

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
June 8th, 2026

The June 8th, 2026, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by President, Bob Doane. 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 Winston Cooke, John Passarella, Chris Filchia and Bob Doane present. None were absent. The management company was represented by Lynn Edwards of Folio Association Management.

The Proof of Notice for the Board of Directors, and ARB Meeting was signed by Bob.

MINUTES APPROVAL

Winston motioned and John second the motion to approve May 11th, 2026, Meeting Minutes. All in favor and the motion passed.

Treasurer's Report: Winston

- Winston reported that currently the HOA is over budget by approximately \$8,600.
- Dues are expected to increase next year by 5%.
- May 2026 financials were approved by Winston.
- Management advised the CD was rolled at approximately 3.4%.

Committee Reports:

Landscape report was given by Winston.

- *Winston motioned and John second the motion to approve the Juniper Landscape proposal of \$2834.87 for annuals. All in favor and the motion passed.*

Maintenance report was given by Larry.

- Larry advised ducks are still being dumped in the community.
- *Winston motioned and Chris second the motion to approve the Lane Electronics proposal of \$3799 for cameras. All in favor and the motion passed.*
- Tom advised he is waiting on a proposal from Lane Electronics regarding the striker plate for the tennis courts. They would like a magnet latch, like the pool gate.

ARB report was given by Justin

- The ARB report was provided in the Board packets.
- *John motioned and Chris second the motion to approve the ARB for 10628 Spring Buck with the exception that states the homeowner obtain permits and will maintain the bushes along the intended fence. He obtained many approvals from residents, and the fence does not affect the sightlines of other homeowners. All in favor and the motion passed.*
- An ARB for 1841 Cypress Ridge was denied due to the height of the shed. The ARB says 6' but the attachment says 8'.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was included in the board packets.
- Collections are \$6587.46. Intent to lien \$656.07.
- The Management report for June was provided in the Board packets.
- A violation report for June 2026 was provided in the Board packets.
- Management advised the home on Marsh Cove was going to be in mediation. Chris was given settlement authority. Management will draft the resolution for settlement authority.
- Management asked about 4 addresses that needed Board approval to escalate to legal:
 - 1848 Blue Fox was discussed for debris at the front of the home. The Board will look at advise management.
 - 10739 Spring Buck was discussed for broken concrete in the driveway. Management sent the Cost deposit, and the matter is going to be litigated.
 - 1742 Terra Cota was discussed for tarps on the roof. This has been an issue since 11/25/25 and may be an insurance issue; however, the homeowner has not responded. Management was authorized to send this matter to the attorney.
 - 1810 Cypress Ridge was discussed. Management was advised to send this matter to the attorney.
- Management asked for approval to purchase a display board by the road, near the parking lot of the clubhouse/pavilion. This would be to display the meeting notices and agenda as well as other notices. Chris will investigate this.

Old Business

- Software update was tabled until Chris can investigate it.
- The “Release and Hold Harmless” documents were drafted by the attorney. Larry and Tom were given the documents. Management will ask the attorney to redraft a simpler document and omit \$100,000 insurance requirements.

New Business

- Management presented the Board with a Rule (drafted by the attorney) regarding video security cameras. This item was tabled until management could check with Lane Electronics regarding the capacity of the current system.
- Management advised that the pool permit has been applied for and paid for. It expires 6/30/26.
- The Board approved for Management to pay the final Gilman Pools invoice.
- A board member if the pool bathing capacity could be changed from 75 to 50. The board discussed this and decided to keep the capacity at 75.
- Christmas and Holiday decorating was discussed, and it was determined that if there were no homeowners willing to volunteer for decorating the monument signs – then that neighborhood would not be decorated.

Open Floor

- Winston asked management to secure the services of Wrightway Security for the Fourth of July holiday. This is a Saturday, so Wrightway will be onsite from 11 – 7 on their normal weekend shift. The Board would like them to be present from 7pm – 12 midnight on the holiday.
- A homeowner asked about the excessive church signs on the weekend. Larry will advise the church that signs can be placed after 5pm on Saturday and must be removed by noon on Sunday.

- ***Winston motioned to adjourn the meeting at 8:20 pm.***

The next meeting will be held on Monday, July 13th, 2026, at 7:00 pm.