

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS and RULES AND
REGULATIONS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
July 11, 2022

The July 11th, 2022, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:02 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, and Bob Doane, 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 June 13th, 2022, meeting minutes by Gina and Wayne second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for June 2022.
- Winston informed the Board that the HOA was approximately \$25,000 under budget.
- Winston emailed the financial report to the Board.

Committee Reports:

Landscape report was given by Winston.

- Winston suggested the painting of the wall to wait until October or November.
- Winston asked management to get two \$500 Lowes cards for the paint.
- Management needs to know if the sidewalks and the wall are going to be pressure washed.

Maintenance report was given by Larry

- Larry advised there were stop signs at the exits of the neighborhoods.
- Maintenance is working on the steps at the clubhouse.
- Management was advised to not obtain decking contractor proposals at this time.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Management was asked to check on 10608 Spring Buck for an ARB application.

Manager's Report was given by Lynn.

- The Management report for July 2022 was provided in the Board packets.
- A collection report for July 2022 was provided in the Board packets
- A violation report for July 2022 was provided in the Board packets.
- Management produced 2 release of lien and one collection matter to the Board. These were approved to forward to the attorney.
- Management was asked to have Majestic Janitorial squeezy after mopping the floors.

Old Business

- Fiber was discussed. Blue Stream Fiber has decided to not enter a contract with the HOA due to the lack of signing an Exclusive Marketing Agreement.
- Pavilion rentals were discussed. Management advised the proposal from M & V Services was received but higher than Majestic Janitorial. The Board was asked to reconsider a re-proposal. The Board decided to continue with Majestic Janitorial at this time as they stated they would adhere to the Boards requests for better service.
- Monument signs were discussed. DEER LAKES lettering is to be picked up by Larry this week.

New Business

- A homeowner on Water Hyacinth asked the Board to reimburse \$120 for a dead tree. He stated the HOA's irrigation from the lot with the new build hit is new tree and over watered. The Board could not conclude that irrigation was the cause and stated continual rain may be the issue. Management was asked to advise the complaining homeowner that the HOA would not accept responsibility.
- Winston advised the Board that the new tree planted by Juniper Landscape at the pavilion was planted in a hole too small. It was not watered also. He will advise Juniper Landscape that they are responsible to replace the tree.

Open Floor

- Management was asked to check on 1725 Mahogany and the irregular new fence.
- Management was asked to email Larry the driveway stain colors.
- Management was asked to check on 10806 Satinwood regarding tents in the back yard.

The meeting was adjourned at 7:43 by Gina.

The next meeting will be held on Monday, August 8th, 2022, at 7pm.