

CYPRESSWOOD PLACE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF ANNUAL HOMEOWNERS' MEETING OF
May 17, 2016

STATE OF TEXAS
COUNTY OF HARRIS

The Owners of Cypresswood Place Community Improvement Association, Inc. met in an Owners Meeting at Harris County WCID No.132 Water Plant located at 4107 Evening Trail Drive, Spring, Texas 77388, on the 17th day of May 2016, at 7:00 PM. Those present:

Jane Warren	President
Peggy Batson	Vice President
Olav Unger	Treasurer
Dave Brookshire	Secretary
Bob McAdams	Director

All members of the Board were present. Other attendees were Chuck Morse, Deborah W. Bilbo, Joe Hadwin, Chris Villanasco, Joan Nichols, Mireya Castano, Ellie Javier and Billy Harris. The meeting was called to order at 7:01 p.m. by Jane Warren. Jane welcomed the Owners in attendance, introduced the members of the Board and the new Owners in our neighborhood, and thanked Paul Lewis for his service to the Board and our community. Jane continued to discuss the status of the traffic light effort, and the cleaning and repair of the perimeter brick wall.

REVIEW AND APPROVE MINUTES OF THE MEETING OF May 19, 2015:

Jane Warren read the Minutes of the Special Homeowners' meeting of May 19, 2015. Dave Brookshire noted that a number of dates had the incorrect year, and Mireya Castano noted the correct spelling of her name. **Peggy Batson moved to accept the minutes as amended. The motion was seconded and approved unanimously.**

TREASURER'S REPORT:

Bob McAdams discussed the Financial Report for 2016, concluding that, even with the additional unexpected repair costs for the brick wall, we will achieve a small budget surplus again this year. All properties have paid their dues, or are on active payment plans with the Board. **Dave Brookshire moved to accept the financial report as presented. Upon a proper second, the motion was approved unanimously.**

LANDSCAPING REPORT:

Peggy Batson discussed the current state of our community landscaping and plans for the next year, including the updating of the entry way median, and the periodic mulching, fertilization and weeding work by Hahn's. The contract for lawn maintenance is up for renewal this year. The Board will obtain competitive bids. Chuck Morse noted the lengthy relationship our community has had with Hahn's and that they will most likely continue to be the best value available.

ARCHITECTURAL REPORT:

Peggy Batson discussed the architectural requests made and approved during the past year, which included twenty-six (26) roof replacements, two (2) energy efficient window upgrades, and three (3) exterior painting requests.

SECRETARY'S REPORT:

Dave Brookshire reported that there were thirteen (13) persons in attendance, representing twelve (12) properties in our community, with two (2) proxies received for this Owner's meeting.

DEED RESTRICTION AND ARCHITECTURAL CONTROL ADMINISTRATION

The Board discussed that a small number of properties continue to have repeated issues complying with the community Deed Restrictions and/or Architectural Controls. These issues have persisted across years. The Board has discussed these issues with our attorney, and our governing documents empower the Board to set and enforce fines in such cases. The Board is establishing the following penalties:

- Deed Restriction violations (ie. yard maintenance): \$50/month
- Architectural violations (ie. structural, paint, roofing): \$100/month

These penalties will only be enforced after multiple notices, and a hearing before the Board. The Board will mail notices of these, and a timeline of warnings, etc... to every Owner, and file the schedule with the county clerk's office. The Board and other Owners present noted that these measures are important for maintaining the standards of our community, and our respective property values.

PUBLIC COMMENT

Chuck Morse reported a number of malfunctioning light poles in and around the community. He noted that prior Boards had an individual Director who was responsible for monitoring and reporting situations related to the public lighting. It was noted that all Owners may also report such issues directly to Centerpoint themselves.

Chuck also queried the Board as to the new ownership of the property adjacent to our community. The building is owned by a CPA, and the surrounding property by the Gonzales group. He noted that the previous occupant once had an agreement with Cypresswood Place CIA to perform lawn maintenance for \$900/year. The CPA has already begun discussions with the community over sign placement, so this will also be offered and/or addressed.

Mireya Castano reported the growth of some bushes were creating a visibility problem when leaving the neighborhood. Another owner noted that anyone can call the county to have trees and bushes in public transit areas examined, and trimmed back.

Deborah W. Bilbo and other owners asked about the burglary reported on the community website and bulletin boards. Dave Brookshire reported the details of the break-ins and subsequent police report, as he was the one who captured the images of the suspect on his home surveillance system.

Joe Hadwin commended the continued work of both Jane Warren and Peggy Batson for their efforts on beautifying the community common areas.

ELECTION:

Olav Unger thanked Christine Nicholas and Miraya Castano for their service on the nominating committee. The committee identified current Board member Jane Warren as candidate for re-election to the Board. No other Owners have volunteered to run, and there were no nominations made from the floor. **Chuck Morse moved to close nominations and**

Dave Brookshire moved to elect Jane Warren by acclimation. Both motions were seconded, and carried unanimously.

ADJOURNED

The meeting was adjourned at 8:17 PM.

Respectfully Submitted,

Dave Brookshire

Dave Brookshire, Secretary