

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
SEPTEMBER 10, 2018

The September 10, 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, Jon Passerella and Clyde Bouette and Shawn Wethington present. 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 August 13, 2018 meeting minutes by Shawn and second by Jon. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave a financial update through August 2018. He indicated the association was under budget.
- Management advised the Board that the financials were not received in time to place in the packet's but Winston had approved them online.
- Management advised the association was in budget draft mode and the annual meeting will also be a budget adoption meeting. Notices were mailed.

Committee Reports:

Landscape report was given by Winston.

- Winston announced Arroyo Landscape did a walk through with Winston, Lynn and Bob. They are working on a community landscape revamp. Several proposals have been received.
- Clyde motioned and Jon second the motion to accept the proposal from Arroyo for \$650 additional per month to trim around all ponds and common areas. All in favor and the motion passed.
- A homeowner asked management to let the landscape company know to cut all the way up to their fence.
- Homeowners were advised the County is responsible for all mowing around the ponds and pond algae.
- Clyde motioned and Cheryl second the motion to accept the Arroyo proposal of \$1450 to trim 40 palms around the clubhouse and pool. All in favor and the motion passed.
- Clyde motioned and Bob second the motion to allow Arroyo to match A Competitive Tree's proposal of \$1950 to remove the oak tree on the parkway, pine tree by Brandy Mill and pine tree in a homeowner's lot on Spring Brook. Also, up to \$500 additional can be spent on dead pine trees in the vicinity of 1915 Branchwater Trail. All in favor and the motion passed. Management was advised that if the pine tree at Spring Brooke is not on association property, then the

homeowner will be responsible. Management will contact the homeowner and request a survey again.

Maintenance report was given by Larry.

- Larry would like to buy batteries for flush valves for faucets. Cheryl approved the expense as it is under \$200.
- Larry would like to install LED lights on the flag pole. Cheryl approved the expense as it is under \$200.
- Bob asked Larry to look at the lock on the tennis court as it is not working.
- The Board asked Larry and Wallace to mow the Branchwater property again.

ARB report was given by Cheryl

- Cheryl asked the Boards advice regarding an ARB application for a shed that is 8 x 12. Cheryl asked management to check on previous sheds and see what the largest one approved measured before she makes a decision.

Manager's Report was given by Lynn

- Management provided the report for September 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 or Martel and Ozim was not available as they are quarterly.
- Management was asked to forward the collections report to the Board.

Old Business:

- Playground: Tabled until Brendan provides the packet for the Neighborhood Grant.

New Business

- Management will follow up on the address sign for the clubhouse
- Larry will check with Cheryl's husband, Gary regarding the painting around the clubhouse.

Open Floor

- Management was asked to contact Rida, Orange County off-duty regarding using marked cars instead of un-marked cars as there has been several break-ins of vehicles reported. Also the Board would like Rida to allow temporary parking in the Villas due to the construction and no driveway parking is available.
- The meeting adjourned at 7:52 pm with a **motion from Cheryl.**

The next meeting will be held on Monday, October 8, 2018 @ 7pm in the pavilion. This will be the budget adoption and annual meeting.