

**CYPRESS SPRINGS OWNERS' ASSOCIATION
BOARD OF DIRECTORS, BUDGET & JOINT ARB MEETING AGENDA**

Notice is hereby given that the Board of Directors meeting of Cypress Springs Owners Association is scheduled as follows:

DATE: **October 13th, 2025**
TIME: **7:00 pm**
PLACE: **Cypress Springs Clubhouse/Pavilion**

ALL HOMEOWNERS ARE ENCOURAGED TO ATTEND.

**It is the Board of Directors policy to allow homeowners to speak on any agenda item for up to three minutes.*

AGENDA

Call to Order

Establish Quorum

Proof of Notice

Review and Approve Minutes of October 9th, 2024 Annual Membership Meeting

Review and Approve Minutes of prior Board Meeting – September 8th, 2025

OCSO Report

Treasurer's Report

- September 2025 Financials
- Approval of 2026 Budget with Resolution
- Coupons and Letter
- CPA Audit and Engagement Letter (if available)

Committee Reports

- Landscape Committee report
- Maintenance Committee report
- ARB Committee Report

Manager's Report

- Legal update (Quarterly Report)
- Collections and Liens
- Violations

Old Business

- Online Voting Report
- Benches on Parkway

New Business

- Tree Removal Resolution
- Fire Inspection for Extinguishers and Emergency Lights

Open Forum (3 minutes per topic)

Adjournment