

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

DATE: September 28, 2009

TIME: 7:00 P.M.

PLACE: East Clubhouse, Spring, Texas

ATTENDING:

Russell Wells, President
Jay Thorwaldson / Vice President
David Segers / Treasurer
Sandee Lewis / Director
Mike Keimig / Director
Brad Rendl, Director
Cindi Sargent, CMCA, Community Manager

CALL TO ORDER

The meeting was called to order at 7:05 p.m. Those in attendance are shown on the sign-in sheet, which is attached to these Official Minutes.

MEETING MINUTES - The August 24, 2009 Membership Meeting minutes were read by Director Keimig, after which the Board approved as presented with the correction of National night out time should be 7:30 instead of 8:30 p.m. (Motion – Thorwaldson; 2nd – Lewis; unopposed). In addition, the July 27, 2009 minutes should have read that Kenna Swaim read the minutes. The Board requested that the minutes be corrected.

REPORTS

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

Activities Coordinators – Activities Coordinator Kim Sorensen discussed the various club events that Cypresswood holds at the community center. She also informed the members that the national night out is October 6, 2009 from 5:30 to 7:30 p.m. Also, the Christmas event will be held on December 6, 2009 with additional details to follow. Finally, she introduced Rick Copeland and Kathleen Dovenon from HEB at which time they discussed the new store opening in the area. They also will be helping with the national night out event.

COMMITTEE REPORTS

Financial – Treasurer David Segers presented the Association's financial statement for the period ending August 31, 2009. Cash assets at the end of the reporting period totaled \$569,590.28, which included \$79,562.87 in Operating Funds and the balance in investments. Year 2009 assessments were 95% collected, and the Recreation fees were 94% collected.

Homeowner Forum – general discussion ensued during which garage sales in the community were discussed.

ADJOURN

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

Minutes of the meeting were prepared by:

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

And approved at the meeting of _____, 2009 as attested by:

Russell Wells,
President, Cypresswood Community Association, Inc.

Cypresswood Community Association, Inc.
Board of Directors Executive Session Meeting Minutes

DATE: September 28, 2009

TIME: 7:00 P.M.

PLACE: East Clubhouse, Spring, Texas

ATTENDING: Russell Wells / President
Jay Thorwaldson / Vice President
David Segers / Treasurer
Santee Lewis / Director
Mike Keimig, Director
Brad Rendl, Director
Cindi Sargent, CMCA, Community Asset Management

EXECUTIVE SESSION CALL TO ORDER

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

RECONVENE MEMBERSHIP MEETING

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

MEETING MINUTES - The August 24, 2009 Executive Meeting minutes were read by Director Keimig, after which the Board approved as presented (Motion – Thorwaldson; 2nd – Segers; unopposed).

FINANCIAL REPORT

General discussion ensued, during which the Board approved the August 31, 2009 financials as presented (Motion – Segers; 2nd – Keimig; unopposed). The Board also discussed investment rates for various banks and agreed to discuss this at the next meeting.

COLLECTION REPORT

The Board reviewed and agreed to;

- accept the Attorney Status Report dated September 16, 2009 as presented (Motion - Lewis; 2nd – Rendl; unopposed).

DEED RESTRICTION REPORT

The Board reviewed and agreed to;

- accept the September , 2009 Deed Restriction Report as presented,
- approve the September 25, 2009 Attorney Deed Restriction Status Report (Motion – Lewis; 2nd – Rendl; unopposed).

COMMITTEE REPORTS

Building / Landscape Maintenance - Vice President Thorwaldson presented 3 bids tendered by Midsouth Commercial Services Inc. After which, the Board approved the \$7,744.65 proposal plus the \$155.00 proposal for item number 3 in the form which is made as an attachment to these Official Minutes (Motion – Keimig; 2nd – Thorwaldson; unopposed). The Board also agreed to review the \$12, 872.00 proposal for the Median Lighting on Cypresswood Drive with the 2010 budget.

Deed Restriction Consolidation Committee -

General discussion ensued, during which Co-Chair Brad Rendl presented the final draft to the Board for review.

OLD BUSINESS

Exxon Lots – the Board executed the contract for mowing the vacant lots in Cypresswood that are owned by Exxon, in the form which is made as an attachment to these Official Minutes.

Photocopy Machine – Director Rendl informed the Board that the new copier has been purchased.

Director Resignation – the Board discussed various candidates to appoint for the vacant position created by Kenna Swaim’s resignation. The Board also agreed to hold interviews on October 4, 2009.

NEW BUSINESS

2010 Budget – the Board agreed to meet October 19, 2009 to discuss the 2010 budget.

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

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