

**Cypress Creek HOA
Board of Directors Meeting
Thursday 5 August '04
7:00 PM to 9:00 PM
Universal Unitarian Church**

Approved MINUTES

CALL TO ORDER:

ROLL CALL:

Christine Gamache (Alliance), Terri Brisse, Bobbie Fuller, Rudy Koski, Mike Dion, Terry Tobias, Marty Cormier, and Rodney S Schwalbach.

REVIEW AND APPROVAL OF 1 JULY '04 MINUTES:

MOTION: Approved with amendments per Cormier

y-Terri Brisse,
y-Bobbie Fuller,
y- Rudy Koski,
y- Mike Dion,
y-Terry Tobias,
y-Marty Cormier,
y- Rodney Schwalbach.

FINANCIAL REPORT FROM TREASURER:

Reported total assets of \$102,056.95 as of 30JUN04. Made clarification of item 1510-Improvements, was identified as residual value of fence, marquees, and irrigation. Discussion included update on fence project financing. Marty Cormier expressed adequate funding will be available.

COMMITTEE REPORTS:

· **Landscape Committee -**

Yard of Month=August, Maria Martin.

Neighborhood Watch follow up. Recommend next year start 2 months in advance.

Action Item, thank you letter to city for help with the event.

MOTION: (Cormier) Authorize the HOA Board President to draft a letter to the City of Cedar Park, Mayor Pro-Tem, Police Chief, Fire Chief and Sgt Brown thanking them for all the help and assistance with the 2004 National Nightout event.

2nd- Dion

y-Terri Brisse,
y-Bobbie Fuller,
y- Rudy Koski,
y- Mike Dion,
y-Terry Tobias,
y-Marty Cormier,
y- Rodney Schwalbach.

· **Fence Committee**

Cedar park response to fence line see attached

· **Architectural Control Committee**

Board requested a written monthly report for ACC actions

· **Welcoming Committee**

Nothing to report

· **City Relations Committee**

Note letters attached

· **Capital Improvements Committee**

Nothing to report

· **Communication Committee**

July newsletter went out.

NEW BUSINESS:

1. Discussion of HOA Assistance web site - Rudy
Tabled.

2. Audit request status. - Rudy

MOTION: (Brisse) Designate Fuller and Dion to investigate how the HOA can pay for an audit.

2nd Koski
y-Terri Brisse,
y-Bobbie Fuller,
y-Rudy Koski,
y-Mike Dion,
y-Terry Tobias,
y-Marty Cormier,
y-Rodney Schwalbach.

3. Landscaping contract (would like to have copies of contract at meeting)

MOTION: (Dion) Designate Cormier to meet with ProScape to clarify what the company is doing, how often, and what areas are addressed in the contract and report back at September meeting.

2nd-Fuller
yTerri Brisse,
y Bobbie Fuller,
y Rudy Koski,
yMike Dion,
yTerry Tobias,
yMarty Cormier,
yRodney Schwalbach.

4. Garbage cans
No action

5. Monthly violation list, and posting of violations.
Directed Alliance to include violation list in board packet. As well as sending all packets via email. Hold until later date to discuss issue of posting violations.

6. Fines and late fee collection rules.
No action refer to item 5

7. Exploration of land acquisition: lot on NW corner of El Salido
MOTION:(Koski) Designate Rodney Schwalbach to contact owner of property to determine what he plans to do with the property.

2nd/Rodney
yTerri Brisse,
yBobbie Fuller,
yRudy Koski,
yMike Dion,
yTerry Tobias,
yMarty Cormier,
yRodney Schwalbach.

8. Exploration of land use at SW corner of El Salido.
Refer to item 3

9. Speeding problem.
No action

10. Issue of Terry Tobias not being elected at the last general meeting.
MOTION:(Koski) The BOD recognizes due to a misinterpretation of the bylaws 4.2, 4.3, 8.3 and 8.6, the board position of Terry Tobias was not brought to the General Membership Meeting for election during the 1April 04 GMM. This was not disputed until July 04, as result Tobias' position is be immediately vacated.

Recognizing the contributions Tobias has made the board moves to appoint Tobias to the BOD for a term to last until the April 2005 GMM. Action made per the Bylaws 8.6.

2nd/fuller
yTerri Brisse,
y Bobbie Fuller,
yRudy Koski,
yMike Dion,
yMarty Cormier,
yRodney Schwalbach.

Discuss followed to change terms of board membership for Bobbie Fuller and Mike Dion to end with the Board of Directors Meeting after the next Annual Meeting in April 2005 in accordance with Section VIII, section 8.5

11. Confirm or disagree with legal opinion that board members can vote at board meetings even when not current on dues.

MOTION(Brisse) As a standing rule, any Board member past due on HOA payments lose voting rights, can not be counted as part of a quorum, and if in arrears for 90 days they can be removed by the HOA BOD.

2nd Cormier
yTerri Brisse,
yBobbie Fuller,
yRudy Koski,
yMike Dion,
yTerry Tobias,
yMarty Cormier,
yRodney Schwalbach.

12. Discuss whether or not by-laws need amending or clarification; create a "living" document of policies and procedures that we maintain on the HOA website

Action Item: Direct Terry Tobias to post standing rules on the web site. Board announced its intention to review and amend the entire HOA Bylaws beginning this fall. The process will include open requests for suggestions from the full membership and for presentation of a final draft proposal for adoption by the full membership during the April 2005 General Membership Meeting.

13. Charlie Horn fence alignment request

Action Item: Direct Mike Dion and Rudy Koski to meet with the Horns to work out a compromise.

14. El Salido fence ownership.

Action Item: The Board restated its position, as confirmed by the Board attorney and during the June Board of Directors meeting, all of the fence facing El Salido is HOA property.

15. Landscaping agreement.

Addressed in item #3

16. Discussion regarding 44 violation letters sent in one month.

Addressed in item #4

16. Financial budget line item questions

Addressed in item #2

17. Audit firms

Addressed in item #2

18. Additional funding source for fence project.

Addressed in item #2 and Financial Report

20. Fence sample survey.

Addressed in Communications Committee Report

BOARD MEMBERS OPEN FORUM:

None

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

None

ADJORN: