

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS and RULES AND
REGULATIONS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
June 13, 2022

The June 13th, 2022, Board of Directors and Joint 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, 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 May 9th, 2022, meeting minutes by Bob and Wayne second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for May 2022.
- Winston informed the Board that the HOA was approximately \$27,000 under budget.
- Winston emailed the financial report to the Board.

Committee Reports:

Landscape report was given by Winston.

- *Winston motioned and Gna second the motion to approve the Arroyo Landscape invoice not to exceed \$7047. All in favor and he motion passed.*

Maintenance report was given by Larry

- Larry reported the front entrance and neighborhood monument signs were pressure washed. This saved the HOA approximately \$1200.
- Larry reported the steps at the pavilion will need replaced and painted soon.
- Management was asked to find a decking contractor regarding replacing the steps and decking.
- Alex found the irrigation leak at Eagles Glen. They will also resod.
- The HOA may need to replace some signs that are dirty, stained or missing.
- Larry suggested the wall will need repainted next year.
- Larry will purchase new LED lights at the front entrance.
- Winston will contact Doc Watts Electric regarding the emergency light hum as well as the newly installed ceiling fan that is making noise.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl asked the Board to discuss a home on Mahogany that would like to put a gate and fence on the front of the home. A discussion took place. The homeowner was asked to send a drawing and more clarity as to the size.
- John reported a home on Sable Point who painted their home without an ARB approval. Management was asked to send a violation letter.

Manager's Report was given by Lynn.

- The Management report for June 2022 was provided in the Board packets.
- A collection report for June 2022 was provided in the Board packets
- A violation report for June 2022 was provided in the Board packets.
- Management produced 2 collection matters to the Board. The Board asked management to hold for 30 days and send the notices again.

Old Business

- Fiber was discussed. The Town Hall produced 22 attendees for Blue Stream. Cheryl discussed the request from Blue Stream for an Exclusive Marketing Agreement. Several Board members expressed they were against promoting or referring any vendor and that fiber is a personal choice for homeowners. Management asked if any Board member would be willing to attend a conference call with Blue Stream. None were interested so Cheryl said she would attend if needed.
- Pavilion rentals were discussed. Management advised the proposal from M & V Services was never received. The Board discussed raising the rental fees by \$40 per event and revising the contract.
- *Cheryl motioned and Winston second the motion to order the letters for Deer Lakes sign from Fast Signs. All in favor and the motion passed.*
- *Cheryl motioned and Winston second the motion to not provide the HOA's mailing list to Blue Stream Fiber. All in favor and the motion passed.*

New Business

- Management was asked to find out how many homes in Cypress Springs are rentals.
- Management advised the Board that the police report and final disposition regarding the voyeurism at the pool was received. The offending homeowner's amenity access has been removed.

Open Floor

The meeting was adjourned at 8:11 by Cheryl.

The next meeting will be held on Monday, July 11th, 2022 at 7pm.