

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

February 13th, 2023

The February 13th, 2023, 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, Jennifer Sheehan, 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 January 9th, 2023 Board of Directors 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 2023.
- Winston informed the Board that the HOA was approximately \$1,300 over budget. This was anticipated and due to the pool repairs.

Committee Reports:

Landscape report was given by Winston.

- Winston reported he has a meeting set with Juniper Landscape to address the frost damage.

Maintenance report was given by Larry.

- The light pole in the parking lot and lights on the flag pole projects are complete.
- 6 rotten boards on the pavilion steps were replaced, repaired and painted.
- Management provided a proposal from Gilman for a new pump system totals \$16,870.50.
- Management provided a proposal from Southeast Pools for a new filtration renovation, pump system, plumbing, backwash container and flowmeter for \$44,700.
- Management provided a proposal from Gilman for replacing the depth markers tiles ad on skid pool deck depth markers for \$2449.50. Cheryl believes the HOA should be grandfathered in and asked management to contact the Health Department.
- Management was asked to obtain two more proposals for an entire new filtration system to compare with Southeast Pools.
- Management was asked to contact Gilman to inquire if they can maintain the pool if Southeast Pools installs the new filtration system.
- Management was asked to contact Southeast Pools to obtain a proposal to replace the tile depth markers.
- Larry replaced the light at the tennis court.
- Management was asked to obtain a proposal to trim the ligustrums in the planter boxes.
- Larry and Gary cleaned the p ine needles in the valleys on the roof of the clubhouse.
- Gary is cleaning the pool deck chairs. Management was asked to locate new webbing for 2 chairs.
- Larry estimated \$3000 to clean and paint the pavilion floors. This item was tabled.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl asked the Board about an ARB on Sienna Drive. The home is bright yellow, and complaints have come in. The homeowners were present. ***Cheryl motioned and Jennifer second the motion to allow the paint to fade for 6 months. If it did not meet ARB standards, the homeowners would complete a new ARB and repaint. Winston abstained from the vote. All others were in favor and the motion passed.***
- Management was asked to place the following verbiage on all violation letters: “An ARB application must be submitted and approved for any exterior changes to your home” .

Manager’s Report was given by Lynn.

- The quarterly legal report was not provided.
- The Management report for February 2023 was provided in the Board packets.
- A collection report for February 2023 was provided in the Board packets.
- A violation report for February 2023 was provided in the Board packets.
- The settlement offer from a homeowner on Cypress Ridge was provided. ***Cheryl motioned and Wayne second the motion to accept the offer with the stipulation that the cracked driveway must be addressed within 30 days of acceptance and resolved within 6 months. The homeowner must submit a time-table and remedy to the Board. All in favor and the motion passed.***

Old Business

- Management advised the Board that the additional 4 million dollar umbrella policy was signed and payment requested.
- Juniper Landscape replaced the missing mulch.

New Business

- ***Cheryl motioned and Jennifer second the motion to revise the Pavilion Rental agreement to state “Food trucks are not permitted” . Gina and Linda abstained. All others were in favor and the motion passed.***

Open Floor

- A homeowner asked about reports from OCSO. Management advised they were in contact with OCSO and they will provide monthly reports.
- A homeowner inquired about their ARB for a front porch addition. They were advised to resubmit the ARB with a level elevation and no permanent fence.

The meeting was adjourned at 8:23 pm by Cheryl.

The next meeting will be held on Monday, March 13th, 2023, at 7:00 pm.