

**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 Thursday, October 17, 2024, at 6:30 p.m., at The Park at Lakeline Oaks, located at located at 1000 Old Mill 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. September 19, 2024 regular meeting minutes
  - b. Payments of bills and invoices
  - c. Transfers for operations expenses
  - d. Director fees and expenses
6. Annual Review of Investment Policy
7. Officer and Committee Reports
  - a. Treasurer Report
  - b. Landscaping Committee Report (James Lamm, Shawn Hazzard, and Matthew Whittington), including:
    - i. Tree maintenance
    - ii. Repairs and/or replacement of the District's Irrigation system
    - iii. Repairs and/or replacement of District fencing, including:
      1. Replacement of District boundary fences.
    - iv. Anderson Mill Road landscaping maintenance
    - v. District lockboxes for posting notices
  - c. Architectural Control Committee Report (Becky Tran and James Perrone), including:
    - i. Requests for artificial turf installation
  - d. Restrictive Covenant Enforcement Committee Report (Becky Tran and Matthew Whittington), including:
    - i. Updates on deed restriction enforcement

- ii. Action regarding enforcement of violations
  - e. Stormwater Committee Report (Patrice Coles and Becky Tran), including:
    - i. Renewal of Phase II MS4 Permit
  - f. Security Report
  - g. Contracts Committee Report (Patrice Coles, James Lamm, and Shawn Hazzard)
  - h. Website Report
8. Annexation of all or a portion of the District by the City of Cedar Park, including:
- a. Annexation of a portion of Anderson Mill Road; and
  - b. Full annexation of the District.
9. Sidewalk maintenance and repair, including authorizing a Request for Proposal
10. Attorney Report
11. Schedule Next Meeting
12. Future Agenda Items
13. 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](mailto:salbright@bickerstaff.com) for further information.