

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

November 8, 2021

The November 8th, 2021, Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:05 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, Linda Mitchell, Wayne Hunte 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 October 11th, 2021 meeting minutes by Gina and Bob second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for October 2021. He reported that financials were not received in time for the meeting and would approve during the December 2021 meeting.

Orange County Traffic Division report

Christina Pichardo-Cruz with the Orange County Traffic Division gave a report to the Board regarding school children safety. The Board was asked to consider closing the parking lot of the CSI recreation area, pool, playground and tennis court during school drop off and pick up times. The Board was provided a map of the school and clubhouse area, which shows the entrance to school where cars enter and exit. The map also shows another exit west, about 150 feet with a newly installed speed bump, along with crossing guards, where the children exit.

Those children who lives in Cypress Springs 2 which is on the south side of Cypress Pavilion across from the school, will cross over, whereas children whose parents use our parking lot, which is on the North side of Cypress Pavilion, and the same side of the school, will not use the cross walk, but instead walk on the north sidewalk. This means they have to cross over the driveway, which is where cars enter and exit from the school, in order to meet their parents in the association's parking lot. The Board noted that a lot of the parents will park and walk to pickup their children at the school, which means that they are not crossing the school's driveway by themselves.

Ms Cruz asked that the Board consider blocking the parking lot off from parent parking to meet their children, would affect children crossing over the school's driveway entrance/exit and this would help eliminate the danger to the children. Ms. Cruz hoped that parents would then utilize the parent pick up loop at the school.

The Board asked if a crossing guard or a police officer could be present at the driveway entrance. It was explained that the driveway was the school's private property and as such those options were not viable.

The Board pointed out that our Home owners use that parking for access to the clubhouse facilities, and as such closing the parking lot would create a bigger traffic issue.

After careful consideration, the Board stated, that they feel that the parking lot was not the issue. The Board advised that a stop and yield sign were purchased and installed. The conversation closed that the recreation parking lot was not the issue, and that she should work out the issue with the school.

The Board declined this request.

- Management was asked to send an email blast to all homeowners encouraging them to use the school pick-up loop for pick up and drop off. Parking in the CSI parking lot is discouraged due to pedestrian safety.
- The Board advised Ms. Pichardo-Cruz that Yield and Stop signs had been purchased and installed to help with pedestrian safety.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the Board he received a proposal from Juniper Landscape to mulch the community using mulch and not pine needles. He is not ready to approve the proposal at this time.

Maintenance report was given by Larry.

- Larry reported rotten wood at the clubhouse.
- The men's room toilet was fixed by Ark Plumbing.
- The pool pump motor has been fixed and installed by Gilman Pools. The pool is open.
- Larry would like hydraulic lifts for the casing over the pool pumps.
- Alex will provide a proposal for a new pool pump motor which can be stored until needed.
- Larry replaced the American Flag.
- Larry and Gary installed the Yield and Stop signs by the entrance to the parking lot.
- Management was asked to replenish the \$500 Lowes Card for Larry

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 painting.
- Management asked for clarification on painting for garage doors. ARB applications will be updated with "Garage doors must be painted the base color of the home, white or with the trim color (with ARB approval). Only front doors may be the accent color. "

Manager's Report was given by Lynn.

- The Management report for November 2021 was provided in the Board packets.
- A collection report for November 2021 was provided in the Board packets which resulted in nine homeowners with the attorney.
- A violation report was provided in the Board packets.
- Management advised that the Rules and Regulations meeting will be scheduled for the December meeting.
- Management provided an H & C concrete Sealer's pamphlet with 14 approved seal colors.

Cheryl motioned and Gina second the motion to accept the 14 H & C Colors as approved colors for driveway seal colors with ARB approval. All in favor and the motion passed.

Old Business

- Stop and Yield signs are installed

New Business

- Management advised new amenity cards have been ordered from Lane Electronics.

Open Floor

- A homeowner reported the lights at Brand Mill were out again. Larry will look at them.

The meeting was adjourned at 7:57 by Winston

The next meeting will be held on Monday, December 13th, 2021, at 7pm.