

MINUTES OF THE BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
July 2014

The July 14, 2014 organizational meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by President Cheryl Hoover. The meeting was held at the clubhouse. A quorum was established with Cheryl Hoover, Linda Mitchell, Nancy Powery, John Pasarella, Wayne Hunte, Winston Cooke, Bill Hendricks and Clyde Boutte in attendance. Bob Doane was absent. The management company was represented by Lisa Donohue.

**MINUTES APPROVAL**

**A motion was made to accept the June minutes by John and seconded by Clyde. All were in favor and the motion passed.**

**ADMINISTRATIVE MOTIONS AND EPM ACTION ITEMS**

1. Cheryl volunteered to chair the Doc Amendment committee unless someone else volunteered to do it.
2. **A motion was made by Nancy and seconded by Bill to hire Al Cook for one hour to find out about the property located next to Cypress Springs on Dean Road. Questions such as what the property is zoned for, what jurisdiction it is in and how it relates to Cypress Springs are to be answered. All were in favor and the motion passed.**
3. The Board requested that management find out from 5 Star Security about their rain policy and request that they vary the hours within the 7 day schedule. A copy of the weekly schedule is to be emailed to the manager along with the name of security officer on duty. Manager will then send schedule to Bill Hendricks for monitoring.
4. The Board agreed that the website should be changed to the simpler version but that the website name would remain the same. Management will expedite change.
5. A 7 day letter will be sent to the owner on Sienna Court to immediately remove the pile of tree limbs that he cut down and put in the yard of 10579 Satinwood Circle. Multiple neighbors saw the owner cut the branches and place them there. If owner does not remove branches, ULI will be hired and cost of removal will be placed on owners account.
6. Management to send a letter to owner on Branchwater who alleges that the trees that appear to be dead in his front yard are not, in fact, dead. Board requires a signed affidavit from a certified arborist that trees are still alive or trees must be removed.
7. Management to find out from fountain vendor what the \$3887.19 includes. Does this amount include electricity hookup and installation in pond?

**MAINTENANCE MOTIONS AND EPM ACTION ITEMS**

1. All of the trees in the community should be trimmed up to 12 feet by UIL at no charge per contract. Management to request action from UIL. In addition, a request for proposal to be submitted from UIL for all the trees to be trimmed past the 12 feet.
2. **A motion was made by Bill and seconded by Winston to have the Volleyball net removed by Two Eggs and let the grass grow over the sand. All agreed and the motion passed.**
3. The CIC committee requests a design drawing for the SW corner of the 4way from UIL.
4. All estimates from UIL must have a date of completion on the estimate.
5. **The plant beds will be made smaller by installing sod in them from Dean Road to Cypress Crossings for \$32,000. Bill made the motion and Nancy seconded it. The motion passed with four "yes" votes, one "no" vote and three abstentions.**

6. The maintenance committee will remove the fallen tree near the clubhouse.

**LEGAL AND FINANCIAL MOTIONS AND EPM ACTION ITEMS**

1. No final payment will be paid to Teska Dillard for the pool renovation until a final approval check is done by the maintenance committee.
2. Management to confirm with Al Cook that Hogan Landscaping received letter regarding conducting a business out of the home.

Management was excused from the meeting at approximately 9:20 so that the management contract renewal could be discussed. Time of adjournment unknown.

Minutes respectfully submitted for the Association Secretary by Lisa Donohue, CAM  
Approved by Association Secretary \_\_\_\_\_