

CYPRESSWOOD PLACE COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF MEETING OF  
March 30, 2022

STATE OF TEXAS  
COUNTY OF HARRIS

The Board of Directors of the Cypresswood Place Community Improvement Association, Inc. met in a regular meeting at Harris County WCID No.132 Water Plant located at 4107 Evening Trail Drive, Spring, Texas 77388, and via teleconferences on the 30th day of March 2022, at 7:02 pm. Those present:

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

Five (5) members of the Board were present. A teleconferencing link was provided to the association Owners to allow them to participate, while remaining safe during the Covid-19 pandemic. Attending via teleconference were Chris Villanasco, and Constance Deen. Two (2) owners attended via this option, bringing the total in attendance to seven (7), thus constituting a quorum. The meeting was called to order at 7:02 p.m. by Jane Warren.

**REVIEW AND APPROVE MINUTES OF THE MEETING OF November 16, 2021:**

David Brookshire presented the regular meeting minutes of November 16th, 2021, previously posted to the community web site, and emailed to the Board members. **Bob McAdams moved that the minutes be accepted as presented.** The **motion was seconded and approved unanimously.**

**CONSIDER AND ACT UPON FINANCIAL REPORT For 2021:**

Olav Unger discussed the current financial reports for the community reporting that the year is progressing as planned. Water and Sewer costs are being monitored for predicted changes. Olav also discussed several opportunities for generating income for the community but noted that the revenue generated would not be worth the effort required. **Dave Brookshire moved to accept the report. Upon a second the motion was approved unanimously.**

**CONSIDER AND ACT UPON THE LANDSCAPING REPORT**

Peggy Batson discussed the landscaping report, and announced that, effective April 10th, weekly mowing schedule will resume. Some electrical work on the front monument lights at Kuykendahl has been completed.

**CONSIDER AND ACT UPON ANY ARCHITECTURAL CONTROL REQUESTS**

No requests.

## **PUBLIC COMMENT**

Constance Deen asked about trimming the tree line across from the entrance. The recent precinct remapping may complicate the request. Peggy Batson will follow up on the request. Also discussed was having Hahn's bag the grass clippings during weekly mowings. Peggy noted that Hahn's will bag if requested, but to contact her if they do not. Chris Villanasco commended the Board on their continuing efforts on behalf of the community.

## **NEW BUSINESS**

1. Dave Brookshire recapped the discussion from the previous board meeting, regarding the process of amending our governing documents. Peggy Batson discussed conversations with our lawyer, and presented his suggestions, including:
  - a. Limit the total number of homes available for rental at the same time (3 or 4)
  - b. Extend the minimum lease times (6 months to a year)The Board and attendees agreed that these suggestions were reasonable. Peggy will work with our attorneys to draft documents amending our documents for review at the next Board meeting, and presentation to the Owners at a subsequent Owner's meeting.
2. Owners' meeting: Dave Brookshire suggested delaying the owners meeting to give our lawyer time to draft the deed restriction amendment. We have not had an Owner's meeting for two years due to the pandemic, delaying for a couple of months is reasonable.

## **EXECUTIVE SESSION**

The Board moved to Executive Session at 8:10PM.

## **MEETING ADJOURNED**

The meeting was adjourned at 8:24PM.

Respectfully Submitted,

*David Brookshire*

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David Brookshire, Secretary