

CYPRESS MILL HOMEOWNERS' ASSOCIATION, INC.
Minutes of Board of Directors Meeting

Cypress Mill Homeowners Association, Inc. Board of Directors Meeting Minutes

Location: Cypress Mill Recreation Center, 14710 Mills Park Lane, Cypress, Texas

Date: February 25, 2026

Board Members Present:

Don Papesh, Dawn Crawford, Julian Becerra, and Larry Turner.

Management Present:

Angela Rivera

Call to Order / Quorum

With a quorum duly established, President Larry Turner called the meeting to order at 6:00 PM.

Summary of Executive Meeting

The previous meeting minutes are available on the community app, TownSq.

Board Action

The Board President presented and executed, in the presence of the members, one (1) Initiation of Auction of Property at Foreclosure Sale.

Approval of Minutes

A motion to approve the January 28, 2026, meeting minutes was made by Julian Becerra and seconded by Don Papesh. All motion approved.

Financial and Management Reports

Angela Rivera presented the January 2026 financial report, including the delinquency report and covenant enforcement (deed restriction) status updates.

Homeowner Forum

The following topics were discussed by homeowners during the forum:

- A previous Board member presented information regarding the fiduciary duties and responsibilities of the Board of Directors.

President Larry Turner asked if there were any further questions. Hearing none, the meeting was adjourned at 6:34 PM.

Executive Session

The following items were discussed during Executive Session. Motions were made, seconded, and passed unanimously to:

Vacancy on the Board of Directors

Pamella Castellanos, Gary Bacom, James Walker, and Jeff Garrett, all homeowners, met with the Board of Directors to express their interest in filling the vacant seat.

Following discussion, the Board nominated Gary Bacom to serve as Secretary of the Cypress Mill Board of Directors.

Approved – TH Handyman Services

- Power washing of the play structure, sidewalks, and walking path, along with Rust-Oleum painting of the wrought iron fence at the open walking trail located off Meadow Estates and Cypress Walk, as well as at the Cypress Bend pocket park, in the amount of \$2,720.
- Reconstruction of the trash service area fence at Mills Park Lane, in the amount of \$4,500.
- Swing maintenance at the Estates pocket park, including repainting and installation of new swing sets, in the amount of \$2,830.
- Replacement of wrought iron panels on the west side of the Estates pocket park perimeter fence, at \$325 per panel, for a total cost of \$1,950.

Approved- Patriot Project Services

- Mills Park Lane – parking lot power washing and restriping at \$2,331.

Approved – Kidstruction

- Mills Park Lane – New playground structure at \$77,870 *coming soon*.

Approved – TownSq Blast

- Notification of mailbox cluster boxes project.

Pending for further quotes – request by the board

Cypress Mill Park Lane – north and south perimeter fence with Cypress Orchard re-staining.

Tabled

- Cypresswood pirate ship damaged areas – tabled

The Executive Session adjourned at 9:00 PM with no further business to discuss.