

**CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

DATE: Wednesday, October 11, 2017
TIME: 7:00 pm – 8:00 pm
PLACE: Cypress Creek Lakes Rec Center
10702 Cypress Creek Bend Dr.
Cypress, Texas 77433

AGENDA

Open Session - 7:00 pm

- I. Call to Order and Adoption of Agenda
- II. Approval of Minutes: 9/27/2017
- III. September 2017 Financials
- IV. Board Business:
 - A. Discuss and Vote on pilot program of POA funded Police Patrol
 - During hours not currently covered through MUD funded patrol
 - Dedicated coverage only to Cypress Creek Lakes Community
 - B. Other Business
- V. Open Forum

Executive Session

- I. Collections
- II. Deed Restrictions
- III. Adjourn

THE CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING WAS HELD ON WEDNESDAY, OCTOBER 11, 2017 AT 7:00 PM. AT THE CYPRESS CREEK LAKES REC CENTER LOCATED AT 10702 CYPRESS CREEK BEND DR., CYPRESS, TEXAS 77433.

DIRECTORS PRESENT

Rob Melloy
Dennis O'Connor
Stacey Thomas
Ross Gallup
Joe D'Virgilio

IN ATTENDANCE

Debbie Spaw with Crest Management Company.

CALL TO ORDER & ADOPTION OF AGENDA

Director Melloy called the meeting to order at 7:02 p.m. The agenda was adopted as presented.

BUSINESS:

APPROVAL OF MINUTES

The Board reviewed the minutes from the September 27, 2017 board meeting. There were no changes. A motion was made and seconded to approve the minutes. The motion passed.

FINANCIALS

Director O'Connor presented the September 2017 Balance Sheet and Income Statement. As of September 30, 2017, the Association had \$583,241.00 in operating and money market accounts and \$197,749.94 in 3 CDs established for Capital Reserves. Accounts receivable totaled \$87,436.19. The Association's total Liabilities and Equity were \$893,030.23 as of September 30, 2017. Director O'Connor reported the Association to be 97.25% collected as of September 30, 2017. There were no questions about the financials.

BOARD BUSINESS

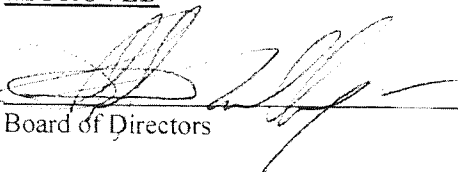
Director Melloy presented information to fund police patrol for Phase I and II. Currently there are 48-hours not covered by the current MUD contract. The proposed schedule would be in the morning on Mondays, Tuesday-Wednesday in the evening and Thursday-Friday would be in the late evening. There would not be any coverage on the weekends. Since the association could not afford to add an additional patrolman to the current contract, Director Melloy researched private patrol using Constables. His proposal was to add 20-hours Monday-Friday at \$37.50 per hour. The trial period would cost \$17,475 through the end of March. A motion was made, seconded, and carried to accept the proposed schedule.

There were several questions regarding the Towne Lake fence along Cypress N. Houston. The Board reported 32 out of 33 homeowners had signed the agreement with Towne Lake.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:50 pm.

APPROVED


Board of Directors