

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
JANUARY 14, 2019

The January 14, 2019 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:02 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Winston Cooke, Wayne Hunte, Shawn Wethington, Bob Doane and John Passarella present. Clyde Bouette 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 December 10, 2018 meeting minutes by Bob and second by Winston. All were in favor and the motion passed.

Maintenance report was given by Larry.

- Larry reported vandalism at the tennis court. The cameras picked up juvenile boys kicking the gates. Larry estimates \$80 to fix it.
- Management was asked to follow up with Angie with Lane Electronics regarding the time on the cameras. It is recording one hour off and the Board assumes this is due to Standard time verses daylight savings time.
- Arroyo damaged the electrical cords at Deer Lakes and one other entrance. Larry is going to try to fix it. Winston already informed Arroyo they may be charged for it.
- Management was asked to contact Orange County off-duty officer, Rida Langley and report the speeding from the 4-way stop to the dead end. More speed limit signs are needed.
- The County picked up the dead deer but dumped it at the end of the dead end street.

Giselle Ballorin spoke to the Board regarding the fitness classes.

- Giselle now offers 3 classes; 2 yoga and one Zumba.
- Giselle reported suspicious cars sitting in the parking lot when the classes end.
- Giselle would like another key to the kitchen area for her instructors.
- Giselle reported she removes the signs within the required 24 hours after the class.
- Giselle asked management to update the schedule on the CSOA website.

Treasurer's Report:

- Winston gave a financial update through December 31, 2018 .
- He indicated the association was getting interest for the money market.
- Winston advised the Board that the reserve account was also earning interest.
- Winston noted the association was \$35,000 under budget.
- Winston called the Boards attention to the GL titled "Legal Fees Reimbursed".

Committee Reports:

Landscape report was given by Winston.

- The association spent 30,000 in 2018 and were not done with the landscape updates yet.
- Mulch will be purchased in 2019.
- The ruts and the ant hills were going to be discussed with Arroyo Landscape.
- The dead pine trees have been removed so far but Winston asked owners and the Board to be on the lookout for dead trees as they had to be removed immediately.
- Management advised the Board that the open permit from the County was received and hung at the pavilion display case.
- Management was asked to follow up with Brendan again regarding the playground and to connect Shawn and Brendan if possible.

Maintenance report was given by Larry at the beginning of the meeting.

ARB report was given by Cheryl

- Cheryl reported she would like the Boards opinion on one ARB regarding a fence and a shed. The homeowner of Spring Brooke was present and discussed the ARB request with the Board. Cheryl asked for correspondence from the neighbors regarding the shed placement and shed height in relation to fence height.
- Management was asked to forward to Cheryl the associations documents and the verbiage regarding sheds and fences.

Manager's Report was given by Lynn

- Management provided the report for January 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- The Legal Report from Al Cook was included in the Board's packet but not discussed.
- The Legal Report from Martel and Ozim was included in the Board packets but not discussed.
- The Board was presented with a copy of an email from Attorney, Al Cook offering a settlement of \$2800 for the Secured Capital case. The balance owed is \$5803.04. The Board advised management to inform Mr. Cook that they are willing to work with this case, but that offer is too low and declined.
- The Board was presented with a copy of an email from Attorney Jason Martel asking about 2 addresses and the Boards approval to go into "offer to mediate" status. This would be an initial cost of \$250 per case but the attorney advises this is the next step. Cheryl motioned and Bob second the motion to send both cases to "offer to mediate" status. All in favor and the motion passed.

Old Business:

- No old business was discussed

New Business

- Management was asked to contact Dennis Last and inquire if he could provide security Monday, Tuesday, Thursday and Friday from 3:15 pm – 5:15 pm and Wednesday from 2:15 pm – 4:15 pm. This would be to report any vandalism at the tennis court and pool/pavilion area to the non-emergency sheriff.
- Winston asked management to order 4 signs titled “Under Surveillance” and they should be 18 inches by 24 inches.
- Management advised the Board the County declined to fix the flooding sidewalks but stated the association could do whatever they wanted to remedy the situation.
- Winston asked the Board to consider more cameras from Lane Electronics. Six cameras would cost approximately \$16,000 but would be upgraded and better. The Board tabled this discussion so that they could look into the “ring” and other options.
- Management was asked to write a nice letter to the owner with the large chunk of concrete in their yard.
- Management was asked to send violations to all basketball goals that are in or facing the street or sidewalk.
- Management was asked to send nice letters to all owners with cracked driveways stating it is only a matter of time before they are going to have to replace the driveway and they should consider options now.
- Management was asked to contact Rida Langly to discuss rubble strips or possibly increase hours due to the speeding situation.
- Management was asked to contact Alex regarding the sprinklers at Deer Lakes. They may need capped. The homeowner already informed Alex but management will follow up.
- Cheryl motioned and Winston second the motion to authorize management to order 12 more folding chairs. All in favor and the motion passed.

Open Floor

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

The next meeting will be held on Monday, February 11 , 2019 @ 7pm in the pavilion