

MINUTES  
CYPRESS FOREST PUBLIC UTILITY DISTRICT

February 24, 2017

The Board of Directors (the "Board") of Cypress Forest Public Utility District, (the "District"), met in special session, open to the public, on the 24th day of February, 2017, 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:

Gregory DiCioccio	President
Thomas J. Petrick	Vice President
David Normand	Secretary
John N. Parker	Assistant Secretary
James B. Fryfogle	Assistant Vice President

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

Also present for all or part of the meeting were residents of the District and representatives of the Raveneaux Country Club as listed on the attached attendance sheets; David Key and Greg French of the Raveneaux Country Club; Jeff Anderson, Gregory R. Coleman, and Vanessa Gonzales of Beazer Homes; Benton Schmaltz of BGE, Inc.; Nabil Joubran of Pepe Engineering, Ltd.; and Greer Pagan and Justine M. Cherne of Allen Boone Humphries Robinson LLP.

Director DiCioccio called the meeting to order.

PROPOSED DEVELOPMENT PROJECT FOR THE RAVENEAUX COUNTRY CLUB TRACT, INCLUDING ACTIONS RELATED TO THE LEASE AGREEMENT

Director DiCioccio addressed the Board and the meeting attendees to provide an outline of topics for discussion related to Beazer Homes' proposed phased development project for a 6.8-acre portion of the 27-acre Raveneaux Country Club tract.

Directors DiCioccio and Normand provided a brief summary of the history of the District's purchase of land for use as greenspace and negotiation of the District's Raveneaux Redevelopment Agreement with JP Raveneaux Partners LP and Kera Development, L.P. ("Raveneaux Redevelopment Agreement").

Mr. Pagan reviewed a list of five variances/clarifications to the Raveneaux Redevelopment Agreement requested by Beazer Homes in an e-mail dated February 8, 2017, including variances on the square footage requirements, options for verification of the per square foot price requirements, excavation related to the detention/mitigation pond, reimbursement requirements, and the number of allowed crossings of the

District's easement. Discussion ensued regarding the proposed variances/clarifications and landscaping, detention, and drainage matters.

At the request of the Board, Mr. Schmaltz discussed detention and drainage matters related to the proposed development project for the Raveneaux Country Club tract. He stated that the Harris County Flood Control District has approved the drainage impact analysis for the proposed development of 6.8 acres of the tract.

Residents made comments regarding the proposed development project for the Raveneaux Country Club tract.

#### CONVENE IN EXECUTIVE SESSION

The Board convened in executive session at 3:31 p.m. pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with the District's attorney.

#### RECONVENE IN OPEN SESSION

At 4:34 p.m., the Board reconvened in open session. Mr. Pagan summarized the Board's proposed responses to Beazer Homes' requests for variances/clarifications to the Raveneaux Redevelopment Agreement, including items requested by the Board from the developer related to the release of a portion of lease property and the installation of landscaping. Following discussion, Director Fryfogle moved to authorize Mr. Pagan to respond to Beazer Homes' requests as summarized, subject to review and approval by Directors Normand and Fryfogle and with the understanding that the responses are for discussion purposes only. Director Petrick seconded the motion, which was approved by unanimous vote. The Board concurred to post the responses on the Home Page of the District's website.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE FEBRUARY 24, 2017, BOARD MEETING]

  
Secretary, Board of Directors

(SEAL)



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