

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF THE
RANCH AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.
October 25, 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, 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 6:40 p.m.

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

The financials was the next item reviewed. Ms. Washburn stated that she revised the 2013 Budget, removing the bank interest. Upon motion duly made and seconded the financials were approved as presented.

Mr. Riffle announced that the park on Rachel Ridge had been mowed by the city. Mr. Yetter volunteered to contact the Board of Parks and Recreation to discuss regular mowings.

A brief discussion followed on the Fall Fling. Ms. Barrett announced that she found someone to do face painting for the Fall Fling.

The Board adjourned into executive session at 6:53 pm.

The Budget was approved for 2013 and the rate approved at \$120 per year.

A discussion on lawn issues and how to address the weed problems; Mr. Fielding will work on language for the AMR Guidelines to define a weed.

Mr. Yetter asked PCMI to research information regarding home based businesses. He requested for it to be sent to the Board.

Mr. Yetter volunteered to monitor the activity at 1010 Del Roy for 2 weeks and report back to the Board and PCMI for further action.

The Board requested PCMI to send a letter to the homeowner at 1304 Purdue Cove stating that the restrictions do not permit fences to go out to the sidewalk.

PCMI provided information on her conversation with the owner at 1200 Stillwell. He is painting the blue fence.

There being no further business the meeting was adjourned at 10:25 p.m.

Director

RANCH AT CYPRESS CREEK HOA

11/28/12

14:12:23

Page

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Detail ledger

Low: 01/00/12
High: 11/28/12

GenSub Description

Cash in Banks

.....WELLS FARGO

BALANCE FORWARD

.....NEW FIRST BANK

BALANCE FORWARD

Gen	Sub	Description	Date	Gen	Sub	Cross Ref	Jrnl	Reference	Debit	Credit	Mo Change	Balance
			10/00/12	1110	31		0 00				176,552.73	176,552.73 *
			10/00/12	1110	131		999999999 79	2000076			75,332.90	
		PLANNED COMMUNITY MA	10/04/12	1110	131	1445	40 CDJ	2000076		1,398.15-		
		GUTIERREZ, JOSE & F	10/04/12	1110	131	1906	40 CDJ	2000077		75.00-		
		SMITH, JENNIFER	10/04/12	1110	131	1904	40 CDJ	2000078		75.00-		
		CASH OFFSET	10/11/12	1110	131	0	30 CRJ	1210110	632.21			
		CASH OFFSET	10/11/12	1110	131	0	30 CRJ	1210110	1,000.97			
		CASH OFFSET	10/15/12	1110	131	0	30 CRJ	1210150	230.52			
		CASH OFFSET	10/19/12	1110	131	0	30 CRJ	1210190	120.00			
		CASH OFFSET	10/22/12	1110	131	0	30 CRJ	1210220	248.00			
		CASH OFFSET	10/22/12	1110	131	0	30 CRJ	1210220	270.04			
		GAMES 2 U	10/25/12	1110	131	1784	40 CDJ	2000079		376.71-		
		CASH OFFSET	10/26/12	1110	131	0	30 CRJ	1210260	124.00			
		CASH OFFSET	10/30/12	1110	131	0	30 CRJ	1210300	534.07			
		CASH OFFSET	10/31/12	1110	131	0	30 CRJ	1210310	842.04			
		CASH OFFSET	10/31/12	1110	131	0	30 CRJ	1210310	501.50		2,578.49	77,911.39
		CASH OFFSET	11/01/12	1110	131	0	30 CRJ	1211010	121.97			
		PLANNED COMMUNITY MA	11/07/12	1110	131	1445	40 CDJ	2000080		1,432.67-		
		FANTASY DESIGNS FACE	11/07/12	1110	131	1912	40 CDJ	2000081		125.00-		
		COCHURN, EDDIE	11/07/12	1110	131	1908	40 CDJ	2000082		75.00-		
		SMARTWEBS	11/09/12	1110	131	1449	40 CDJ	2000083		94.18-		
		NIEMAN AND HEYER, LL	11/09/12	1110	131	3302	40 CDJ	2000084		1,225.00-		
		FANTASY DESIGNS FACE	11/10/12	1110	131	1912	40 CDJ	2000081	125.00			
		CASH OFFSET	11/14/12	1110	131	0	30 CRJ	1211140	384.04		2,445.84-	75,465.55 *
		SUSAN FORTNEY	11/28/12	1110	131	1912	40 CDJ	1000003		125.00-		
		GEN TOTAL							5,134.36	5,001.71-		252,018.28 **

