

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
OCTOBER 8, 2018

The Annual Meeting of the 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, Jon Passerella and Clyde Bouette present. Shawn Wethington was absent. The management company was represented by Lynn Edwards of Home River Group.

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

The Annual Meeting of the members did not reach quorum. 228 members were needed and only 59 proxies were received and 20 homeowners present. Therefore the Board moved into a regular Board meeting with Budget Adoption.

President, Cheryl Hoover asked the current Board if they would like to remain in their current positions and all confirmed.

MINUTES APPROVAL

A motion was made to accept the September 2018 meeting minutes by Clyde and second by Bob. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave a financial update through September 2018.
- Management advised the Board that the financials were not received in time to place in the packet's but Winston had approved them online.

Budget Adoption:

A motion was made by Bob and second by Cheryl to adopt the 2019 Budget as presented. All in favor and the motion passed. The Board authorized Home River Group to coordinate the year end audits and mail coupons as needed.

Landscape report was given by Winston.

- Winston provided the Board with proposals from Arroyo Landscape for Phase I and Phase II landscape revitalization. Phase I was proposed at \$10,543,000 and Phase II was proposed at \$9,200.50. Winston motioned and Cheryl second the motion to approve the Phase I and Phase II proposals as long as no red mulch was used. All in favor and the motion passed.
- Phase III was determined to be by the irrigation pump and main pond and anything else missed by Phase I and Phase II.
- Management was asked to let Arroyo know the ligustrums by the main entrance were not doing well.

Maintenance Report was given by Larry

- Cheryl read the report from Larry which advised there is a missing light pole where Duke Energy came out and secured the “hot” wires on Cypress Springs Parkway.
- Larry would like to purchase 2 faucets at \$120 each and 2 flushometer valves at \$79 each. Cheryl approved the expense.

ARB report was given by Cheryl

- Cheryl confirmed sheds should be 6 feet tall or less.

Manager’s Report was given by Lynn

- The Legal Report from Al Cook or Martel and Ozim was not available as they are quarterly.
- Yard Signs are authorized as it is close to an election but not permitted in common areas.
- Management asked if the UPS temporary storage trailer would be permitted during the holiday season this year and the Board approved.

Old Business:

- Management asked about the pool deck crack repair proposal as it was tabled until October. The Board asked management to send the proposal again for their review.

New Business

- Winston will solicit proposals for epoxy on the clubhouse floor.
- A homeowner asked if management would remind Arroyo Landscape about the pond behind Pepper Grass.
- Management was asked to remind Arroyo to fix the ruts their equipment makes if they mow in wet areas.
- Management was asked to check with Off-Duty Rida Landley regarding ticketing cars parked within 15 feet of an intersection.
- Management was asked to remind Arroyo Landscape to string cut the big lake on Branchwater.

Open Floor

- Marjorie asked about adding more budget for Christmas decorations and the Board authorized \$320 for moe lights.
- The meeting adjourned at 8:23 pm with a motion from Jon.

The next meeting will be held on Monday, November 12, 2018 @ 7pm in the pavilion.