

Cypress Creek HOA
Board of Directors Meeting
Thursday 5 January '06 7:00 PM to 9:00 PM
Universal Unitarian Church
MINUTES

CALL TO ORDER: 7:05 P.M.

ROLL CALL:

Roll Call: Terri Brisse, Marilyn Stanford, Bobbie Fuller, Harold Piatt, Michael Dion and Rodney Schwalbach, Lou Fonteno (Alliance), Chris Harrison (Alliance)

REVIEW AND APPROVAL OF 1 DECEMBER '05 MINUTES: Minutes approved.

FINANCIAL REPORT FROM TREASURER:

\$39,610 available.

\$90 charge for collection fee which Alliance still cannot explain how it is calculated after asking for that information for almost 2 years.

Four delinquent accounts over \$63 totaling \$2011.

Four accounts had title searches done. What is the new policy on this? Discussion on policy. Mike to follow up with Alliance on the charges.

NEW BUSINESS:

1. Status of Baker Issue: Judge decided to keep injunction in place until the hearing, which was set for November 6, 2006. This means that the homeowner will not be able to rent out rooms to anyone for any reason until the hearing has been held.
2. Capital Improvements Progress/Timeline: Need a new Committee Head. Terri to approach Ed Theiss and Curt Aydelotte about taking it over. Marty Cormier agreed that the Capital Improvements committee and the Landscape committee need to work together.
3. Violations and Delinquencies: Homeowner with a metal shed discussed. New system of dealing with violations discussed by Lou.
4. Landscaping and mowing contract – Marty: New lawn service to begin this month. Dane Seward of the Premier Groundskeeper introduced. Rodney signed new contract during the meeting.
5. Hardscaping Proposal – Marty: Dane Seward and Marty discussed proposed plans for entrance way upgrades. Bottom line dollar on contract: \$7825. Marty would like an additional \$1000 for electrical upgrade.

MOTION: To approve \$9000 plus tax for the upgrade of the entry ways on Wilson Way and Clay Lane. Leftover money to either be used on plants or to revert back to the Association.

Motion by: Harold 2nd: Mike Motion carried unanimously.

6. Holiday lighting, signs, music, etc. : Homeowner on Sharon (Frank Rhodes) with the fantastic light display plans to broadcast the music on an FM channel next year to help cut down on the audible music. He asked for an exception to the ACC rules.

MOTION: To allow homeowners to erect holiday signs and decorations contrary to the signs and noise restrictions of the ACC rules with ACC or Board approval.

Motion by: Harold 2nd: Marilyn Motion carried unanimously.

COMMITTEE REPORTS:

- Bylaws and CC&R's Revision Committee –Terri: Nothing to report.
- Welcoming Committee – Terri: Nothing to report.
- Landscape Committee – Marty: See above.
- City Relations Committee – Bobbie: Nothing to report. Bobbie to ask Sam Roberts about the section of Anderson Mill road that connects to Volente Road (now Anderson Mill).
- Communication Committee – Matt: Website going great.
- Capital Improvements Committee – Terri: Nothing to report.
- Architectural Control Committee – Rodney: One ACC request: To put composite shingles on a playhouse. It was approved.

BOARD MEMBERS OPEN FORUM:

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

Matt Brisse: Wondered if anyone was maintaining the entrance by Clay Lane. Matt would like to lay a loose stone path between El Salido and the High School. Board thought it was a great idea, pending coordination with the Capital Improvement committee.

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

ADJOURN: 8:31 p.m.