

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: August 27, 2025

Board Members Present:

Don Papesh, Dawn Crawford, 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.

Approval of Minutes

A motion to approve the July 23, 2025, meeting minutes was made by Don Papesh and seconded by Dawn Crawford. All motion approved.

Financial and Management Reports

Angela Rivera presented the financial report for July, including delinquency and deed restriction updates.

Homeowner Forum

The following topics were discussed by homeowners during the forum:

- Flock cameras
- Vehicles parked over sidewalk - driveways and into the streets.

President Larry Turner asked if there were any further questions. Hearing none, the meeting was adjourned at 6:15 PM.

Executive Session

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

- **Collections:** Seven accounts will be turned over to the attorney's office for non-payment of assessments. Motion by Dawn Crawford, seconded by Don Papesh.
- **Deed Restriction Violations:** Eight accounts will be turned over to the attorney's office for DRVs that remain uncured for more than 90 days. Motion by Don Papesh, seconded by Larry Turner.
- **Landscape Contract:** Earthcare contract renewal approved at \$126,239.40.
- **Pool Contract:** DS REC contract renewal approved at \$85,500.00.
- **Playground Maintenance:** McKenna playground wood fiber filler approved at \$2,600.
- **Insurance:** Dawn Crawford will be emailing questions to AIAI prior to discussion of renewal.
- **Inspections:** Update provided Inspections RUS will begin enforcing certain items as directed by the Board of Directors.
- **Reserve Investment:** Dawn Crawford and Don Papesh approved for Mr. Larry Turner to move forward with the reserve investment for Cypress Mill HOA.

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