

Cypress Creek HOA
Board of Director's Meeting
Thursday, July 7, 2005
Universal Unitarian Church
Minutes

CALL TO ORDER: 7:03 p.m.

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

Minutes from June 2005 Board meeting not approved due to Secretary's (Charlie Horn) absence. Bobbie to take minutes for July meeting.

TREASURER'S REPORT: Cash-on-hand (minus prepaid dues): \$35,642 – Prepaid Dues (\$1,117) – Acct. payable (\$1,823) for a net balance of \$32,702. More refunds coming from Alliance.

NEW BUSINESS:

- A. Amendment Ballots: All have been approved. We now need to file with the County. Alliance to provide a final official tally so that Connie can draw up the official papers.

MOTION: Pending final review from Alliance, I move to have Connie Heyer draw up the amended Articles of Incorporation and submit to Board via email for review and subsequently file with the County.

Motion: Terri 2nd: Marilyn Motion carried unanimously by those present.

- B. Lawsuit Status:

Rodney read the following into the minutes:

Fact - The lawsuit was settled over 90 days ago

Fact - The Board and the Association complied with the terms within 30 days

Fact - Plaintiffs have not fulfilled their term of settlement

Fact - Only after numerous requests, one single letter has been sent by their attorney

Fact - Even after the AHRC webmaster acknowledged Plaintiff's ability to "edit" the website postings, no changes have been made

Fact - The Board has a fiduciary obligation to report previous years activities as was done in the Newsletter

Fact - Rather than concentrating their efforts to remove the AHRC website posts, the Plaintiffs have threatened legal action if the Board does not retract the newsletter

Fact - The suit was dismissed voluntarily
Fact - The individuals were removed within three weeks of original filing
Fact - The AHRC posts by the Plaintiffs imply that the suit is still active and all individuals are still named

MOTION: The Board will give George Zelinski and his attorney until July 21st to resolve the AHRC issue before we direct our attorney, Chris Mugica, to take legal action to enforce the terms of the lawsuit settlement.
Motion: Terri 2nd: Harold Motion carried unanimously.

- C. Single Family Issue: Board had Alliance sent Eleanor Way homeowner a violation letter last month stating that he was in violation of 2 articles. A second letter was sent this month both by regular and registered mail.
- D. Proscapes Update: Nothing to report due to absence of Charlie.
- E. National Night Out: Harold: We are registered with the National website. Harold is trying to locate a point-of-contact at Target (since they are a sponsor). Target is supposed to supply us with drinks, chips, etc.)

COMMITTEE REPORTS:

- A. Bylaws & CCR's – Terri: 1st meeting scheduled for July 12, 7:00 p.m. at Terri's house.
- B. Welcoming: We have 4 new homeowners. Committee to get packets and cookies to them.
- C. Landscape: Yard of the Month is 2300 Eleanor Way.
- D. Neighborhood Watch: Nothing to report.
- E. City Relations: Nothing to report.
- F. Communications: Newsletter looked great!
- G. Capital Improvements:

MOTION: To approve \$400 for the Landscape Committee to buy materials necessary to improve the bed on Wilson Way.

Motion: Harold 2nd: Mike Motion carried unanimously.

Terri to go to Home Depot and price materials.

- H. Architectural Control: : Nothing to report.

BOARD MEMBER OPEN FORUM

October 14 is the tentative date for the community meeting at Milburn park.

Rodney to talk to Connie about bylaw issue.

VISITOR OPEN FORUM

No brave souls came forward. That, or everyone was happy.

Meeting adjourned at 8:55 p.m.