

CYPRESSWOOD PLACE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF ANNUAL HOMEOWNERS' MEETING OF
May 11, 2017

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 11th day of May 2017, at 7:03 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 Deborah Bilbo, Charles and Barbara Hamilton, Beth Bell, Heather Brookshire, Dick and Patty Dillon, Philip and Donna Badger, Ellie Javier and Billy Harris. The meeting was called to order at 7:03PM by Jane Warren, who welcomed the Owners in attendance, introduced the members of the Board and the new Owner in our neighborhood.

REVIEW AND APPROVE MINUTES OF THE MEETING OF May 17, 2016:

Jane Warren read the Minutes of the Special Homeowners' meeting of May 17, 2016. **Peggy Batson moved to accept the minutes as presented. The motion was seconded and approved unanimously.**

FINANCIAL REPORT:

Olav Unger and Bob McAdams discussed the Financial Report for 2017. Two owners are delinquent on their dues, and the Board is proceeding to recover the fees and lawyer's costs. Olav reported on the effort to reduce our budgetary costs, and has focused initially on addressing our electrical costs. Phil Badger asked if the delinquencies were for 2017 or earlier. Olav noted that these were for 2017 only. **Dave Brookshire moved to accept the financial report as presented. Upon a second, the motion was approved unanimously.**

LANDSCAPING REPORT:

Peggy Batson discussed the current state of our community landscaping and plans for the next year. Our contract with Hahn's was renewed for another three years but noted a slight increase in the fees per home. The service has performed the spring clean of up the common areas, mulch, new boulders. Three penalties have been imposed in the past year. Deborah Bilbo asked about the mowers that Hahn's use in their weekly mowing.

ARCHITECTURAL REPORT:

Peggy Batson discussed the architectural requests made and approved during the past year, which included one new fence, driveway pavers, installation of a DirectTV dish, two roof replacements, a new gutter and a house painting.

SECRETARY'S REPORT:

Dave Brookshire reported that there were sixteen (16) persons in attendance, representing twelve (12) properties in our community, with no proxies received.

KUYKENDAHL/CYPRESS HILL TRAFFIC LIGHT UPDATE

Jane discussed the progress of the new traffic light, which is currently waiting for CenterPoint to complete the installation of new electrical service poles, raising the height of the power utility wiring.

ENTRANCE MONUMENT PLANS

Peggy discussed the entrance monuments, and the need to better lighting for both the community and Christmas lights. Some of the existing lights will need to be moved with the new service station going in on Cypress Hill.

PUBLIC COMMENT

Patty Dillon thanked the Board, and Peggy and Jane for the work they do to keep the community looking pretty.

Deborah Bilbo noted that Joe Hadwin is returning to his home this week—the repairs to his home have been completed.

ELECTION:

Dave Brookshire thanked Dick Dillon and Terri Mancini for their service on the nominating committee. The committee identified current Board members Bob McAdams and Olav Unger 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 Bob and Olav by acclamation. Both motions were seconded, and carried unanimously.**

ADJOURNED

The meeting was adjourned at 7:48 PM.

Respectfully Submitted,

Dave Brookshire

Dave Brookshire, Secretary