

MINUTES OF THE BOARD OF DIRECTORS  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
October 12, 2020

The October 12, 2020 Board of Directors of the Cypress Springs Owners Association was called to order at 7:06 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, Gina Dreistadt Linda Mitchell, and John Passarella. 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 September 14, 2020 meeting minutes by Bob and Gina second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report. The financials for September 2020 were reviewed by Winston.
- Winston reported the association was slightly over budget by approximately \$5000.
- *Winston motioned to approve the 2021 Budget as presented with no increase in assessments. Linda second the motion. All in favor and the motion passed.*

**Committee Reports:**

**Landscape report** was given by Winston.

- The Board discussed the dead pine tree close to the wall on Satinwood Circle. It is in a homeowner's yard and the Board agreed this is homeowner responsibility.

**Playground report**

- There was no representative of the playground committee present.

**Maintenance report** was given by Larry

- Larry advised that he fixed the entrance lights that were damaged by Arroyo landscape.
- Larry advised the camera in the back by Deer Lakes was working and recording.
- Bob advised he did not like the quality of the new tennis court camera.

**ARB report** was given by Cheryl

- A recent ARB report was provided to the Board in the Board packets.
- The home on Sailaway Lane with questionable paint colors was represented by the daughter of the homeowners. The Board explained the issue and an agreement was made to give the owners 90 days to paint the trim the approved color.

- Management advised 2 certified letters went out regarding paint color. The home on Cypress Ride has asked for a time extension due to difficulty with his contracted painting company.

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

- Management provided the report for October 2020 in the Board packets.
- A collection matter was brought to the attention of the Board. This homeowner owes \$861.47. Management will hold for 2 weeks before submitting this file to the attorney for collection due to the cost.
- Management presented the Board with the contract for UPS holiday pod placement. The Board agreed to sign the contract and allow UPS to place delivery pods at the dead end. The payment is \$400 per month.
- Management presented the Board with a resolution for Official Document Inspection which was drafted by Martel and Ozim. Members present were briefed on the document. Cheryl and Winston signed the Resolution giving guidelines to Document Inspection for the Association.

**Old Business**

- Pressure washing of unsafe areas was discussed. Gina had provided a map of approximately 13 areas around the neighborhood that were slippery. Two proposals were provided by management. Mallard Systems proposal is \$1750 and Semper Fi proposed \$6700. *Gina motioned and Winston second the motion to authorize Mallard Systems \$170 to pressure wash the areas indicated on the provided map. All in favor and the motion passed.*

**New Business**

- *Cheryl motioned and Winston second the motion to roll the existing Board and positions for the next year. All in favor and the motion passed.*

**Open Floor**

- A homeowner expressed dissatisfaction with the violation she received regarding the cleaning of her roof.
- A homeowner expressed dissatisfaction with the violation he received regarding landscape and lawn mowing. This same homeowner advised the Board that Duke Energy would be around Mahogany Drive and possibly tearing out sidewalks to fix an electric problem in the area.
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The meeting was adjourned at 8:17 pm by Winston

**The next meeting will be held on Monday, November 9<sup>th</sup>, 2020 at 7pm.**