

MINUTES
CYPRESS FOREST PUBLIC UTILITY DISTRICT

December 28, 2009

The Board of Directors (the "Board") of Cypress Forest Public Utility District, Harris County, Texas (the "District"), met in special session, open to the public, on the 28th day of December, 2009, at the Cypress Forest Public Utility District Administrative Building, 16215 Champion Forest Drive, Spring, Texas 77379, inside the boundaries of the District, and the roll was called of the members of the Board:

Thomas J. Petrick	President
Linn Jensen Smyth	Vice President
Fred P. Jones	Secretary
Greg DiCioccio	Assistant Secretary
Michael J. Lynch, Jr.	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also present for all or part of the meeting were persons listed on the attached attendance sheet.

Director Petrick called the meeting to order.

RAVENEUX TRACT DEVELOPMENT, WEST END TRAIL/18TH HOLE PROJECT,
AMENDMENT TO AGREEMENT

Director Petrick made an opening statement that the Board meeting was scheduled in anticipation of the receipt of a proposed amendment to the Raveneaux Redevelopment Agreement with JP/Raveneaux Partners, LP/Kera Development LP (the "Redevelopment Agreement") and that no proposal was received from JP/Raveneaux Partners, LP/Kera Development LP (the "Developers") prior to the meeting. He stated that instead of cancelling the meeting because the Board had no new information on which to deliberate, the Board would use the meeting to gain input on the proposed development project from the community because a message that highlighted the Board meeting was broadcast via CF Connection.

Director Petrick summarized the events related to the District's efforts to acquire the Raveneaux Country Club tract of land from the Developers since execution of the Redevelopment Agreement.

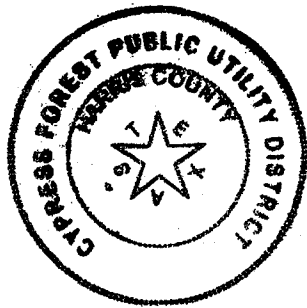
Director Petrick opened the meeting for public comments and questions and several meeting attendees addressed the Board regarding the proposed development project.

CONVENE IN EXECUTIVE SESSION, RECONVENE IN OPEN SESSION

The Board did not convene in executive session pursuant to Sections 551.072, 551.087, and 551.071 of the Texas Government Code to discuss and consider the acquisition of real property, the terms and conditions of an economic development package, and consultation with attorney about pending or contemplated litigation.

There being no other matters to come before the Board, the meeting was adjourned.

(SEAL)



Fred P. Jones
Secretary, Board of Directors