

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

February 14, 2022

The February 14, 2022, Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:055PM 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 Bob Doane and John Passarella. 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 January 10th, 2022, meeting minutes by Gina and Winston second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for January 2022.
- Winston informed the Board that the HOA was approximately \$4,000 under budget.
- Winston motioned and Cheryl second the motion to approve the January 2022 Financials as presented. All in favor and the motion passed.

Committee Reports:

Landscape report was given by Winston.

Maintenance report was given by Cheryl

- Gary pressure washed the tennis courts.
- The board discussed purchasing a pressure washing machine.
- The board was informed the Christmas lights were sorted and checked.
- Larry will check on replacing the emergency back up light in the pavilion.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.

Manager's Report was given by Lynn.

- The Management report for February 2022 was provided in the Board packets.
- A collection report for February 2022 was provided in the Board packets
- A violation report was provided in the Board packets.
- The January quarterly legal report was provided in the Board packets.

Old Business

- Declaration Amendment: Liens upon transfer of title was tabled

New Business

Open Floor

The meeting was adjourned at 7:14 pm by Cheryl

The next meeting will be held on Monday, March 14th, 2022 at 7pm.