

MINUTES OF THE JOINT ARB AND BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
March 8th, 2021

The March 8th, 2021 Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:01 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, Bob Doane, Gina Dreistadt, Wayne Hunte Linda Mitchell and John Passarella present. None were 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 February 8th, 2021 meeting minutes by Gina and Linda second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for February 2021.
- Winston informed the Board that the association was over budget by \$7500. This was due to the mulch invoice posted all at once instead of spreading it over the budget year.
- The receivables continue to be low. Winston believes homeowners are paying assessments on time.
- UPS owed the association \$800 for the seasonal pod placement. Management has been working diligently to receive the money. UPS paid \$2400. Management was asked to contact UPS and see if they would consider the over payment as prepayment for 2022 and 2023; rather than issue a reimbursement back to UPS for the overpayment.

Committee Reports:

Landscape report was given by Winston.

- Winston, Gary, and Larry planted 4 tabebuia trees. They are 25-gallon trees.
- Winston planted jasmine by the pool pump.

Maintenance report was given by Larry.

- Larry reported one of the new LED lights by the playground is not working. The electrical box is destroyed, and he thinks Arroyo Landscape hit it with the weed eater. Larry will see if he can fix it. Management was asked to advise Arroyo Landscape of the accident.
- Larry reported he will replace the tennis court light timer with a 2-hour timer.
- Management was asked to advise Gilman Pools of 4 lights out in the pool.
- The fountain by the club house is not working. Management will call Lake Fountains for the repair.

ARB report was given by Cheryl.

- Cheryl advised the Board she approved an aluminum sunroom addition with stipulations.
- Cheryl advised the home on Spring Brooke painted their driveway without ARB approval. It is not the approved driveway color, but it looks good. Management was asked to send a friendly violation that an ARB application needs submitted and should state the stipulations that if the paint fades, they will repaint. Also, the pool screen needs an ARB application.
- Management was asked to check on 1887 Branchwater Trail and the missing sod.

Manager's Report was given by Lynn.

- Management provided the report for March 2021 in the Board packets.
- Bob motioned and Winston second the motion to sign the Board Resolution and Assignment of Settlement Authority giving Cheryl Hoover authorization to attend the mediation with Owner Brenda Ramirez. All in favor and the motion passed.
- Bob motioned and Winston second the motion to sign the Board Resolution and Assignment of Settlement Authority giving Cheryl Hoover authorization to attend the mediation with Ownes Peter and Lorraine Duckie. All in favor and the motion passed.
- Management will forward the Settlement Authority Documents to the association attorney.
- Management presented the Board with the Notice of Intent to Lien for a home on Water Hyacinth Drive. The home is in violation of pressure washing but is also in collections. The Board decided to wait on the collection matter to be resolved and not execute a mediation request at this time.
- A violation report was provided to the Board via Board packets.

Old Business

None

New Business

- The Board discussed the possibility of renting the pavilion as well as providing pool furniture to homeowners. Management will ask Two Eggs Janitorial if they are able to provide essential cleaning due to the COVID pandemic. Management will draft an email blast advising homeowners of the situation. The Board will follow CDC guidelines and not allow rentals or furniture use until restrictions are lifted.
- Linda. advised there was water coming out of the Wall by Cypress Crossings. Gina will look and advise the Board.

Open Floor

None

The meeting was adjourned at 7:47 pm by Gina.

The next meeting will be held on Monday, March 8th, 2021 at 7pm.