

MINUTES OF THE BOARD OF DIRECTORS  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
MAY 14, 2018

The May 14, 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, Jon Passerella,, and Winston Cooke present. Wayne Hunte and Clyde Bouette were 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 April 9, 2018 meeting minutes by Jon and second by Bob. All were in favor and the motion passed.**

Treasurer's Report:

- Winston gave a financial update through April 2018. He met with Accounting and cleared up over \$600 in late fees. He indicated the credit balances were correct with owners paying a year in advance.
- Winston is monitoring the 4 biggest invoices with Duke Energy which include the street lights, pool, fountain, clubhouse, pump and Eagles Glen fountain.

Committee Reports:

- Landscape report was given by Winston. He would like to experiment with some wildflowers seeding.
- Maintenance report was given by Larry.
  - Larry fixed the toilets and 5 breakers that were tripped with the party
  - There is a new lockbox on the fence.
  - Management was asked to contact a fencing company regarding the half moon black rods that extend the fence into the pond.
  - Larry will try to fix the ladies room door if he can. A locksmith might be needed.
  - Management was asked to contact Altech again regarding the two lights.
- ARB report was given by Cheryl
  - There are no open ARB requests.
  - Management was asked to check on 1700 Branchwater regarding their pool.

Mangers Report was given by Lynn

- Management advised the legal report was received from attorney Al Cooke .
  - Shadow Leaf Court needs approval for Mr. Cook to foreclose the lien but the Villas are ahead of us. The Board approved this to proceed with attorney Al Cook

- Blue Fox Court needs approval to proceed to foreclosure and AI is waiting on the cost deposit. Winston said the invoice didn't match and the \$410 did not seem correct. The Board would like this file to go to Martel and Ozim if the cost deposit has not been sent.
- Spring Brook Lane needs approval to go to foreclosure. The Board would rather this go to Martel and Ozim to carry through.

Wall Update was given by Winston

- The wall is done and this item can be removed from Board discussions.

Old Business:

- Security schedule will be addressed under new business.

New Business

- Amenity Cards were discussed and the cut off date of May 22, 2018 confirmed. New homeowners within the last year who did not receive a card at closing will be given one card complimentary. The second card or a lost card will be \$25.
- Management was asked to contact a concrete company about repairing the concrete at the pool where it is cracking. Per Larry it is in about 6 places.
- Parties were discussed, and the Board agreed that Last Chance Security will be onsite during party times. The pavilion rental will be an additional \$50 flat fee for the morning rental and \$50 for the evening rental to accommodate the security. The times for Security on a party day is 9am – 11pm if there is a party that day. Marcus will email security the rental schedule.
- Management was asked to call currently booked rentals and advise there will not be an increase in their cost for anything under deposit, but future bookings will. Further, no horses, ponies, bounce houses need to be communicated and added to the application.
- Management was asked to get the USB with the video of May 5 -6 vandalism to Officer Rida Langley as well as file the police report.
- Management was asked to check into the laser lights for security.

Open Floor

- Management was asked to obtain the solar lights for Brandy Mill and Cypress Springs Parkway. Altech will not do the installation. Cheryl motioned and Bob second the motion to approve the solar at Brandy Mill. All in favor and the motion passed.

The meeting adjourned at 8:12 pm with a **motion from Cheryl**. The next meeting will be held on Monday, June 11, 2018 @ 7pm in the pavilion.