

Cypress Creek HOA
Board of Directors Meeting
Thursday 20 July '06 - 7:00 PM to 9:00 PM
Universal Unitarian Church
DRAFT
Agenda

Call to Order: 7:01 p.m.

Roll call:

Marilyn Stanford, Terri Brisse, Bobbie Fuller, Tom Kruger, Curt Aydelotte, Mike Dion. Marty Cormier, Dan Beaman, Alex Aguilar, and Steve Lopez also in attendance.

Review and Approval of 15 June '06 Minutes: Minutes approved.

Financial Report from Treasurer. – Mike Dion: There is \$135.31 is missing from our Operating Account from the May accounting cycle. After June cycle, it increased to -\$317. Christine absent, therefore, Mike will investigate. End of June: COH \$34,047 - \$5503 prepaid dues = \$28,544 net

New Business:

1. Neighborhood Watch Meeting Update: Several neighbors met with the Cedar Park Police Department to discuss the recent bout of vandalism and criminal mischief. Several suggestions were made to help protect our neighborhood.
 - Revive the neighborhood watch
 - Distribute information on how to reduce your risk through website, flyers, and mailers
 - Encourage neighbors to file police reports and get case numbers on any incidents.
 - More street lights
 - Security Cameras
 - Locks on your breaker boxes
 - Individual motion detector or flood lights

Marilyn and Steve Lopez to write a draft document to distribute to Homeowners.

Marty to check on possibility of putting up some sort of community information board. Information to include city codes, location, cost, etc.

Mike to check out cost of surveillance cameras for neighborhood.

NOTE** Anything involving cost will not be implemented until we receive homeowner's feedback.

2. Survey Update: Marty: 18 responses. # 1 project was the irrigation and landscaping along El Salido.

Terri to send out responses to some of the respondees.

3. How is Alliance Enforcing the Deed Restrictions: Alliance not present to answer questions.
 - Alliance drives around once per month.
 - It was suggested that a summary of the CCR's be created to give homeowners a quick-reference guide to what Alliance will be looking for. **Bobbie to help create document.**
 - Discussion on how to force a homeowner to make repairs to their property after numerous letters are sent. According to CCR's, the Association has the right to make the repairs and assess the homeowner the bill.
 - **The Board to create a notice to include in the quarterly bill with information on how to report violations.**
 - Dan Beaman reported on various Architectural Committee issues.
4. Stump removal at 2311 Sharon Drive: Homeowner wants stump removed, but stump is on Association property. **Board to ask for estimate from TreeMasters to get rid of stump.** Another suggestion was having a Neighborhood clean-up day to help defer costs.

Committee reports:

1. **Bylaws and CC&R's Revision Committee** – See comments in above minutes.
2. **Welcoming Committee** – Marilyn resigned from welcoming committee, so volunteers would be Welcome!
3. **Landscape/Capital Improvements Committee** – Marty Cormier: Bid for cleanup behind monument sign on El Salido : \$595. Company will keep area cleaned once a month as part of regular maintenance contract at no additional cost.

MOTION: To approve \$595 to The Premier Groundskeeper to clean up the Association property near the monument sign on El Salido.

By: Mike 2nd: Tom Motion Carried

4. **City Relations Committee** – Marty: El Salido project:
5. **Communications Committee** – Nothing to report.
6. **Architectural Control Committee** – Dan Beaman took over as Chairman, Tom to be Board Liaison to ACC. See additional note above. **NEED MORE MEMBERS!!**

Board Members Open Forum

Curt: Would like to limit the number of garage sales to 2 per year. Discussion followed, and some of the Board felt that it would be beneficial to hold 2 neighborhood wide sales per year and sync up with the 2 huge sales that Cypress Bend holds and encourage neighbors to refrain from garage sales until those 2 times.

Curt would like to change the bylaws to only allow 2 garage sales per year and to reduce the percentage of homeowners necessary to approve a change in the by-laws from 60% to 51%. Board unsure whether or not we can legally enforce only 2 sales per year. Curt wants meeting with Attorney. Mike explained expense of attorney, so **Terri will give a brief phone call to Connie Heyer and ask opinion on garage sale issue.**

Visitor Open Forum: Three minute limit per resident:

Steve Lopez: Would like Board to address parking issues with the City. Board agreed to talk to police and write a letter to police about illegal parking issues. **Terri to draft a letter to police about parking issues.**

Adjourn: 9:05