

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
September 11, 2023

The September 11, 2023, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 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, Gina Dreistadt, John Passarella, Jennifer Sheehan, and Wayne Hunte. Linda Mitchell and Winston Cooke 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 August 14th, 2023 Board of Directors meeting minutes by Gina and Wayne second the motion. All were in favor and the motion passed.*

Treasurer's Report:

- Lynn gave the Treasurer's Report in Winston's absence.
- The HOA is approximately \$2000 over budget.

**Committee Reports:**

Landscape report was given by Gina

- *Gina motioned and Wayne second the motion to approve the Juniper Landscape proposal for \$1347 for annual change out. All in favor and the motion passed.*
- *Gina motioned and Jennifer second the motion to approve the Juniper Landscape proposal for \$1275 for trimming of 47 palms. All in favor and the motion passed.*
- Gina will contact Juniper Landscape to obtain a proposal for individual homeowners that want their palms trimmed also.

Maintenance report was given by Larry.

- Larry was upset because he thinks Gilman Pools changed the combination on the lock. Lynn was asked to contact Gilman and change the combination back.
- Larry reported the autofill on the pool was off over the weekend. He turned it back on.
- Larry advised the Board that he does not think Gilman Pools did proper algae treatment.
- Larry stated an electrician will be needed when the filtration system is replaced.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl asked the Board to look at a request for a sun/sail shade ARB. A discussion developed. Management was asked to advise the homeowner that the request could not be approved at this time pending further discussion as to the type, material, height, placement and other specifics that would need decided to properly approve requests for this type of shade.

**Manager's Report** was given by Lynn.

- The Management report for September 2023 was provided in the Board packets.
- A legal update was not provided as it is quarterly.
- A collection report for September 2023 was provided in the Board packets.
- A violation report for September 2023 was provided in the Board packets.
- Management provided a copy of the demand letter that was sent from the HOA's attorney to the suspected vandals of the tennis court light and fence.

**Old Business**

- Pool Maintenance was discussed.
- ***Cheryl motioned and Wayne second the motion to not approve the Gilman proposal for \$1130.50 to pressure wash the black algae in the pool. The motion passed.***
- The Board then discussed the issue of closing the pool. The issue was called to a vote. Jennifer, John, and Cheryl voted to close the pool. Wayne voted to keep the pool open, and Gina abstained from voting. The pool will remain closed.
- The Board was presented with the 3 proposals for resurface again. The Board asked Management to request a more detailed proposal from Southeast Pools and Theisen Brothers. The Board wants to know about existing plumbing, sealing around lights, existing pump lids, new valves and new tank inclusions.
- Management was asked to contact Alex to see if he can get Theisen to respond more quickly.

**New Business**

- The Board discussed the vandalism at the playground. Jennifer contacted the detective and provided the videos again. Lynn spoke with Rida and there is no movement on the case. The demand letter was sent from the HOA's attorney.

**Open Floor**

- Lynn advised the Board that there were two interested homeowners for the Compliance Committee. A homeowner from the audience gave her contact information as a third interested party.

The meeting was adjourned at 8:10 by Gina.

The next meeting will be held on Monday, October 9th, 2023, at 7:00 pm.