

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF THE
RANCH AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.
July 19, 2012**

A meeting of the Board of Directors of the Ranch at Cypress Creek Homeowners Association, Inc. was held at 6:30 p.m. at 14050 Summit Dr. Austin, Texas pursuant to notice attached hereto as Exhibit "A".

Directors in attendance were Elena Barrett, Larry Yetter and Troy Fielding. Also in attendance was Sabrina Washburn, CMCA, PCAM representing Planned Community Management, Inc., and Gary Riffle homeowner in the community.

A quorum being established the meeting was called to order at 6:45 p.m.

The first item on the agenda was to accept the resignation of Heather Affleck from the Board of Directors. Upon motion duly made and accepted the Board,

RESOLVED, to appoint Larry Yetter to fill Ms. Afflecks position until the next annual meeting of the association.

The next item for discussion was the minutes from the June Board of Directors meeting. Upon motion duly made and seconded the minutes were approved as presented.

The financials was the next item reviewed. Upon motion duly made and seconded the financials were approved as presented. Ms. Washburn presented the 2011 Audit. Mr. Fielding had questions regarding the cash flow information on the Statement of Cash Flows. Ms. Washburn stated that she would contact Mr. Johse for an explanation.

At 7:05 p.m. the Board entered into executive session.

Executive session adjourned at 8:55 p.m. The Board authorized PCMI to send another letter to one property regarding barking dogs. The Board further authorized PCMI to have the attorney review the PUD information Mr. Yetter had previously provided.

There being no further business the meeting was adjourned at 9:00 p.m.

Director