

CYPRESSWOOD PLACE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF ANNUAL HOMEOWNERS' MEETING OF
May 21, 2019

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 21st day of May 2019, 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 Deborah W. Bilbo, Constance Deen, Charles and Barbara Hamilton, Dorothy Williams-Henry, Chris Villanasco, Ellie Javier, and Billy Harris. The meeting was called to order at 7:00PM by Jane Warren, who welcomed the Owners in attendance, introduced the members of the Board and the Owners new to our neighborhood.

REVIEW AND APPROVE MINUTES OF THE MEETING OF May 15, 2018:

Jane Warren noted that the draft Minutes of the Special Homeowners' meeting of May 15, 2018 were posted to the community website following last year's meeting, and **Dave Brookshire moved to accept the minutes as presented. The motion was seconded and approved unanimously.** Jane discussed how the minutes from the Owners and Board meetings have been previously kept as separate series, but this has caused continual confusion amongst the Owners every year. To address this, the meeting minutes for both types of meetings will now be kept in succession moving forward. The minutes from this Owners meeting, and the previous Board meeting will be posted to the website for review, then submitted to the official record at the next Board meeting, rather than waiting a year for the next Owners meeting. **Dave Brookshire moved to accept the proposal. The motion was seconded and approved unanimously.**

FINANCIAL REPORT:

Olav Unger discussed the Financial Report for 2019. Olav earlier projected a budget shortfall, however we have been able to recover expenditures from damage recoveries. The Streetlight LED conversion project has been completed, providing improved lighting, significant power savings estimated to save \$200 this year. A \$700 sprinkler repair project was also approved and completed. **Dave Brookshire moved to accept the financial report as presented. Upon a second, the motion was approved unanimously.**

LANDSCAPING REPORT:

Peggy Batson discussed the status of our landscaping efforts including the clearing of border shrubs along Kuykendahl, and protecting our rose bushes. Hahn's contract is up for renewal at end of 2019. The Board will obtain competitive quotes and select the one offering the community the best value.

ARCHITECTURAL REPORT:

Peggy Batson reported that four (4) Architectural Control forms had been received by the board in the past year for replacement windows, landscaping work, driveway widening, and new gutters and siding, and a new fence. All requests were approved, and have been since completed.

SECRETARY'S REPORT:

Dave Brookshire reported that there were fourteen (14) persons in attendance, with a single proxy, representing eleven (11) properties in our community.

PUBLIC COMMENT

- Deborah Bilbo asked about the police cars which have been parking behind our neighborhood. Peggy Batson reported that a Harris County Tax Office is moving into the property, but there is also discussion about a county K-9 drug enforcement unit being housed there as well. She will send out an e-Blast when the Board knows any additional details.
- Ellie Javier asked about a Facebook page for our neighborhood. Dave noted that he'd created one when our website was first created. Dave is working on updating the website this year and will investigate integrating new posts with the Facebook page. The Next Door social media sight was also discussed.

ELECTION

Olav Unger thanked Chris Villanasco and Mireya 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. **Dave Brookshire moved to close nominations and moved to elect Jane Warrant by acclamation. The motion was seconded, and carried unanimously.**

EXECUTIVE SESSION

The Board moved to executive session at 7:36PM. The Board made a decision regarding opening a higher interest savings account for the community.

ADJOURNED

The meeting was adjourned at 8:00PM.

Respectfully Submitted,

Dave Brookshire

Dave Brookshire, Secretary