

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
May 13, 2024

The May 13, 2024, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:05 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, and Winston Cooke present. Wayne Hunte was 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 Meeting was signed by Cheryl Hoover, President.

MINUTES APPROVAL

A motion was made to accept the April 8, 2024 Board of Directors meeting minutes as published with a correction in the Treasurers Report. The amount of \$26,00 should be \$26,000 by Jen and Linda second the motion. All in favor and the motion passed.

Pool Resurface and Filtration Report:

- David Kellogg with Theisen Brothers Pools addressed the Board and membership. The filtration equipment arrived and is half installed. They hope to complete the installation by Friday. Then they need to finish the plumbing, complete the resurface and fill the pool with water. Then the chemicals need to be balanced. The anticipated opening date is June 1, 2024. The management asked if they could try to open by Memorial Day.
- Dave is going to send the pebble color to Management for a decision.
- Management expressed that a construction lien was placed on the job, and it should be removed.
- There is a 1-year warranty on the parts and labor.

OCSO Report

Treasurer's Report:

- Winston gave the Treasurer's Report, and the HOA is approximately \$33,000 under budget. This will change as the year progresses.

Committee Reports:

Landscape report was given by Winston.

- Annuals are in.

Maintenance report was given by Larry.

- Gary fixed the bench at the tennis court.
- Tom fixed the front entrance lights.
- Lane Electronics ran the cable for the new cameras.
- Tom presented the Board with a proposal to fill in the cracks at the pool for \$2500. Staining the pool deck would be another \$300-\$400. This item was tabled.
- Management was asked to set up O.P.4U as a vendor.

- Management was asked to contact Alex and Majestic Janitorial regarding the two-sided tape on the floor of the pavilion.
- The floor in the men's room needs fixed. Maintenance will take care of it.
- Mike and Tom will pressure -wash the facets.
- Management was asked to check with Majestic Cleaning and Last Chance regarding a check-list for pavilion rentals. The HOA would like to start charging renters for cleanup or repairs.
- Management was asked to get 3 estimates to replace the front steps. The work is to be done in January and February of 2025.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl addressed the Board regarding a request for artificial turf. The Board asked for an ARB application and samples of the requested turf.

Manager's Report was given by Lynn.

- The Management report for May 2024 was provided in the Board packets.
- A collection report for May 2024 was provided in the Board packets.
- A violation report for May 2024 was provided in the Board packets.

Old Business

- Parking lot cameras were discussed under maintenance committee.
- Pool resurface and filtration was previously discussed.
- Short term rentals and zoning was tabled.

New Business

- Document amendment regarding quorum requirements was discussed. Currently the HOA needs 75% of membership votes to affect an amendment. The Board is considering an amendment which would allow for 10% membership votes to affect a quorum. Management was asked to inquire of the attorney and move forward with noticing the meeting and providing proxies.

Open Floor

- A homeowner indicated that 10636b Satinwood Circle was in violation of covenant enforcement in the areas of fascia and landscape/trimming. Management advised the address was already at the attorney level and pending mediation.
- Management was asked to send an email blast regarding "things to report to 311". These items include unleashed dogs, overgrown back yards, improper structures, and noise disturbances.
- Management was asked to check into a grant for National Night out to initiate community building initiatives.
- A homeowner asked about pickleball at the tennis courts.

The meeting was adjourned at 7:54pm by Cheryl.

The next meeting will be held on Monday, June 10th, 2024, at 7:00 pm.