

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
February 12, 2024

The February 12, 2024, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:03 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, Jennifer Sheehan, John Passarella, Linda Mitchell, Wayne Hunte and Winston Cooke 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 8th, 2024, Board of Directors meeting minutes by Jennifer and Linda second the motion. All were in favor and the motion passed.

OCSO Report

Cheryl provided the OSCO report in Rida's absence.

- There were 4 traffic stops and several positive reactions with residents.

Treasurer's Report:

- Winston gave the Treasurer's Report and advised the HOA is approximately \$6,000 under budget.
- Winston would like to move \$200,000 from reserves into a 4.81% CD for one year.
- *Cheryl motioned and Wayne 2nd the motion to move \$200,000 from the reserve account into a 1-year CD. All in favor and the motion carried.*
- Winston advised that once the CD was purchased, \$89,000 would remain in reserves.

Committee Reports:

Landscape report was given by Winston.

- Annuals will be installed April 1st, 2024.
- *Winston motioned and Gina second the motion to approve the Juniper Landscape proposal for \$1935 for annual replacements which does not include Brandy Mill or Deer Lakes. All in favor and the motion carried.*

Maintenance report was given by Larry.

- Larry reported the lights are now working in the parking lot.
- Larry reported somebody used Theissen Brothers dumpster and was unauthorized. Management was asked to give information to Theissen Brothers so that the HOA would not be charged.
- Management was asked to reforward the Lane Electronics proposal for cameras in the parking lot.
- Larry would like no loitering signs.
- The maintenance committee fixed the coach lights at the front entrance.
- The maintenance committee fixed the lights on top; however, there are 4 lights that still need fixed at approximately \$100 each.

- *Cheryl motioned and Winston second the motion to fix the lights at the front entrance, not to exceed \$500. All in favor and the motion carried.*
- Management was asked to inquire of Lane Electronics if the hard drive for the cameras needs updated.
- Management was asked to inquire of Lane Electronics if the HOA has a 12-camera availability.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl asked the Board to consider a green house which is requesting a hunter green shingle roof. One member of the ARB committee did not approve while the other two members did. The management sent the approval letter.
- The Board is considering a Rules and Regulations meeting to consider several ARB issues.

Manager's Report was given by Lynn.

- The Management report for February 2024 was provided in the Board packets.
- A collection report for February 2024 was provided in the Board packets.
- A violation report for February 2024 was provided in the Board packets.
- Management advised that the trial regarding hurricane shutters is set for 2/27/24.
- Management advised that collections were approved per HOA documents.
- A homeowner from 1716 Branchwater asked the HOA to waive the \$75 Intent to lien charges due to a mix-up with his bill pay and accounting. The management will research and contact the homeowner.
- Violations were discussed. A homeowner asked for permission to have military signs in their yard. Management was asked to check with the HOA's attorney regarding changing the documents. Also, management was asked to keep a list of questionable HOA document matters that need changed.
- The Rules and Regulations meeting or document change list includes Signs, rentals, painting colors, parking, commercial parking and roofs.

Old Business

- Revamp of HOA documents (tabled)

New Business

- *Cheryl motioned and Linda second the motion to form a maintenance committee. Volunteers are not included in the HOA's insurance, and all liability will fall on the volunteer. Volunteers will be reimbursed for expenses incurred and could be issued a 1099 for taxation purposes. All in favor and the motion carried.*

Open Floor

- Management set up a meeting with Larry and Duke Energy to coordinate the box relocation.
- A homeowner asked about the relocation of the electrical panel at Deer Lakes. Management will check with Duke Energy.
- Management was asked to check on the home at the corner of Brandy Mill and Cypress Springs Parkway.
- Management was asked to check on the status of the pool repairs.

The meeting was adjourned at 8:07 by Cheryl.

The next meeting will be held on Monday, March 11, 2024, at 7:00 pm.