

MINUTES OF THE BOARD OF DIRECTORS  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
MARCH 11, 2019

The March 11, 2019 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Winston Cooke, Bob Doane, John Passarella and Clyde Bouette and Shawn Wethington present. Wayne Hunte 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 February 11, 2019 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 February 2019 and stated the association is under budget. The board was provided with the Balance sheet and Income statement in the Board packets.

**Committee Reports:**

**Landscape report** was given by Winston.

- The Board was given proposals from Arroyo Landscape for the Phase IV project. Winston motioned and Cheryl second the motion to approve up to \$12,000 for phase IV and an additional 2 pallets of sod for ruts and low-lying areas. All in favor and the motion passed.
- Winston stated the crepe myrtles were trimmed by Arroyo Landscape and the invoice has been submitted.
- Management was asked to check with the County regarding the area between the sidewalk and the pump station on Cypress Springs Parkway. The Board would like clarity as to who owns and maintains this area. It has been reported that it is very wet and muddy.
- Winston informed the membership and Board that the annuals were still not available as Arroyo Landscape reported they are still too small to purchase.
- Winston reported Sam took down one pine tree and then found three more. Winston authorized him to remove the other 3 dead pine trees.
- Management was asked to see if the mulch and pine straw is going to be by the truck-load or bags.
- Management was asked to provide the Board with the amount spent the last time mulch was installed. This would have been in 2015 or 2016.

**Maintenance report** was given by Larry.

- Larry reported the speed limit signs are needed as he personally experienced a speeder on the Parkway. Management advised the County has an open ticket but stated it would be 10 – 12 weeks before they could do the study to determine if more signs are needed.
- Larry reported he was frustrated that Duke Energy had not sent a representative that “knew what they were doing” and he wanted power at the Brandy Mill entrance.
- Larry asked the Board if they wanted the back steps painted as the front ones were already done.
- Larry stated he was frustrated with Two Eggs Janitorial and they outsourced the pressure washing. He did not want them using the water from the clubhouse to fill their tanks and thought it caused a leak and flooding. Management will follow up with Two Eggs.
- Larry informed the Board that Sam, the tree guy, helped him raise the flag.
- Larry wants Lane Electronics to train the Board on the camera use.

**ARB report** was given by Cheryl

- A recent ARB report was provided to the Board in the Board packets.

**Manager’s Report** was given by Lynn

- Management provided the report for March 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- Cheryl motioned and Clyde second the motion to send the address on Satinwood who is working on vehicles in his driveway and yard to mediation. All in favor and the motion passed.
- A homeowner present asked if 1887 Branchwater Trail could be sent a letter regarding the tarp on their roof. Management will send the violation letter.
- A homeowner asked if management could send another letter to the house on Branchwater Trail with the basketball goal facing the street. Management will check on this home.
- The Board informed members present that some homeowner disputes cannot be remedied by the Board and this was out of their scope of power.
- Bob asked management to set up camera training with Lane Electronics for Saturday, March 16, 2019 if possible
- The Board asked management to set up Last Chance Security for Spring Break week and weekend and also to begin summer service the end of May. They would like the same dates and times as 2018.
- Management advised the Board that Attorney Al Cook was stopping all business March 28, 2019 and Attorney Jason Martel will be taking all matters. In discussions, management was advised Mr. Martel stated the HOA restrictions could be enforced if they are more restrictive than the County restrictions. Management was asked to look into this further and advise the Board. This is addressing the street parking and commercial equipment issue in the neighborhood.

### **Old Business:**

- Management was asked to set up training with the Board and Lane Electronics.
- Management advised the Board that the “under surveillance signs” were done and she would pick them up at Fast Signs and drop them at the pavilion.
- The playground was discussed. The Board decided that \$50,000 would be the maximum they could spend on the playground. Management provided one proposal from Creative Playthings in the Board packets and is expecting one more proposal from a second vendor.

### **New Business**

- Management asked the Board to consider amending their documents to include phase 1 and 2.

### **Open Floor**

- A homeowner asked management to call the County and report that the pond in the center of Branchwater Trail is not being treated or mowed.
- The meeting adjourned at 8:20 pm with a **motion from Cheryl**.

**The next meeting will be held on Monday, April 8, 2019 @ 7pm in the pavilion**