

Cypress Creek HOA
Board of Director's Meeting
Thursday, May 5, 2005
Universal Unitarian Church
Minutes

CALL TO ORDER: 7:01 p.m.

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

Minutes from March 3, 2005, Board meeting approved.

TREASURER'S REPORT: Cash-on-hand (minus prepaid dues): \$41,956 – Prepaid Dues for a net balance of \$34,876. Rodney stated that he signed the Audit statements.

NEW BUSINESS:

- A. Amendment Ballots: Amendments 1 and 2 passed, 10 votes needed to pass Amendment 3, and 1 to pass Amendment 4. Rodney and Mike explained to new Board members how the Articles of Incorporation, CCR's, and Bylaws operate.
- B. Board members signed the "Board Member Responsibility" document.
- C. Board Terms: The following members were elected to the corresponding terms:
 - 1. Marilyn and Mike: 3 year terms
 - 2. Bobbie and Terri: 2 year terms
 - 3. Rodney, Harold, and Charlie: 1 year terms

The terms were assigned in conjunction with who received the most votes at the April General meeting. The two top vote-getters got the 3 year terms, etc. Meetings will continue to be held on the first Thursday of the month from 7 pm – 9 pm unless otherwise notified.

- D. Lawsuit Status: AHRC has not yet taken down defendants' names from the website. Rodney to call Chris and Connie about possible action.
- E. Approval of Webmaster:

MOTION: "The Board will pass a standing rule prohibiting the intentional transfer of viruses or Trojan Horse programs from the CCHOA website. The Board will also restrict the information monitored by the webmaster to consist of only that necessary to the maintenance of the website."
Motion by: Mike, 2nd by: Marilyn, Motion carried.

MOTION: "To approve Matt Brisse as Webmaster"
Motion by: Marilyn, 2nd by: Mike, Motion carried

- F. Capital Improvements: Charlie to head up committee. Harold would like to see aesthetics taken care of first.

- G. 2005 General Meeting Minutes: Rodney to get his notes to Bobbie. Bobbie to get legal wording issues from Connie after getting notes from Rodney. Will be posted as DRAFT notes before April 2006 meeting.
- H. Only 1 person signed up at General meeting for a committee (ACC)

COMMITTEE REPORTS:

- A. Bylaws & CCR's – Terri: Nothing to report.
- B. Welcoming: Some new people moved in, but we are still having trouble getting notification of when new people arrive.
- C. Landscape: Starting “Yard of the Month” again. Proscape update: They are coming out to fix up the area by the sign across from Clay Ln. Also putting in lantana to replace where they pulled up the flowers on accident. Charlie to monitor Proscape.
- D. Neighborhood Watch: National Night Out gearing up.
- E. City Relations: Bobbie to take over Committee
- F. Communication: Website getting approximately 3200 hits this month. Top visits are “What’s New” and “Houses for Sale”. Board instructed Matt to remove police alerts after 2 weeks unless otherwise notified. Matt will remove references to the lawsuit month after settlement date. Seanna Wheeler to take over Communications committee.
- G. Architectural Control: Vicki Parrish resigned and Paul Baker joined.

BOARD MEMBER OPEN FORUM

MOTION: “To approve ratification of all past Board actions since the 2004 AGM, including the Special Assessment for the fence, suspension of voting rights, signing of the fence contract with Concretex, and the assessments with modifications for the years 2000 through today.”

Motion made by Mike, 2nd by Bobbie. Motion carried 5-2 (Charlie and Harold nay votes)

Mike approached Alliance with Billing issues. Christine to set up meeting between Mike and Greg (Alliance President).

VISITOR OPEN FORUM

- A. Mr. Johnson made a suggestion to change the top document (Articles of Incorporation) to allow us to go from “60% of the homeowners” to “50% + 1”, which is a simple majority. Board agreed it was a good idea and will look into it.
- B. Officer Elections:
 - 1. President: Rodney Schwalbach
 - 2. V. President: Terri Brisse
 - 3. Secretary: Charlie Horn
 - 4. Treasurer: Mike Dion
- C. **MOTION:** “To approve the afore-mentioned slate of officers as presented”
Motion by Mike, 2nd by Harold, Motion carried

Meeting adjourned at 8:57 p.m.