

Cypress Creek HOA
Board of Directors Meeting
Thursday October 6 '05 7:00 PM to 9:00 PM
Universal Unitarian Church
**Approved
MINUTES**

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

In Attendance: Christine Gamache (Alliance), Charlie Horn, Bobbie Fuller, Terri Brisse, Michael Dion and Rodney Schwalbach.

Charlie Horn announced that he resigned as Secretary and stated that a replacement needed to be found.

REVIEW AND APPROVAL OF September 5th '05 MINUTES: Minutes approved

FINANCIAL REPORT FROM TREASURER: Mike presented report to be posted

Discussion on when to perform another audit: 3 year, 2 year, and every year was discussed. Board agreed that since one was done this year, we should wait another year before considering another audit.

NEW BUSINESS:

1. Amendments – status of filing with County – Christine: Ready to file. Christine will now send them to the County. The revised amendments will be mailed with the next mailing.
2. October Meeting/Social: Mayor, Realtors, Fire Dept, Police Dept all lined up as Guest Speakers. We will have a parade with awards for best entries. Door prizes, games for kids, hot dogs, fruit, beans, possibly an Asto-jump.
3. Fence Repair: Thank you Dave from Concretex! Dave repaired our fence pro-bono.
4. El Salido Road Construction – Water and Electric under road?:
5. Landscaping and mowing Contract: We will solicit new bids as soon as Christine makes sure the bid contract form is current. Board will review the form. Proscapes contract is month-to-month.
6. Status on Single-Family violation issue: Rodney explained the new developments. Due to these developments, the violation processed was resumed and the homeowner's been sent their 3rd violation letter. Board wants Attorney (Connie Heyer) to look into our options.
7. 2006 Budget: Discussion of lowering the dues by \$6 per month. Mike and Christine to check figures before next meeting. Mike still wants Christine to check the accounting process and make it visible to the Board.
8. Closing of Lawsuit issue, Final Status: Rodney to contact Chris Mugica for status.

COMMITTEE REPORTS:

- Bylaws and CC&R's Revision Committee –Terri: Nothing to report
- Welcoming Committee – Terri: Nothing to report
- Landscape Committee – Yard of the Month: The Rogers on Eleanor Way. Marty want to make sure the Wilson Way entrance is beautified.
- Neighborhood Watch Committee – Marilyn/Harold: Nothing to report.
- City Relations Committee – Bobbie: Bobbie will talk to City about running water and electricity under road.
- Communication Committee – Seana: (Seana not in attendance)

- Capital Improvements Committee – Terri/Charlie: Charlie to give an update in the next 2 weeks. Looking into street lamp posts, cleaning up areas, spraying mulch, a gazebo, etc.
- Architectural Control Committee – Rodney: Nothing to report.
- **MOTION**: To appoint Bobbie Fuller as Secretary.
Motion by: Harold 2nd: Charlie Motion carried.

BOARD MEMBERS OPEN FORUM:

1. Terri saved money on the newsletter by getting some discounts.

VISITOR OPEN FORUM: Each speaker will be limited to three (3) minutes.

Sign up sheet to be available for those homeowners wishing to address the Board.

ADJOURN: 8:12 p.m.