

MINUTES OF THE JOINT ARB AND BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.

December 13, 2021

The December 13th, 2021, Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by President Cheryl Hoover. The meeting was held at the Cypress Springs Clubhouse. A quorum of the ARB Committee as well as the Board of Directors was established with Cheryl Hoover, Winston Cooke, Gina Dreistadt, Linda Mitchell, Wayne Hunte and John Passarella present. Bob Doane was absent. The management company was represented by Lynn Edwards of Home River Group.

The Proof of Notice for the ARB Committee and Board of Directors was signed by Cheryl Hoover, President.

MINUTES APPROVAL

A motion was made to accept the November 8th, 2021, meeting minutes by John and Cheryl second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for November 2021. He reported that the association is under budget by approximately \$28,000 but there was a mulch invoice for \$18,000 still outstanding.
- Winston informed the Board that he secured a CD for \$100,000.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the Board that the annuals would be changed out in January.

Maintenance report was given by Larry.

- Larry reported he was still working on the rotten wood at the clubhouse.
- The flag is down again. He will wait on Alex with Sunshine Irrigation to use his lift.
- The bathroom floors were approved to be painted with an epoxy called Summer Haze.
- Larry can get GFI switches from Lowes or Amazon. This should help the Christmas lights tripping.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets. Cheryl reported most applications are for fences and roofs, and solar.
- Cheryl discussed an ARB application with the Board. The homeowner was present. The ARB is for a 15 x 30-foot screen in the back yard. A discussion ensued. The application was denied due to the distinction of a temporary structure in the back yard that cannot be seen from the street. This does not require an ARB approval and the HOA has no authority. The homeowner was told if neighbors complained, it could become a civil matter or an HOA matter.
- Management was asked to send an email blast that if Orange County does not pick up landscape items or empty cans, to please inform management and report to 311.

Manager's Report was given by Lynn.

- The Management report for December 2021 was provided in the Board packets.
- A collection report for December 2021 was provided in the Board packets
- A violation report was provided in the Board packets.

- The Rules and Regulations Resolution was discussed. Attorney’s Martel and Ozim provided the Board with a document titled “Cypress Springs Owners Association, Inc., Board Resolution-Commercial Vehicle, Parking and Driveway Maintenance Rules”
- Cheryl motioned and Gina second the motion to eliminate number 9 of the resolution which stated owners are responsible for vehicles that leak oil or fuel on the County roads in the community. All in favor and the motion passed.
- Cheryl motioned and Linda second the motion to approve the definition of “commercial Vehicle” as stated in the resolution. All in favor and the motion passed.
- The Board tabled the discussion on how they would like to enforce rules and regulations as it pertains to commercial vehicles.
- Cheryl motioned and Wayne second the motion to allow vehicles to park on the apron of the driveway as long as it did not block the sidewalk. All in favor and the motion passed.
- Cheryl motioned and Winston second the motion at prohibits a vehicle to be parked on any landscaped/grassy area of a Lot or on any portion of the grassy easement area. All in favor and the motion passed.
- Cheryl motioned and Gina second the motion that a major repair would be any vehicle that appears to be under repair for longer than 2 inspections. All in favor and the motion passed.
- John motioned and Cheryl second the motion that all vehicles must be longitudinally parked in the driveway. Apron parking is not considered driveway. All in favor and the motion passed.
- Cheryl motioned and Wayne second the motion that states owners must maintain driveways and any elevation difference in excess of two inches is prohibited. All in favor and the motion passed.
- Cheryl motioned and Gina second the motion approving 14 H & C Concrete Sealer colors and one driveway stain color called Slate Gray. All in favor and the motion passed.

Old Business

- None

New Business

- Larry reported the tennis court light switch was broken again. He will replace them.

Open Floor

- Winston suggested a Christmas light schematic plan and asked management to arrange with the volunteers. He would like them to record how many lights they put up, how many work, where they should be placed, and any lights needed for purchase for next year.
- Larry advised the Board that if a professional company was used for installation, he would not participate.
- Christmas lights will be removed the Saturday after New Year’s day; January 8th, 2022.

The meeting was adjourned at 8:24 pm by Wayne.

The next meeting will be held on Monday, January 10th , at 7pm.