

Minutes of the Cypress Lakes Home Owners Association Board of Directors Meeting

Date: February 2, 2012

Approved the minutes of the last meeting

Old Business

- 1) Discussed the success of the last yard sale and recommended that we have another one in the spring
- 2) Discussed the Autumfest. Attendance up from last year. Millers BBQ was great. Next year ask neighbors to bring their next door neighbors too. Chris Sanders suggested we make a reusable sign that would say " Neighborhood event this weekend" to be placed at the entrances.
- 3) Horse and buggy with Santa was a hit for the kids and grownups. Must repeat next year.
- 4) Decorations contest is a great event

New Business

- 1) 60 owners have not paid their dues. This is better than last year. Currently, there are known 2 foreclosures in the neighborhood
- 2) Charles asked Mike to prepare mailing labels for the next mailing. Charles purchased 500 envelopes for future mailings
- 3) Board will meet again before the annual meeting to discuss budgets etc.
- 4) Trent is working on the budget and will have copies at the next meeting
- 5) Water lines not tied to the park, but will be soon
- 6) Annual meeting set for March 20, 2012. Charles will ask Dwayne to reserve Francis Lake Baptist as our meeting place.
- 7) Mike and Tim volunteered to run another term. 2 board members will be elected. The nominating committee will consist of Chris Sanders, Jason Sindt, and Dwayne Carson
- 8) Robert will look into the possible dates for the yard sale
- 9) Giovanni gave the association \$5000.00 for the park.
- 10) Landscaping moving along. Robert to ask Kurt to clean and add to the plants at the entrances
- 11) Park closed after dark signs need to be placed in the park and no motorized vehicles in the park sign also.
- 12) Tim will check on when the street lights in the new area will be turned on.
- 13) Robert will ask Kurt to give an estimate on a fence around the well controller and another fence in an area to keep tools etc.
- 14) Discussed types of ground cover for the track. Discussed having a work day to work on the track. Might ask Guy to help with the grading. Tim and Robert to begin the planning process.

Meeting adjourned.



A handwritten signature in black ink, appearing to read "Chad", is written over a faint circular stamp. The stamp contains text that is mostly illegible but appears to include "CYPRESS LAKES HOME OWNERS ASSOCIATION".

Minutes of the Cypress Lakes Home Owners Association Board of Directors Meeting

Date: March 18, 2012

Approved the minutes of the last meeting

Old Business

- 1) Discussed Annual Meeting. Board members asked to be at the meeting place by 5:45. Meeting starts at 6:30 p.m.
- 2) Charles discussed the meeting agenda a) Welcome b) introduce board members c) annual treasurers report d) Goals for the 2012 year e) election of new board members f) Real estate report
- 3) Robert reported that only 26 members still have not paid their dues. Most of them normally pay late
- 4) Chris Sanders reported that he had not received any additional nominations from the neighborhood for new board members.

New Business

- 1) Robert reported on the water park valves. He indicated that the manifold needed to be smaller in diameter to bring more pressure to the water jets. He will contact the company that made the equipment to solve this problem
- 2) Board voted to add interest and legal fee charges to the outstanding bills not received in a timely manner. One more notice will be issued to these property owners before collection by an attorney. Invoices mailed by the attorney will have the interest and legal fees added.
- 3) Mike brought up adding the 8 landowners who are given lake rights in their deeds. Board agreed this should be done by January 2013. At the next board meeting this will be discussed in detail as the rain ended the meeting abruptly. Also discussed was how to bring the additional Cypress Lakes Trails owners into the association. This will also be discussed at the next meeting.

Meeting adjourned by the rain.

A handwritten signature in blue ink is written over a circular stamp. The stamp contains the text "CYPRESS LAKES HOME OWNERS ASSOCIATION" around the perimeter and "2008" at the bottom. The signature is a cursive-style name, possibly "Chris Sanders".

**Cypress Lakes Owners Association
Board of Directors Meeting**

**Meeting Minutes
May 3, 2012**

Approved Minutes of March 18, 2012 Meeting

Approved Minutes of the March 20, 2012 Annual Meeting

Officers for 2012

Officers were elected as follows: Charles Backes- President, Chris Sanders- Vice President, Mike Williams- Secretary, Robert McGeehan- Treasurer, Tim Davis- Member At Large.

Old Business

1. Discussion of the Annual Meeting
Recommended that the association accountant be present and answer questions about financial decisions related to the Treasurer's report. Charles sent a letter to Francis Lake Baptist Church with a donation for the use of their fellowship hall for our meeting.
2. Discussion of Past Spring Events
 - a. Yard Sale- The board decided to have one yard sale a year in the spring. Charles will post this on the website and in an e-mail to the neighbors stating our decision.
 - b. Sunset Celebration- was a success, although the number of attendees was rather small in number. Several board members were out of town. The group that was there suggested that they bring their own snacks and finger food instead of asking the board for funds for it. The board decided to start it earlier in the evening for the next Sunset Celebration. Also voted to have this event two times per year and will discuss the timing of the event at the next meeting. The board decided to continue placing a port-A-potty at all events.
3. Update on Unpaid Assessments. Agreed to send out a final letter to the owners who have not paid their dues to allow payment without legal fees. This letter will inform delinquent account owners that this is their last chance to pay before the account is handed over to an attorney for collection. At that point a \$25 legal fee will be assessed in addition to accrued interest. Robert noted that four property owners are in foreclosure and that he is working with the realtors to collect the dues.

