

APPROVED MINUTES

Cypress Trails Homeowners Association, Inc.

Board Meeting | April 3, 2017 | 6:30 PM | Crosswater Hall

Board Members

John Baldwin | Terri Toth | James Mason

Item:

CALL TO ORDER

Meeting called to order at 6:30 PM

ESTABLISH QUORUM

A quorum was established with all board members present.

HOMEOWNERS PRESENT

62 homeowners were present at the meeting.

PROOF OF NOTICE

Notification of meeting in compliance; signs placed at entrance, notification emailed to homeowners and posted online.

ITEMS:

Property Management:

- James motioned to keep BCM Management as property management for Cypress Trails for at least the next year, second by John, passed 3-0.

Common Area Transfer

- James made a motion to accept the common area transfer documents (Assignment & Assumption, Designation of additional common area supplement for CCRs) from the developer, seconded by Terri, passed 3-0

Common Area Landscaping : RFP

- Received 3 bids in addition to current landscapers for common areas.
- John motioned to go with R & D Landscaping, seconded by James, passed 3-0

Update on Developer punch list:

- John provided an update to the punch list he developed, homeowner would like to add their address for curb repair, 137 White Marsh Drive.
- Capital Concrete will continue to work on this punch list.
- Terri would like to make sure the erosion on her pond is address too by the landscapers.

Neighborhood Garage Sale

- Set for Saturday April 22, 2017 – Notification will be emailed out to all owners who signed up for email notification.

ARC Committee

- Per a motion made by John, seconded by James, passed 3-0 Terri is going to head the ARC Committee with 7 other Homeowners who volunteered for the ARC committee. ARC Board will meet every 2 weeks at 6PM. Date and location TBD, will be posted on the website.

Website

- Website needs to be maintained. A homeowner volunteered to assist with the site.

Yard of the Month

- Tabled until next meeting.

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Item:

OPEN FORMUM

- Landscape around the ponds in Cypress Trails
- Discussion about the financials and having copies for the homeowners at each board meeting
- Road Repair needed at 29 Cypress Knolls due to sink hole, COJ is responsible for the roads
- Violation letters and process discussed
- A homeowner would like the board to have visuals and a microphone at the next board meeting

ADJOURNMENT

Meeting adjourned at 7:38 PM