

**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 **July 27, 2023**, at 6:30 p.m., at the **Austin Community College: Cypress Creek Campus (“ACC”), Room 1109**, located at 1555 Cypress Creek Road, Cedar Park, Texas 78613, an official meeting place outside the boundaries of the District, to discuss, 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. Remove Items from Consent Agenda
5. Consent Agenda
 - a. Approval of June 15, 2023 regular meeting minutes
 - b. Payments of bills and invoices
 - c. Transfers for operations expenses
 - d. Director fees and expenses
6. Officer and Committee Reports
 - a. Treasurer Report, including:
 - i. First draft of 2023-2024 Budget
 - ii. Amendment of 2022-2023 Budget
 - b. Landscaping Committee Report (James Lamm, Shawn Hazzard, and Matthew Whittington), including:
 - i. Approval of Landscape Management Agreement with Ecosystems Land Services
 - ii. Termination of Landscape Maintenance Agreement with BrightView Landscape Services, Inc.
 - iii. Tree maintenance
 - iv. Repairs and/or replacement of the District’s Irrigation system
 - c. Architectural Control Committee Report (Becky Tran and James Perrone), including:
 - i. New structure – El Sol Drive
 - d. Restrictive Covenant Enforcement Committee Report (Becky Tran and Matthew Whittington), including:

- i. Updates on deed restriction enforcement
- ii. Request for Qualification for restrictive covenant enforcement vendor and potential selection of same
- iii. Action regarding enforcement of violations, including:
 - 1. Noise complaint – Eclipse Cove
 - 2. Improvements/structure – Stillwell Ridge

(This item may be taken into Executive Session under the consultation with attorney exception.)

- e. Stormwater Committee Report (Patrice Coles and Becky Tran), including:
 - i. Annual Stormwater Presentation
- 7. Security Report
- 8. Contracts Committee Report (Patrice Coles, James Lamm, and Shawn Hazzard)
- 9. Website Report, including:
 - a. Website access and updates.
- 10. Attorney Report, including:
 - a. Pending PIA Requests
- 11. Executive Session
- 12. Schedule Next Meeting Date
- 13. Future Agenda Items
- 14. Adjourn

***Persons wishing to speak during Citizen Communications must sign up to speak 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 Directors' responses are restricted if a person speaks on a topic not posted on the agenda.

The Board of Directors may go into Executive Session as necessary pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, the Texas Open Meetings Act, on any of the above identified matters under the following sections: Tex. Gov't Code § 551.071 – Consultation with Attorney; Tex. Gov't Code § 551.072 – Real and Personal Property; Tex. Gov't Code § 551.074 – Personnel Matters. No final action, decision, or vote will be taken on any subject or matter in Executive Session. Reasonable modifications and equal access to communications will be provided upon request. Please contact Stefanie Albright at salbright@bickerstaff.com for further information.