

Cypress Mill Homeowners Association, Inc. Board of Directors Meeting Minutes
Location: Cypress Mill Recreation Center, 14710 Mills Park Lane, Cypress, Texas
Date: January 28, 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 6:02 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 and three (3) Initiations to File Lawsuits for Judicial Foreclosure.

Approval of Minutes

A motion to approve the October 22, 2025, meeting minutes was made by Don Papesh and seconded by Julian Becerra. All motion approved.

Financial and Management Reports

Angela Rivera presented the December 2025 financial report, including the delinquency report and covenant enforcement (deed restriction) status updates.

Constables

Captain Rodriguez provided an update regarding the stolen wrought iron fence at the Estates Pocket Park located at 18198 Courtly Estates Lane.

Homeowner Forum

The following topics were discussed by homeowners during the forum:

- The trees off Moss Valley on the north and south side.
- Cypress Mill Park Lane – Re-staining of the north and south side perimeter fence.

President Larry Turner asked if there were any further questions. Hearing none, the meeting was adjourned at 6:39 PM.

Executive Session

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

Approved – TH Handyman Services

- Two additional days per month for porter/maintenance services.
- Entry wooden pergola replacement at Cypresswood – \$1,575.00.
- Cascade Bend Pocket Park – replacement of eight (8) panels at \$325.00 each.

Approved – Alvarez Tree Service

- Community tree removals and trimming – \$25,000.00.
Motion made by Dawn Crawford and seconded by Julian Becerra.

Approved – Access Granted

- Software for pool application – \$1,085.00.
Motion made by Larry Turner and seconded by Julian Becerra.

Declined – AOC

- Playground inspection of all play structures.
Motion made by Julian Becerra and seconded by Dawn Crawford.

Tabled

- Update existing outdoor water fountains to two (2) water fountain and one (1) bottle station units at Cypresswood and Mills Park Lane.

Don Papesh and Larry Turner will spearhead the new playground structure project at Mills Park Lane.

The Spring Community Garage Sale will be held on **March 14, 2026**.

Requested printing of all twelve governing documents, including the By-Laws and Articles of Incorporation. A bound copy was provided to Dawn Crawford.

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

Ratification of Actions Between Meetings

- Management vacation time approved for:
 - February 9, 2026
 - February 17, 2026
 - March 17, 2026
 - March 18, 2026