

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF THE
RANCH AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.
April 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, Heather Affleck 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 6:42 p.m.

Mr. Riffle did not have any items to address with the Board he indicated he was just there to observe.

The first item for discussion was the minutes from the February Board of Directors meeting and the March Annual Meeting. After due discussion the minutes were approved as presented.

The financials were reviewed and approved as presented. Ms. Washburn stated that it had been discovered that three payments to PCMI from the Ranch at Cypress Creek MUD had been deposited into the Ranch at Cypress Creek HOA bank account. She stated a disbursement request was prepared and approved in Strongroom waiting for Board approval.

Ms. Washburn stated that the audit proposal had been reduced to reflect the same price as 2010.

Ms. Affleck stated that she had placed ads in two newspapers for the community garage sale.

At 7:00 p.m. the Board entered into executive session.

Executive session ended at 10:05 p.m. There were no decisions made during executive session.

There being no further business the meeting was adjourned at 10:05 p.m.

Director