receipts
 - ii. Equipment purchased for construction of District storage facility and not accounted for
 - iii. Missing exhibit for fence repairs included in the November 16, 2015, Board Packet
 - c. Production of District public information by Director(s)
14. Old Business
15. New Business
- a. Review of the District's Rules of Order governing the transactions of District business by the Board
 - b. Discuss citizen communication limits; sign-up time limits and speaking time limits; take any action necessary
 - c. Consider Board meeting items to be posted on the District's website; take any action necessary
16. Attorney's Report
- a. Hourly rates for Legal Counsel
 - b. District Attorney question and answer session with the public as directed by the Board

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17. Next meeting date (February 17, 2022)

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, 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.

After at least 25 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district if it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings. On the failure to designate the location of the meeting place within the district, five electors may petition the Texas Commission on Environmental Quality (the "Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission may designate a meeting place inside or outside the district, which is reasonably available to the public, and require that the meetings be held at such place. After the next election, the board may designate different meeting places, including one located outside the boundaries of the district.