

**Cypress Creek HOA
Board of Directors Meeting
Thursday, 2 JUL 04 7pm-9pm
Universal Unitarian Church**

MINUTES

CALL TO ORDER:

ROLL CALL:

Rodney Schwalbach, Terri Brisse, Marty Cormier, Rudy Koski, Terry Tobias.

REVIEW AND APPROVAL OF 3JUNE04 MINUTES

MOTION/Schwalbach:

Accept June 04 minutes as amended which include changes presented by Koski.

2ND /Brisse:

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

FINANCIAL:

MOTION/Schwalbach

Tabled until new Treasurer is selected.

2ND-Tobias

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

COMMITTEE REPORTS:

· LANDSCAPE:

New Home of the Month search is underway.

Recognized Gay Sodoma as July Home of the Month.

Holding up on landscaping on El Salido until fence is built.

· FENCE:

Note written report submitted by Geoff Meiteen.

Motion/Tobias:

Geoff Meiteen is to be the principal contact with the designated contractors for the El Salido fence project. Curt Aydelotte is to be the back up contact. All actions are to be approved by the CCHOA Board of Directors.

2nd /Cormier

YES Brisse

YES Cormier

YES Koski
YES Tobias
YES Schwalbach
· ACC

Effort is underway to determine voting members

· WELCOMING

Contacting new volunteers.

Gathering info for packet

· CITY RELATIONS

Update on arena project.

· CAPITAL IMPROVEMENTS

All items tabled.

· COMMUNICATIONS

A) \$400 reimbursement for software to Matt Brisse for web.

Motion/Tobias:

Authorize CCHOA to reimburse Matt Brisse in the amount of \$400.00

2nd/ Schwalbach

NV Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

B) \$120 copy card for newsletter

Motion: Tobias:

Purchase a UPS copy card for Newsletter mailings, expenditure authorization of \$120.

2nd /Cormier

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

C) Survey Results

51 turned in. Update to come in August.

D) Distribution Boxes

Possible locations to include; Clay, Sandra, Sharon, locations

\$9.50 per box

\$11.50 with stakes

Clay has problem with bushes. Stake may be needed. No action to be taken as of now.

E) 6th and sub violation fee

Rewrite committee is stuck on 6th letter. Currently letter notes \$100 increases incrementally. Discussion on authorization.

Motion/ Tobias:

Fines to escalate.

2nd /Schwalbach

YES Brisse

YES Cormier

NO Koski

YES Tobias

YES Schwalbach

NEW BUSINESS

1. Board candidates

Mike Dion, Bobbi Fuller, Charlie Horn, Theresa Horn, Maryland Stanford, Ed Thiess.

Votes by Ballot

B. Fuller 4

M. Dion 3

T. Horn 1

Motion/ Schwalbach

Dion term expires06 and Fuller term exp 05.

2nd/Cormier

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

Duties Section 8.8 was read.

Motion/ Brisse:

Treasurer- B Fuller

2nd Tobias

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

Motion/Tobias

Vice President, Mike Dion

2nd/ Brisse

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

2. CHOA OCC

Schwalbach identified resident T.Bechkt, as providing him a written response to his questions regarding the CHOA OCC organization. No action taken.

3. HOA ASSISTANCE WEBSITE

Nothing to report.

4. DISCUSSION AND MOTION TO RE-CONFIRM AUTOMATIC USE OF RIGHTS SUSPENSION POLICY.

Reference attorney letter:

Motion/Cormier:

'the Board reaffirm its long standing practice of automatically suspending the voting rights of members who are past due, whether because of annual dues or special assessments.'

2nd /Schwalbach

YES Brisse

YES Cormier

NO Koski

YES Tobias

YES Schwalbach

5. Mosquito Problem (Sandra Dr.)

Tobias reported there are areas of standing water which can be breeding zones for mosquito. There are no vector control efforts by the city or county at this time. No action requested at this time.

6. Authorization for independent audit of HOA finances and expenditures for 2003.

Motion / Schwalbach:

Authorize B. Fuller to solicit bids for audit.

2nd /Tobias

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

7. Update on El Salido Road Improvements by City of Cedar Park.

The striping project should take place before August. City staff has developed plan to curb and gutter El Salido. The city is also willing to do a sight review of the HOA fence line to identify what sections are on city property and if future road projects will impact the HOA fence.

Motion/Koski:

Submit a letter to the City of Cedar Park endorsing El Salido curb and gutter staff recommendation.

2nd /Schwalbach

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

Motion/Koski:

To request Cedar Park Public Works Dept to provide an onsite review of the El Saldio fence right away. And determine if the fence would have to be moved to accommodate the proposed widening project.

2nd /Schwalbach

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

8. ALLIANCE ACCOUNTING ERRORS- RE: BARR FAMILY

Barrs were placed in the installment category with \$45 penalty after confusion of their dues payment and fence assessment. Barrs were told they were not being charged a late fee, but have been.

Motion/Schwalbach:

Waive all late fees, and request the Barr family to pay \$93 to satisfy all assessment and dues payment for 2004. Alliance will send a final bill for the Barrs to make payment.

2nd/ Koski

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

9. NEW FENCE COLORS

Motion/ Tobias:

Submit bootleather and log cabin and cactus green as final 3 potential colors for the fence.

2nd/ Schwalbach

YES Brisse

YES Cormier

YES Koski

YES Tobias

YES Schwalbach

BOARD OPEN FORUM:

Brisse would like to have city official to come and speak during the October General Membership Meeting.

VISITOR OPEN FORUM

1. Charlie Horn, Matt Brisse, Leslie Swearngen

MOTION TO ADJOURN/Koski:

2nd/Schwalbach

YES Brisse

YES Cormier

YES Koski
YES Tobias
YES Schwalbach