

CYPRESSWOOD PLACE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF ANNUAL HOMEOWNERS' MEETING OF
May 31, 2023

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 31st day of May 2023, at 7:00PM. 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 Eugene Meyer, Rod and Linda Golding, J.R. Winkler, Deborah Bilbo, Chris Villanasco, Michelle Tucker and Constance Deen. 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 welcomed the new owners to the neighborhood.

REVIEW AND APPROVE MINUTES OF THE MEETING OF April 25, 2023:

Dave Brookshire discussed the minutes from the previous Board meeting, noting they had been posted to the website prior, and links were provided in meeting announcements and reminders. **Olav Unger moved to accept the minutes as presented. The motion was seconded and approved unanimously.**

FINANCIAL REPORT:

Olav Unger and Bob McAdams discussed the current financial reports and noted that our community expenditures are in line with budget projections. Area beatification projects and sprinklers repairs have been completed ahead of plan, though the repairs have consumed their budget. There was an increase in the costs of garbage collections, but those were within the planned scope. Water and sewer costs have continued their unpredictability but remain within expectations. Last year, no additional legal expenses were encountered. Lastly, Olav and Bob discuss upcoming contract renewals for landscaping, electrical service and trash collection. **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 and reported no unusual costs encountered so far. As discussed during the financial report, the contract with Hahn's Landscaping is currently month-to-month. Hahn's removed a dead crepe myrtle tree and replaced it with a boulder for significant savings compared to the cost of replacing it with another tree.

ARCHITECTURAL REPORT

J.R. Winkler noted that there were no architectural requests to report.

SECRETARY'S REPORT

Dave Brookshire reported that there were eleven (11) properties represented by board members and owners in attendance, meeting the quorum requirements for the meeting and election.

PUBLIC COMMENT

Deborah Bilbo and Constance Deen discussed ideas around a welcoming committee for new owners. Peggy Batson and Jane Warren noted that the practice of sending fruit baskets stopped during the pandemic but were always difficult to deliver. Linda Golding felt the new packet they received was welcomed and appropriate. Deborah asked if the new owners can be highlighted in the directory—Dave Brookshire agreed to include this in the next directory when it is published. Linda commended the garbage pick-up service for cleaning up when a mess was made. Jane discussed having future meetings at 6PM instead of 7PM.

ELECTION

Dave Brookshire reported that Bob McAdams and Olav Unger's positions are up for re-election this year and had formed a nomination committee to accept additional nominations, as dictated by our community By-Laws. Dave thanked J.R. Winkler and Betty Patterson for agreeing to serve on the committee. No additional nominations were received before the Owner's meeting, and none made during the meeting. **Dave Brookshire moved to close nominations, and to re-elect Bob and Olav by acclamation. The motion was seconded, and carried unanimously.**

ADJOURNED

Jane Warren thanked those in attendance and adjourned the meeting at 7:35PM.

Respectfully Submitted,

Dave Brookshire

Dave Brookshire, Secretary