

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

The November 11, 2019 Board of Directors and Budget 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, John Passarella, Winston Cook, Bob Doane, Gina Dreistadt Linda Mitchell and Wayne Hunte present. No Board members 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 14, 2019 meeting minutes by Winston and second by Cheryl. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report. The financials for October 2019 were reviewed and Winston reported the association was operating under budget by approximately \$28,000.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the Board that Arroyo Landscape would go back to Thursday services and not Saturdays.
- Tree trimming has been scheduled by A Competitive Tree Service and will start in December to take advantage of the 10% discount.
- Mulch will be scheduled for March 2020

Maintenance report was given by Larry.

- Larry informed the Board that he would like to discard the wooden picnic table and purchase another one from Lowes. It should cost \$189. Cheryl authorized the purchase.
- Larry informed the Board that the electric at Brandy Mill is now working. Linda volunteered to check the timer and let Larry know as she thought it was not working.
- Alex advised the irrigation from Deer Lakes up to the first neighborhood has a problem. The voltage is not correct. He is still working on it.

ARB report was given by Cheryl

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

Playground report

- Management advised that the vendor for the playground checked in and stated the permit is almost done. They expect to start in a couple of weeks. The equipment is ready.

Manager's Report was given by Lynn

- Management provided the report for November 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- The legal report was included in the Board packets and Management advised she was working with Attorney Jason Martel and had provided all requested ledgers and information.
- Two address were included in the legal update portion of Board packets for Board information. The addresses were on Mahogany and Water Hyacinth and both involved bankruptcy procedures.

Old Business:

- Management advised that BPW stated they were done with pressure washing the common areas and had sent the invoice. Bob did a walk through and said the work was satisfactory except for a few agreed upon areas that BPW would rewash. Management was advised to pay 50% of the invoice until all work was complete and satisfactory.
- Management was asked to check on the progress of fencing the pump station by Deer Lakes.
- Bob advised the tennis court resurface was almost complete but the courts still need to remain closed until further notice.
- Larry advised his friend was not licensed and could not rewire the electric at the pavilion. Smithson Electric has placed the refrigerator on a separate circuit so he wanted to see if that worked before calling in an electrician.
- Winston advised the holiday decorating committees he had the decorations sorted and they could take them after the meeting. Several Board members stated they would do light decorating at the pavilion.

New Business

- Management advised the Board that Cole and Associates had presented an engagement letter to complete the associations 2019 Audit. The management company was not happy with their service for 2018 and was going to bid it out to different CPA firms.
- The Board was presented with a proposal from Lane Electronics for upgrading the DVR and adding a camera for the playground. The proposal was for \$6860.56. John asked management to forward the proposal electronically. The Board asked management to invite Lane Electronics to the next meeting to discuss a new system.

Open Floor

- A homeowner inquired about the possibility of changing the lights in the pond to something red and green for the holidays.
- A Board member inquired about the possibility of amending the ARB form to include a section advising homeowners to check with their neighbors before completing the request. Management was asked to check with the attorney if this is legal and advisable.

The meeting was adjourned at 8:17 pm by Cheryl Hoover

The next meeting will be held on Monday, December 9, 2019 at 7pm