

Cypresswood Community Association, Inc.
Board of Directors Membership Meeting Minutes

DATE: January 25, 2010

TIME: 7:00 P.M.

PLACE: East Clubhouse, Spring, Texas

ATTENDING:

Russell Wells, President
Jay Thorwaldson / Vice President
Mike Keimig / Secretary
David Segers / Treasurer
Walt Guillote, Director
Brad Rendl, Director
Jason Travis, Director
Cindi Sargent, CMCA, Community Manager

CALL TO ORDER

The meeting was called to order at 7:01 p.m. Those in attendance are shown on the sign-in sheet, which is attached to these Official Minutes.

MEETING MINUTES - Director Keimig read the November 23, 2009 meeting minutes after which a motion was made to approve as read (Motion – Rendl; 2nd – Guillote; unopposed).

REPORTS

Sheriff's Department – Deputy Larry Jenkins gave a brief report of the various activities in the community.

Activities Coordinators – Activities Coordinator Kim Sorensen discussed the upcoming holiday activities and asked for volunteers.

COMMITTEE REPORTS

Financial – Treasurer David Segers presented the Association's financial statement for the period ending December 31, 2009. Cash assets at the end of the reporting period totaled \$579,203.86, which included \$205,758.83 in Operating Funds and the balance in investments. Year 2009 assessments were 97% collected, and the Recreation fees were 97% collected.

Homeowner Forum – general discussion ensued, during which the Board fielded questions concerning dead trees in the community center area.

ADJOURN

There being no further business to come before the membership, the meeting was adjourned to the Executive Session (Motion – Keimig; 2nd Thorwaldson; unopposed).

Minutes of the meeting were prepared by:

Cindi Sargent, CMCA[®], Community Asset Management, Inc.

And approved at the meeting of _____, 2010 as attested by:

Russell Wells,
President, Cypresswood Community Association, Inc.

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Board of Directors Executive Session Meeting Minutes

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EXECUTIVE SESSION CALL TO ORDER

Motion was made to adjourn the Membership Meeting to Executive Session (Motion – Keimig; 2nd – Thorwaldson; unopposed).

RECONVENE MEMBERSHIP MEETING

Motion was made to reconvene to the Membership Meeting (Motion – Keimig; 2nd – Rendl; unopposed).

MEETING MINUTES - The January 23, 2010 Executive Meeting minutes were read by Director Keimig, after which the Board approved as presented (Motion – Guillote; 2nd – Keimig; unopposed).

FINANCIAL REPORT

General discussion ensued, during which the Board approved the November and December, 2009 financials as presented (Motion – Segers; 2nd – Keimig; unopposed).

COLLECTION REPORT

The Board reviewed and agreed to;

- accept the Attorney Status Report dated January 18, 2010 as presented (Motion - Thorwaldson ; 2nd – Segers; unopposed).

DEED RESTRICTION REPORT

The Board reviewed and agreed to;

- approve the January 18, 2010 Attorney Deed Restriction Status Report (Motion – Rendl; 2nd – Keimig; unopposed).

COMMITTEE REPORTS

Building / Landscape Maintenance - Vice President Thorwaldson presented the proposals tendered by MidSouth Services for the lighting on Cypresswood Drive. After review the Board agreed to accept the proposal for the repairs to the street median at locations 1, 2 and 3 in the amount of \$3,025.00 and also accepted the proposal for street median 4, 5 and 6 for electrical demo in the amount of \$1615.00 (Motion – Keimig; 2nd – Segers; unopposed). Vice President Thorwaldson also stated that the landscape contract expires on January 31, 2010 and will renew at the same rate for an additional year. Finally, he informed the Board that one of the tennis court nets had been damaged by vandals and had to be replaced.

Deed Restriction Consolidation Committee -

General discussion ensued, during which the Director Rendl informed the Board that he agreed that the Attorney should compose the additional language for the consolidation of the other Articles in the Covenants, Conditions and Restrictions. This information will be given to the Association's attorney.

OLD BUSINESS

2010 Budget – the Board adopted the 2010 budget, in the form which is made as an attachment to these Official Minutes (Motion – Segers; 2nd – Keimig; unopposed).

NEW BUSINESS

Pest Control Contract – general discussion ensued, during which President Wells agreed to contact Cypress Creek Pest Control prior to executing the renewal.

There being no further business to come before the Board, the meeting was adjourned.

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