

Cypress Creek HOA  
Board of Director's Meeting  
Thursday, January 6, 2005  
Universal Unitarian Church  
**Approved Minutes**

**CALL TO ORDER:** 7:00 p.m.

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

**Minutes** from November 4, 2004 Board meeting approved. There were no minutes from December 2004 because meeting was cancelled due to Board Members' holiday plans.

Board met in Executive Session to discuss private matters dealing with the lawsuit.

**TREASURER'S REPORT:** \$28,000 in cash (end-of-year). Legal fees at end-of-year were \$4954 (\$240 was budgeted for year).

**NEW BUSINESS:**

1. The lawsuit is continuing. Rodney remains point-of-contact for issues.
  - Board has received a "Request for Production" stemming from the lawsuit.
2. Audit: **Motion:** (Mike Dion) To hire appropriate firm to perform a three year audit covering the years 2002-2004.
  - 2<sup>nd</sup> by Terri Brisse.
  - Discussion: Board is okay with using the firm (Steve Tilson, CPA) recommended by Alliance since the firm is not associated with Alliance.
  - Motion carried. Tilson to confirm original estimation of completion.
  - During the motion, Curt Aydelotte expressed his desire and reasoning to have the Board buy replacement boards for the new fence. The Board explained that this was discussed during the November Board meeting and that it had already been voted down due to extra cost to homeowners.
3. Capital Improvements:
  - Announcement that Geoff Meiteen resigned as head of committee.
  - Rodney expressed desire to table the committee until April. By then, the audit will be complete and it will be known exactly how much money is in the Capital Improvement fund.
  - Christine to ask Proscap if they dug up the landscaping along Wilson Way.
  - Mike wants the Landscape Committee to come up with a proposal for Spring.
  - **Motion:** (Mike Dion) To dissolve the Capital Improvement Committee.
  - 2<sup>nd</sup>: Marilyn
  - Motion carried with Rodney abstaining.
4. Amend budget to add \$75 to "Recreation" for October, 2005.
  - **Motion:** (Mike) To approve 2005 budget as amended.
  - 2<sup>nd</sup>: Marilyn
  - Motion carried

5. Terry Tobias and Marty Cormier submitted resignations earlier in the month. Board decided against replacing them and decided to wait for the April meeting so that the homeowners could decide.
6. Matt Brisse to remain as Webmaster. He will stay in contact with Frank Rhodes (who took over the newsletter).
7. Christine will set up the April 7<sup>th</sup> meeting at Cypress Elementary (7pm – 9pm).

#### **COMMITTEE REPORTS:**

- A. Bylaws & CCR's – Terri: Nothing to report
- B. Welcoming: 2 new homeowners. Christine to let committee know when new people move in.
- C. Capital Improvements: Nothing to report (see above minutes for discussion).
- D. Landscape: "Yard of the Month" is on hold until winter is over.
- E. Neighborhood Watch: Nothing to report.
- F. City Relations: Blue Santa was a huge success due to support of neighbors and ToysRUs.
- G. Communication: Nothing to report.
- H. Architectural Control: Nothing to report.

#### **BOARD MEMBER OPEN FORUM**

#### **VISITOR OPEN FORUM**

- A. Ed Theiss: Wondered if fence construction was complete. Rodney stated that it was complete except for warranty work.
- B. Charlie Horn: Distributed a large packet. He hired an attorney and wants the Board to reimburse him. Charlie also wants to know if all Board members are current on their dues. He wants a "laundry list" and emails from the Capital Improvement committee. He was told that there was no formal "laundry list" of things to do as the committee members jotted down their own "wishes". This came from Marilyn, who was a member of the committee.

**Meeting adjourned at 8:30 p.m.**