Temporary Investments

.....WELLS FARGO - MM

BALANCE FORWARD

GEN TOTAL

FINAL TOTAL

10/00/12 1120

33

60.00

60.00 *

60.00 **

252,078.28 **

10/00/12	10/00/12	Over/Under	Pct	% O/U	Acct #	Account Description	ASSETS	01/00/12	01/00/12	Over/Under	Pct	% O/U
10/31/12	10/31/12							12/31/12	12/31/12			
Actual	Budget							Actual	Budget			
2,578.49	.00	2,578.49				CURRENT ASSETS		252,018.28	.00	252,018.28		
.00	.00	.00				1110 Cash in Banks		60.00	.00	60.00		
2,578.49	.00	2,578.49				1120 Temporary Investments		252,078.28	.00	252,078.28		
						TOTAL CURRENT ASSETS						
2,578.49	.00	2,578.49				TOTAL ASSETS		252,078.28	.00	252,078.28		
						DEFERRED REVENUE						
76.00	.00	76.00				2711 Prepaid Assessments		150.35	.00	150.35		
.00	.00	.00				2712 Prepaid Assessment FY		2.01	.00	2.01		
76.00	.00	76.00				TOTAL DEFERRED REVENUE		152.36	.00	152.36		
						CAPITAL						
.00	.00	.00				3910 Retained Earnings		234,811.73	.00	234,811.73		
2,502.49	2,529.00	26.51-		1.05-		3920 Current Year Income / (Loss)		17,114.19	2,340.00	14,774.19		631.38
2,502.49	2,529.00	26.51-		1.05-		TOTAL CAPITAL		251,925.92	2,340.00	249,585.92		10,666.06
2,578.49	2,529.00	49.49		1.96		TOTAL LIABILITIES & CAPITAL		252,078.28	2,340.00	249,738.28		10,672.58

10/00/12	10/00/12	Over/Under	Pct	% O/U	Acct #	Account Description	01/00/12	01/00/12	Over/Under	Pct	% O/U
Actual	Budget						Actual	Budget			
315.04	.00	315.04	7.12		4111	Prior Years Assessments	3,105.89	.00	3,105.89	6.73	
131.42	41.00	90.42	2.97		4205	Maint Fees/Curr Yr/Resident	33,772.66	500.00	1,971.34	73.18	
107.50	100.00	100.00	2.43		4210	Bank Interest	466.46	1,200.00	33.54	1.01	
125.00	.00	125.00	2.82		4311	Attorney Fees-Deed Restriction	.00	.00	1,200.00	100.00	
632.21	633.00	1.79	14.28		4312	Attorney Fees-Maintenance Fees	356.52	.00	356.52	.77	
.00	16.00	16.00			4315	Lien Fee	1,086.01	120.00	966.01	2.35	
4,427.35	1,873.00	2,554.35	100.00		4317	Other - Professional Services	875.00	.00	875.00	1.90	
					4643	Reimburse Restrictive Cov.	6,322.10	7,536.00	1,213.90	13.70	
					4710	Miscellaneous	129.62	200.00	70.38	.28	
						TOTAL INCOME	46,149.26	45,360.00	789.26	100.00	1.74

10/00/12	10/00/12	Over/Under	Pct	% O/U	Acct #	Account Description	01/00/12	01/00/12	Over/Under	Pct	% O/U
Actual	Budget						Actual	Budget			
1,325.00	2,087.00	762.00	29.93		5320	Landscaping Extras & Improvement	21,654.36	26,410.00	4,755.64	46.92	18.01
						TOTAL PROFESSIONAL SERVICES					

10/00/12	10/00/12	Over/Under	Pct	% O/U	Acct #	Account Description	01/00/12	01/00/12	Over/Under	Pct	% O/U
Actual	Budget						Actual	Budget			
.00	.00	.00	.81		7120	Rent Expense	150.00	.00	150.00	.33	
36.00	30.00	6.00	.17		7121	Storage Fee	396.00	360.00	36.00	.86	10.00
.00	20.00	20.00			7122	Title Search	16.24	240.00	223.76	.04	93.23
.00	.00	.00			7130	Office Supplies	10.23	.00	10.23	.02	
7.64	180.00	172.36	.17		7131	Copies	670.07	2,160.00	1,489.93	1.45	68.98
28.54	180.00	151.46	.64		7132	Postage	1,124.35	2,160.00	1,035.65	2.44	47.95
.97	5.00	4.03	.02		7133	Delivery/Fax Transmittals	7.46	60.00	52.54	.02	87.57
.00	.00	.00			7140	Insurance	2,437.00	2,752.00	315.00	5.28	11.45
376.71	1,750.00	1,373.29	8.51		7160	Community Events	1,010.58	3,500.00	2,489.42	2.19	71.13
150.00	75.00	75.00	3.39		7161	Lawn of the Month	600.00	875.00	275.00	1.30	31.43
.00	33.00	33.00			7165	Internet/Web Services	389.94	400.00	10.06	.84	2.52
.00	.00	.00			7166	Welcoming Committee	94.18	.00	94.18	.20	
.00	.00	.00			7169	Meetings	454.66	.00	454.66	.99	
.00	.00	.00			7270	Bank Charges	20.00	.00	20.00	.04	
.00	42.00	42.00			7410	Miscellaneous G & A	.00	500.00	500.00		100.00
599.86	2,315.00	1,715.14	13.55			TOTAL OTHER EXPENSES	7,380.71	13,007.00	5,626.29	15.99	43.26

10/00/12	10/00/12	Over/Under	Pct	% O/U	Acct #	Account Description	01/00/12	01/00/12	Over/Under	Pct	% O/U
Actual	Budget						Actual	Budget			
.00	.00	.00			7810	Reserve Budget Allocation	.00	8,283.00	8,283.00		100.00
.00	.00	.00				TOTAL CAPITAL RESERVES	.00	8,283.00	8,283.00		100.00
1,924.86	4,402.00	2,477.14	43.48			TOTAL EXPENSES	29,035.07	47,700.00	18,664.93	62.92	39.13

10/00/12	10/00/12	Over/Under	Pct	% O/U	Acct #	Account Description	01/00/12	01/00/12	Over/Under	Pct	% O/U
Actual	Budget						Actual	Budget			
2,502.49	2,529.00	5,031.49	56.52			NET INCOME (LOSS)	17,114.19	2,340.00	19,454.19	37.08	831.38