

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
NOVEMBER 12, 2018

The November 12, 2018 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:01 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Bob Doane, Winston Cooke, Wayne Hunte, and John Passarella present. Clyde Bouette and Shawn Wethington were absent. None 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 October 8, 2018 meeting minutes by Wayne and second by Winston. All were in favor and the motion passed.

Off-Duty Sheriff's report:

- Rida Langley reported on the off-duty patrol. There was a suicide at the tennis court but the young man was not a resident of Cypress Springs.
- Parking a vehicle in a driveway without tags or proper tags is permissible.
- Parking a vehicle in the street might be a towable offense and she will check on it.
- Management was asked to check with the attorney regarding towing from a County Road and advise Rida.
- Management was asked to note there is a Blue Chevy Impala by 1724 Branchwater that should be towed. Also 10592 Satinwood is reporting a vehicle in violation also. Management will send violation notices.

Treasurer's Report:

- Winston gave a financial update through October 31, 2018. He indicated the association was approximately \$60,000 under budget.
- Management presented the Board with the 2018 Audit proposal from Cole and Associates. Winston will look at it and management will follow up.

Committee Reports:

Landscape report was given by Winston.

- Winston and Lynn did another walk-through with Arroyo Landscape. Phase I and II are complete except for mulch. Phase III proposal was received.
- Management was asked to follow up with Arroyo regarding a proposal for moss removal.
- Winston found 10 more dead pine trees. Management was asked to follow up with Sam, A Competitive Tree Service for a proposal. Winston and Lynn will tag the trees. Cheryl motioned and Winston second the motion to allow Sam with A Competitive Tree Service to remove the pine trees. All in favor and the motion passed.

- Management was asked to call the County regarding the water sitting on the sidewalks, especially by the 4-way stop.
- Winston motioned and Cheryl second the motion to approve the \$11,447.50 Arroyo proposal for phase III. All in favor and the motion passed.

Maintenance report was given by Larry.

- Larry reported that the entrance to Cypress Green needs a new transformer. He will get it.
- Larry reported that he will purchase the new flag and hooks for the tennis courts.

ARB report was given by Cheryl

- Cheryl reported all ARB requests are approved and there are no open requests at this time.

Manager's Report was given by Lynn

- Management provided the report for November 2018 in the Board packets.
- Violations were discussed, and report provided. Management continues to inspect the property twice per month as contracted.
- The Legal Report from Al Cook was not available but the legal report from Martel and Ozim had been received and management provided guidance to the matters on the report.
 - Mahogany Drive: approved to file the motion
 - Satinwood Circle: send forceful letter as the balance is lower
 - Blue Fox : approved to proceed with litigation and send cost deposit.
 - Water Hyacinth: approved to file the lien foreclosure and send cost deposit.
 - Spring Brook Lane: Attorney for forward payment received to association.
 - Forget Me Not Court: approved to send cost deposit and title search
 - Cypress Ridge covenant violation: not approved for mediation as the amount is small. Send another stronger letter.
 - Water Hyacinth Drive need attorney advice as they are also in foreclosure, collections and covenant violation. The Board would like to discuss options if they do not agree to mediation.

Old Business:

- The Board advised management to not violate political signs in yards and to remove any signs in common areas.
- The address sign on the pavilion has been installed.
- Bob will work on the larger address sign for the front of the clubhouse and pool areas.
- Cheryl motioned and Bob second the motion to accept the \$8000 proposal from William Keeton for the cleaning and painting of the pavilion floors. All in favor and the motion passed. Management was asked to check on his warranty regarding the adhesion of the paint.
- Management will follow up with RGA regarding the repairing of the cracks in the pool deck, picking up the sign and giving amenity cards to the two vendors for

access. The area will be closed from November 17, 2018 through November 30, 2018.

New Business

- The Board will begin decorating for the holidays on Saturday, December 1, 2018 and finish on Sunday December 2, 2018. This depends on when Two Eggs will clean the area after the December 1, 2018 party.
- Two Eggs should not move the pool furniture at this time.

Open Floor

- The meeting adjourned at 8:23 pm with a **motion from Cheryl.**

The next meeting will be held on Monday, December 10, 2018 @ 7pm in the pavilion