

Cypress Creek HOA
Board of Director's Meeting
Thursday, November 4, 2004
Universal Unitarian Church

Approved Minutes

CALL TO ORDER: 7:02 p.m.

ROLL CALL: Christine Gamache, Terri Brisse, Bobbie Fuller, Mike Dion, Marty Cormier, Rodney Schwalbach, Marilyn Stanford

Minutes from October 7, 2004 Board meeting approved.

TREASURER'S REPORT: \$84,864 (total of both accounts), balance on fence: \$55,500. Amount left after fence: \$29,364. Expected end-of-year total: \$32K - \$35K. Mike addressed Christine about not receiving the financial and Board packet last month.

COMMITTEE REPORTS:

- A. Bylaws and CCR's Committee – Terri
 - 5 members: Piper Williamson, Terri Brisse, Terry Tobias, Harold Piatt, Bobbie Fuller. Still need reps from some of the streets. Rodney appealed to audience for members. Changes must be adopted by 60% of the homeowners.
- B. Welcoming: Nothing to report.
- C. Capital Improvements: Geoff Meiteen
 - Meeting approaching on Monday, November 8th, 7:00 p.m. at Mike Dion's house.
 - Wish list has approximately 20 items on it.
 - Budget: Geoff believes it should be around \$24,800. Rodney says he has no set figure, but agreed it should be in the \$20,000 range. Board working on finding exact amount, but must wait for Minutes to come back from Attorney.
- D. Landscape: Nothing to report.
- E. Neighborhood Watch: Rodney suggested combining Neighborhood Watch and City Relations. Board agreed. Marilyn has been working with City to help reduce noise levels on Todd Lane. However, City had several issues (trees, power lines, safety).
- F. City Relations: See above.
- G. Communication: Nothing to report.
- H. Architectural Control: Nothing to report.

NEW BUSINESS:

- A. Motion for single Board contact for dealing with law firm :
 - **MOTION:** Recommend Rodney Schwalbach to be single Board contact for dealing with law firm and that he have authority on behalf of the Board of Directors (BOD) to make decisions on behalf of the BOD.

- Motion made by Terri B., 2nd by Marilyn S., Motion carried unanimously.
- B. Web Host Renewal: MOTION: Approve \$150 for Web Hosting
 - Motion made by Marty C., 2nd by Mike D., Motion carried unanimously.
- C. El Salido Gutter and Street Upgrade: C.W. Schneider (City of Cedar Park) said that curbs and gutters are years away due to process and funding.
- D. Oct. 9 Greenbelt Cleanup: Went great! Pictures on website.
- E. December Blood Drive: Geoff Meiteen wants to have a neighborhood Blood Drive on December 11th from 11:00 a.m. to 1:00 p.m. Wants Board to help by emailing homeowners and handing out flyers.
- F. Landscape Contract: Marilyn would like Proscap to notify us after they have been out so we can verify what was done. Committee to look at RFP and make recommendations to Board. Send any information or comments to Marilyn.
- G. Extra Fence Purchase: Board decided against purchasing additional fencing.
- H. 2005 Budget: Mike needs records to better determine amount needed. Christine to find dollar amount set aside for Capital Improvements.
- I. Dues to be lowered by \$6 per house per quarter, thereby leaving \$4500 in reserve for next year.
 - MOTION:
 - 1) Lower insurance from \$4,500 to \$4,300
 - 2) Lower Office Supplies from \$1,800 to \$1,500
 - 3) Lower Freight & Postage from \$1,000 to \$750
 - 4) Add line-item "Capital Improvements" with \$500
 - 5) Add line-item "Reserve" with \$4,000
 - 6) Adjust dues to give us zero (\$0.00) net income.
 - Motion made by Mike D., 2nd by Marty C., Motion carried unanimously.

BOARD MEMBER OPEN FORUM

- A. Terri – Wants minutes posted sooner.
- B. Mike – Wants Standing Rules amended for the fence. "Homeowner must notify Alliance immediately if fence is damaged by someone so that we can seek compensation from that person's insurance company".
- C. Mike – Addressed the \$15 late fees (per month) and stated that Alliance is not sending out statements, causing homeowner's late fees. Mike to set up appointment with Jenny (Alliance) to change this.
- D.

VISITOR OPEN FORUM

- A. Charlie Horn: 1) Upset that he did not receive written notice prior to his fence being removed. His dog is missing. 2) Said his questions not answered from the last meeting. Rodney reformed him that the Board is not allowed to answer questions related to the case. Rodney then answered applicable questions (which had been approved by the Attorney). 3) Charlie asked Marilyn S. to make a motion to call a special meeting of the Association. Marilyn declined. Rest of Board concurred.
- B. Elmo Vinas: Stated that he was told by Alliance that any overages from the fence would go back to the homeowner (like a rebate). Rodney apologized for the misinformation from Alliance.

Meeting adjourned at 8:54 p.m.