

Cypress Creek HOA  
Board of Director's Meeting  
Thursday, October 7, 2004  
Universal Unitarian Church

**Minutes**

CALL TO ORDER: 7:02 p.m.

ROLL CALL: Christine Gamache, Terri Brisse, Bobbie Fuller, Mike Dion, Terry Tobias, Marty Cormier, Rodney Schwalbach, Chris Mugica (attorney)

Minutes from September 7<sup>th</sup>, 2004 Board meeting approved.

Introduction of Chris Mugica, attorney with Jackson Walker law firm. He addressed the attending audience members to inform them that the Board and named individuals were not allowed to comment on the lawsuit.

Charlie Horn addressed the Board with questions. Chris Mugica answered applicable questions. Charlie gave Secretary a copy of the questions.

TREASURER'S REPORT: \$60,480 paid assessments by homeowners, \$93,000 in both accounts. Balance on fence: \$55,500.

COMMITTEE REPORTS:

- A. Fence: Mike asked about getting money back if we put up less fence than expected. Geoff Meiteen said that wouldn't happen because it will be exact. Also, the excess dirt will be removed and the fences cleaned up.
- B. Capital Improvements:
  - Need committee members
  - Geoff wants to make sure there is still money for Cap. Improvements, since there was budgeted money previously (looks like it got moved around in the budget). Mike said we need to justify any new capital improvements needed in the new budget. There was a line item of \$700 per month for cap. improvements. Geoff claims there should be \$18,000 to \$19,000 available for cap. improvements.
  - Geoff wants committee to start working towards plan for next meeting.
- C. Landscape: Yard of the Month:
  - Townsends on Tracy Miller
  - Marilyn Stanford talked to city to see if they could help Todd Ln people with noise problem.
  - Seana Wheeler explained how the City Parks Dept. will take removed trees and transplant them for free.
- D. Neighborhood Watch: All signs are up.
- E. Architectural Control: Nothing to report.

- F. Welcoming: Nothing to report.
- G. Board will send inquiry to City as to time frame on curbs and gutters.
- H. Communication:
  - Board approved additional money for copy card.
  - Web stats: 5048 visitors since May.

NEW BUSINESS:

- A. Bylaws and CCR Committee: Terri will put together a committee. Anyone interested should let Terri know. Purpose is to change or clarify CCR's and standing rules.
- B. October Semi-Annual meeting is cancelled.
- C. October 9<sup>th</sup> Cleanup: Clean-up of trail on LISD property behind Sandra Drive. Meet at 8:00 a.m. by entrance sign at El Salido and Clay.
- D. Audit:
  - Estimate came in: 2 years, \$1,900 3 years, \$2,800
    - Motion: Add a line item to 2005 budget for a 3 year audit at \$2,800, and re-evaluate existing budget adjusting accordingly so that dues do not have to be raised.
    - Motion made by Marty Cormier
    - 2<sup>nd</sup> by Terri Brisse
    - Motion passed unanimously
- E. Landscape Contract:
  - Some members said Proscap was too expensive. Marty walked the property with Proscap and claimed that Proscap was not obligated to pick up cuttings that Homeowners toss out. They will, however, pick it up for \$100.
  - Marty to look at existing RFP. Board to decide if we still want it as is or do we want to modify it.
  - Christine to send copy of RFP to Board members.
  - Motion made to spend \$100 of landscape budget to have Proscap clean up the wash on Sharon Drive.
  - Motion made by Marty Cormier
  - 2<sup>nd</sup> by Mike Dion.
  - Motion passed unanimously
- F. Lots 25 & 26 are owned by the City. End of discussion, no plans to buy the lots.
- G. Board of Director's Vacancy:
  - Two people submitted names: Piper Williamson and Marilyn Stanford.
  - Rodney stated that we would discuss their candidacy in Executive Session.
  - Piper withdrew her name and volunteered for the Bylaws committee.
  - Homeowner Harold Piatt's name was offered as a nominee, but he was not present to accept or refuse, so his name was dropped from consideration.
  - No other nominees were presented from the floor.
  - Marilyn Stanford was appointed to the vacant position unanimously.
- I. 2005 Draft Budget: Alliance proposed raising their fee 10% (\$50) per month. Alliance would like an approved budget by November.
- J. Fence Funding: In good shape, on time, on budget.

- K. Visitor Forum: John Jennings and Laurie Randel spoke.
  - L. Chris Mugica explained various aspects of lawsuit.
  - M. Meeting adjourned at 8:31 p.m.
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