

Cypress Creek HOA
Board of Directors Meeting
Thursday 21 Sept '06 - 7:00 PM to 8:00 PM
Universal Unitarian Church
Approved Minutes

Call to Order: 7:05 p.m. by President Terri Brisse.

Roll call:

Christine Gamache (Alliance), Terri Brisse, Tom Kruger, Curt Aydelotte (joined late at 7:12), and Mike Dion . Matt Brisse also in attendance.

Association bylaws were reviewed for the definition of a quorum. Section 6.3 states “A majority of the number of Directors shall constitute a quorum for the transaction of business.” Since there are only 5 directors, 3 is a quorum.

Review and Approval of Minutes: Previous minutes were not available for approval.

Financial Report from Treasurer. – Mike: COH: \$32,904 net pre-paid dues. No unusual expenses. Mike asked Christie to explain how the \$60 collection fee was processed.

New Business:

1. Mike handed out rough sketches for improvements to the unimproved area at the south end of El Salido. Board is asking the Landscape committee to add this area to the planning for improvements to be done once the curbs and gutters are complete.
2. Tom will respond to the letter from homeowner on Sharon Place about the Cedar being cleared on association property. Draft to be circulated to other board members for comments.

MOTION: A new standing rule: Any contract over \$1000 shall be provided to all board members for comment at least 72 hours before being signed. Directors expect to see draft agreements before that time.

1st: Mike 2nd: Curt Motion carried – unanimous.

MOTION: The Board will conduct meetings quarterly vs monthly meetings (January, April, June, and October)

1st: Tom 2nd: Mike Motion carried -- unanimous.

Terry resigned as president.

MOTION: Tom to become president of the association.

1st: Terry 2nd: Curt Motion carried with Tom abstaining.

Bobbie resigned via Email and a phone call to Terri just before the meeting.

MOTION: Mike to become Secretary to replace Bobbie.
1st. Curt. 2nd. Tom – Motion carried with Terri abstaining.

Terry resigned from the board.

Discussion followed on how we might get more homeowners active on the board. Christine agreed to provide a list to all board members on new homeowners and the board would personally contact as many as possible.

The board wishes to thank Terri and Bobbie for their outstanding service to the community. Their volunteerism and commitment to the community is greatly appreciated by all.

Tom, the new President adjourned the meeting at 7:51.

Committee reports: none.