

CYPRESSWOOD PLACE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF MEETING OF
May 23, 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 23rd day of May 2022, at 7:00 pm. Those present:

Jane Warren	President
Peggy Batson	Vice President
Olav Unger	Treasurer (via Teleconference)
David Brookshire	Secretary
Bob McAdams	Director

Five (5) members of the Board were present. Attending via teleconference were Chris Villanasco, J.R. Winkler, and Deborah Bilbo. Three (3) owners attended via this option, bringing the total in attendance to eight (8), thus constituting a quorum. The meeting was called to order at 7:00 p.m. by Jane Warren.

REVIEW AND APPROVE MINUTES OF THE MEETING OF March 30, 2022:

David Brookshire presented the regular meeting minutes of March 30th, 2022, previously posted to the community web site, and emailed to the Board members. **Peggy Batson moved that the minutes be accepted as presented.** The **motion was seconded and approved unanimously.**

CONSIDER AND ACT UPON FINANCIAL REPORT For March and April 2022:

Bob McAdams discussed the current financial reports for the community, with no significant changes since the previous meeting. **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. Hahn's has spread mulch and new flowers in the common area since the last Board meeting.

CONSIDER AND ACT UPON ANY ARCHITECTURAL CONTROL REQUESTS

No requests.

PUBLIC COMMENT

The Board welcomed new CIA owner JR Winkler to the neighborhood! Deborah Bilbo asked about the state of the Magnolia tree near the front entrance. Peggy Batson will discuss the issue with our maintenance company.

NEW BUSINESS

1) Discuss proposed amendments

The Board discussed the amendments drafted by our lawyer. These update our deed restrictions in the following manner:

- a. Only “Whole” Home leases are permitted
- b. Lease terms will be for a minimum six (6) month period
- c. Only four (4) homes may be leased at the same time
- d. Vehicles parked at our homes or in the street must have valid state registrations, be in good cosmetic condition, and open storage of chemicals is prohibited

Bob McAdams moved to accept the amendments as presented, and to be proposed and voted on at the next Owners meeting. Upon a second, the motion was approved unanimously.

2) Owners Meeting

The Board proposed holding an Owners meeting on June 21st. One position is up for re-election this year. Jane Warren has agreed to run for re-election. Olav Unger has agreed to lead the nomination committee, and will identify additional members, and send out an announcement to see if anyone else wishes to be placed on the ballot. The main agenda item for the meeting will be on the adoption of the amendments discussed earlier. The Board will assemble and mail out copies of the proposed amendments, a letter and a ballot to each Owner. There will be a vote held at the meeting, but ballots may also be mailed, or hand delivered to any Board member on or before June 30th.

3) Legislative Guidelines

The Texas legislature has again mandated Home Owners Associations update several guidelines. The association’s lawyer drafted documents to establish these guidelines for the community. These include a) how Architectural Control Committees work, and hearings are conducted; b) rules around how competitive bids are made; c) the display of religious items; and d) a policy around security measures. It was also noted that, the fines and enforcement policy adopted by our association at the Owner’s meeting, on May 17, 2016, needs to be officially adopted by the Board at a Board Meeting. **Peggy Batson moved to accept the guidelines as presented, and to adopt the fines and enforcement policy as previously approved by the Owners. Upon a second, the motion was approved unanimously.** Dave will post these documents to the website and send an additional eBlast to the community.

MEETING ADJOURNED

The meeting was adjourned at 8:06PM.

Respectfully Submitted,

David Brookshire

David Brookshire, Secretary