**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 12th, 2026**
**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 13th, 2025 Annual Membership Meeting
Review and Approve Minutes of prior Board Meeting – September 14th, 2026

OCSO Report

Treasurer's Report
- September 2026 Financials
- Approval of 2027 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

New Business
- Pool and Tennis Court Gate, Women's Bathroom Lock Repair Repair

Open Forum (3 minutes per topic)

Adjournment

Next meeting: Monday, November 9th, 2026, Joint Board and ARB Meeting