

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF THE
RANCH AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.
January 17, 2013**

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, Troy Fielding and Larry Yetter. 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 6:42 p.m.

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

The financials was the next item reviewed. Director Yetter inquired about expenses charged to landscape extra and improvement and meeting expenses. Director Fielding and Ms. Washburn explained the expenses.

Director Barrett noted there was an overpayment to the attorney however Ms. Washburn had back up showing where the overpayment had been absorbed by subsequent billings.

Upon motion duly made and seconded the financials were approved as presented.

Mr. Riffle asked if the MUD district had any funds that could be used within the district for improvements prior to the district being annexed by the City of Cedar Park. Director Yetter stated that Mr. Riffle should bring this question up at the next meeting for the MUD district.

There being no further business the Board adjourned into executive session at 7:03 pm.

The Board adjourned out of executive session at 10:30.

There were no decisions made during executive session.

There being no further business the meeting was adjourned at 10:35 p.m.

Director