

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
JUNE 11, 2018

The June 11, 2018 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:04 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Bob Doane, Brendan Ramirez, Winston Cooke Wayne Hunte and Clyde Bouette present. Jon Passerella was absent. The management company was represented by Lynn Edwards of Home River Group.

The Proof of Notice was signed by Cheryl Hoover, President.

MINUTES APPROVAL

A motion was made to accept the May 14, 2018 meeting minutes by Brendan and second by Clyde. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave a financial update through May 2018. He met with Tammy in Accounting again. He indicated the association was under budget by about \$40,000.
- Winston informed the Board he moved some money into the money market at .03% and 1.5% interest.

Committee Reports:

Landscape report was given by Winston.

- Winston read a letter from Ultimate Image where the vendor informed the association their monthly landscape invoice would increase from \$6846 to \$8250. The Board expressed their satisfaction with Ultimate Image but felt this was too high of an increase.
- Management was asked to draft a Request for Proposal and distribute to three landscape vendors. Winston will approve the RFP.
- Winston was asked to speak with Fred to determine a better pricing structure to benefit both the association and Ultimate Image
- Management was asked to give a 30 day notice to Ultimate Image in July to let them know the association wanted to go on a month to month contract.

Maintenance report was given by Larry.

- Larry placed stakes around the tennis court fence and replaced the lids on the electric boxes.
- Larry fixed the GFI switch in the kitchen and informed the Board the switch must remain in the 'on' position for the outlets to work in the pavilion.
- Cheryl wanted to recognize Gary for painting the clubhouse railings and pergola as well as replacing and painting the rotting boards around the

clubhouse planters. Painting of the clubhouse deck and concrete flooring is considered for the future..

- Bob reported he received his tennis court squeegee and asked management to check on his reimbursement check.
- Access to the pool was discussed as the signs say Dusk to Dawn. Cheryl advised she would like any adult already present to be permitted to stay and not have to leave. The Board agreed. Management was asked to inform Last Chance Security of this procedure.
- ARB report was given by Cheryl
 - There are no open ARB requests.

Mangers Report was given by Lynn

- Management advised the legal report was received from attorney Al Cook and included in Board packets. .
 - Branchwater: Attorney Al Cook was advised to hold on any further work while management attempts to collect from a third party with a quit claim.
 - Cypress Ridge Ledger sent to attorney as requested and Al was advised to proceed with the stipulation.
 - Branchwater: Had to wait 30 days from 5/2/18. Advised to file a new lien.
 - Sailaway: Ledger sent to Al and advised to send the foreclosure threat letter.
 - Shadow Leaf: Gave Al the authorization to do the lien and sent the ledger.
 - Prime: Cost deposit sent. Opening foreclosure case.
 - Satinwood: No money received and advised Al to proceed with foreclosure if possible. We would also like them forced to pay their post-petition assessments as required.
 - Green Branch : New owners are in place and advised Al to close the file.
 - Spring Brook : Proceed with foreclosure
- Violations were discussed, and report provided. Management was asked to let 1705 Lady Slipper know he does not have to replace the fence, but the trash cans are visible from the street and this would be a violation.

Old Business:

- Pool Deck: The Board was provided with two proposals to fix the cracked pool deck. Bob's pools for \$32,600 and RGA for \$2137.71. They want to go with RGA but asked if he can hold his price until early October so as to not close the pool.
- Solar at Brandy Mill: Management advised the solar has been ordered for \$476.85. Larry will do the installation.
- Management was asked to call Duke Energy and cancel the meter.
- Playground options were discussed, and Brendan announced he was working on the Orange County 10K grant to offset the cost. Cheryl motioned and Brendan second the motion to accept the Orange County

\$10K grant, as well as provide up to \$50,000 to build the playground. All in favor and the motion passed.

New Business

- Amenity Cards were discussed and the cut off date has passed. Several homeowners stated they did not have a card, or did not have the second card. Management advised them to contact Home River Group and a card would be mailed to them. From this date forward, cards will be charged \$25 unless it is a new homeowner within the last year who did not receive a card at closing.
- Two work orders were provided to the Board, from Gilman Pools. These were already approved via email. One was for replacing the adjustable Stenner Feeder for \$524 and the other was for replacing the 8' clamp on the flow meter and cleaning out the filter pits for \$368.

Open Floor

- Cheryl opened the floor to homeowners present but none wanted to speak

The meeting adjourned at 8:15 pm with a **motion from Cheryl**. The next meeting will be held on Monday, July 9, 2018 @ 7pm in the pavilion.