

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
January 9th, 2023

The January 9th, 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 and John Passarella present. Linda Mitchell as 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 December 12, 2022, Board of Directors meeting minutes by Wayne and Jennifer second the motion. All were in favor and the motion passed.

OCSO Report:

- The OSCO report was given by Cheryl in Rida's absence. The records requested were not available to Rida and therefore management was instructed to do a records request to determine local neighborhood crime statistics in comparison to Cypress Springs. There would be a cost associated with the request and it is a lengthy process.
- Management read an email from Rida which stated that the 9 reports taken were made by road deputies. The deputies who are employed by CSO I HOA work to provide high visibility criminal infraction deterrence.

Treasurer's Report:

- Winston gave the Treasurer's report for January 2023.
- Winston informed the Board that the HOA was approximately \$4,300 over budget.
- *Winston motioned and Cheryl second the motion to approve the December financials as presented. All in favor and the motion carried.*

Committee Reports:

Landscape report was given by Winston.

- Winston reported quite a bit of frost damage. He will wait until February as some of the plants may come back. Juniper Landscape was consulted on his decision.
- *Winston motioned and Gina second the motion to trim the crepe myrtles for \$3140 in early February. All in favor and the motion carried.*
- Management was asked to advise Juniper Landscape regarding the crepe myrtles.

Maintenance report was given by Larry

- Larry gave the Maintenance report.
- The wall painting is complete.
- The letters at Cypress Green have been replaced.
- Larry is not happy with Gilman pools and the service on the impeller and motor.
- Larry will get a proposal from Alex for 2 fiberglass pool pump covers.

- Management was asked to check with Smithson Electric regarding the work completed on the GFI's up front and Cypress Green as well as the light for the flagpole at the pool.
- Larry is going to get a battery back-up for the computer room.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl asked the Board about an ARB request for a stone veneer front for a home on Pink Carnation. The homeowner was present and explained his request. Management was asked to approve with stipulations that the work was according to the explanation given at the meeting.

Manager's Report was given by Lynn.

- The quarterly legal report was not provided.
- The Management report for January 2023 was provided in the Board packets.
- A collection report for January 2023 was provided in the Board packets
- A violation report for January 2023 was provided in the Board packets.
- The Board discussed the umbrella limits and are interested in the 4 million umbrella for \$8977. Cheryl motioned to except the 4Million limit and John second the motion. After discussion, Cheryl withdrew her motion and John withdrew his second.
- Management was asked to check with Martel and Ozim regarding the HOA's umbrella policy limits and their recommendation.
- Management advised the Board that during the inspection, a speeding car was spotted on Cyress Pavilion Parkway. A few minutes later the car was spotted parked in front of a home on Mahogany Drive. The homeowner was present and was upset about the violation and stated management was mistaken. The violation was closed as management had reported to OCSO.

Old Business

- The pavilion floor cleaning and epoxy finish was tabled. Larry and Gary will do the work but the Board advised management to let the vendors that had submitted proposals know they were not successful.
- Management was asked to contact Juniper Landscape again regarding the sparse mulch from the 4-way stop down Cypress Springs Parkway toward Curry Ford Road.

New Business

No new business to discuss.

Open Floor

- A homeowner asked about the crime statistics from OCSO.
- Management was advised there was no soap in the men's locker room.

The meeting was adjourned at 8:16 by Cheryl.

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