

CYPRESSWOOD PLACE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF ANNUAL HOMEOWNERS' MEETING OF
June 21, 2022

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 June 20122, at 7:02 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 Patty Dillon, Betty Streckfuss, Chris Villanesco, and Billy Harris. Also attending via teleconference was J.R. Winkler. The meeting was called to order at 7:03PM by Jane Warren, who welcomed the Owners in attendance, and introduced the members of the Board. Jane also read the names of the Owners new to our neighborhood.

REVIEW AND APPROVE MINUTES OF THE MEETING OF May 24, 2022:

Dave Brookshire discussed the minutes from the previous Board meeting, noting they had been posted to the website in previous weeks, and links were provided in both the announcement and reminders about this meeting. Dave noted that the Board had met after the previous meeting via email, and records the following:

"The 2022 Texas Legislature passed a number of measures which modify how Homeowners Associations operate. These were discussed at the last Board meeting on May 23rd. To focus on getting through the amendment process, the Board subsequently met electronically, as permitted by our By Laws, Article V, section 5. and has tabled further action on these until the next Board meeting. Thank you to the Owners who attended that meeting. **Patty Dillon made a motion to accept the minutes as presented. The motion was seconded and approved unanimously.**

FINANCIAL REPORT:

Olav Unger discussed the current financial report, noting that the association is within our projected budget, though additional expenses associated to the amendment process have been encountered. There may be a need to build additional room into the budget for next year to handled unexpected exposes. The mowing contract with Hahn's is due to be renewed later this year and expects there may be an incremental fuel cost increase. **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 community landscaping. Our multi-year contract with Hahn's will be up for renewal by the end of the year. We will obtain and compare competitive bids prior to renewing our contract. Peggy noted that there have been some issues reported with some of the yards—our contractor has had a number of employee turnovers likely being a contributing factor. These have been reported these to Hahn's and Peggy is satisfied that the problems have been addressed. Fresh mulch and flowers were applied in May.

Betty Streckfuss discussed that many properties have been placing trash bags (yard debris) on Tuesday's earlier that is allowed by our deed restrictions, for pick up on Wednesdays. She also noted that some curbs in the community are in bad condition.

ARCHITECTURAL REPORT

Peggy Batson reported that three (3) requests were made since the last Board meeting, to perform work on gutters, painting of a garage door and trim, and to replace a tree. Peggy also noted that the new Texas Legislature-manded guidelines require that HOC Architectural Control Committees (ACC) be led by a non-Board member. J.R. Winkler has accepted the role to lead the ACC.

SECRETARY'S REPORT

Dave Brookshire reported that there were nine (9) properties represented by attendees of the meeting, meeting the quorum requirements for the meeting, and election.

PUBLIC COMMENT

No comment, other than the discussion during the landscaping report.

AMENDMENTS TO DEED RESTRICTIONS

The board discussed the proposed amendment. Ballots for the amendment were sent out to each owner, and made available at the meeting. Votes will be accepted, closing at the end of the month.

ELECTION

Olav Unger reported that Jane Warren's position on the Board was up for re-election, and had formed a nomination committee to receive any additional nominations. **Dave Brookshire moved to close nominations, and to re-elect Jane Warren by acclamation. The motion was seconded, and carried unanimously.**

ADJOURNED

Jane Warren thanked those in attendance, and adjourned the meeting at 8:00PM.

Respectfully Submitted,

Dave Brookshire

Dave Brookshire, Secretary