New Business

1. Cypress Lakes Trails Membership in Association. The board agreed to send out a letter to the 11 property owners on Cypress Lake Trail that are required in their deeds to participate in the home owners association. The letter will state that this year is transitional. The property owner may join for the remainder of this year by paying a \$50 fee on July 1, 2012. Starting on January 1, 2013 the 11 property owners will be required to join the association. The letter will tell them their privileges of being a member. The board discussed inviting other property owners in Cypress Lakes Trails to join the association but decided against doing so at this time.
2. Water Park and Pump Update. Chris Sanders will work on the water park sprinkler head that puts out too much water. Fences are around the pump and water park equipment. Padlocks have been placed on both gates. A dry box with poison to kill ants has been placed within the fence surrounding the pump.

He suggested the board members put poison on ant beds if they see them while using the park to eliminate ants.

3. Park Improvements and Additions. Tim Davis will spearhead the work on the path around the park by June 1. He will ask neighbors to help along with Guy and Kirk. The board discussed the benefits of the park, including providing a visual border around the property. Tim will also organize a neighborhood work day to help clear the park grounds of vines and weeds near the trees. Tim asked the board to approve setting up horseshoe pits for the use of the owners. The board agreed and gave Tim permission to purchase the equipment needed to complete the installation. Charles suggested that we consider a 9 hole disc golf course in the park. This was discussed but was tabled. Several events were discussed but the board said that park improvements and maintaining the entrances were our priority. No new events were planned.
4. Summer Kids Activity. The board decided that they would not organize an end-of-school activity for children at the park. Charles will send out in an e-mail informing volunteers that if they would like to organize and implement an activity of these type, that the association could fund and publicize it pending approval.
5. Other Items.
 - a. The board discussed burning trash and other piles in the neighborhood. Residents will be reminded that the county has laws concerning when yard waste can be burned and that a permit is required. At no time should garbage or other items other than yard waste be burned. Residents are urged to contact the Lowndes County Fire Department if violations are observed.
 - b. Charles will pay the website subscription as they are now due.
6. Next Meeting—TBA



A handwritten signature in blue ink, appearing to read "Charles", is written over a circular stamp. The stamp contains the text "LOWNDES COUNTY" at the top and "2008" at the bottom, with some illegible text in the center.

**Cypress Lakes Owners Association
Board of Directors Meeting**

**Meeting Minutes
September 17, 2012**

Approved Minutes of May 3, 2012 Meeting

Old Business

1. Cypress Lakes Trails Membership in Association Letter Responses. Received 3 responses back from the letters sent. All 3 declined to join the association.

New Business

1. Update on Unpaid Assessments. We have received 163 payments of the 168 bills sent. 97% of the members paid their dues for the year of 2012. Discussed not obtaining an attorney to collect the balance because it would not be cost effective. We will bill these members next year showing a past due balance along with the current 2013 dues.
2. Update on Budget for the Remainder of the Year. Trent went over the budget telling the board the budget is based on last year's spending. He stated that we could possibly have a \$1,000 shortage by year's end. However, the board discussed ways to help with the shortage and identified areas that would be less including lawn maintenance, legal fees, and insurance.
3. Planning for AutumnFest
 - a. Date was set at Sunday October 21st
 - b. Caterer will be Miller's BBQ as last year he served a good BBQ meal including 2 meats. Tim will contact the Miller's and book them for the event
 - c. Set Up will be done by the board members
 - d. Bounce House/Slides will be booked by Chris
 - e. Toys for the kids to be purchased by Tim similar to last year. Bubbles, chalk, hula hoops, etc
 - f. Potty was booked by Robert during the meeting. Milo will supply it with hand cleaning station for \$50
 - g. Clean Up will be done by the board and with any members that volunteer at the festival.
 - h. Registration was discussed and decided it would not be necessary since 97% of members have paid their dues.
 - i. Desserts- A notice will be sent encouraging members to bring a desert to the festival. Miller's will have cake with the meal too.
 - j. Flyers will be sent to the members late September.
 - k. The trash boxes will be placed by Robert.
2. Planning for Holiday in the Park
 - a. Date set on Saturday December 8
 - b. Activities




- i. Movie was discussed and not picked out yet. Several family movies were placed in the hat but decided on at this meeting. Robert will check on getting the movie and projector.
 - ii. Horse and Carriage will be looked into for the kids by Chris. Also a train ride was mentioned. Chris and Charles will seek a provider.
 - iii. Charles will ask Cindy Guillemette to have the popcorn machine again.
3. Holiday Decorating Contests has been a success in the past and the board recommended that it be done the same as last year. Flyers will be sent in October inviting the members to decorate.
 - a. Categories
 - b. Prizes
 - c. Judging
4. Other Items
 - a. Common Areas Update. The board talked about Kirk Williams crew doing a good job, but recommended getting Robert to tell Kirk Williams to weed and maintain and keep current the beds with blooming flowers like snap dragons and pansies. Discussed the possibility of asking for bids from the community. Decided to wait until spring. Discussed the possibility of purchasing a well pump that would allow the water park to operate as intended by the manufacturer. Chris will look into how much this might cost. No decision was made to purchase a larger pump.
 - b. Insurance and other bills are paid up.
5. Meeting adjourned. Next board meeting will be called as needed.




**Cypress Lakes Owners Association
Board of Directors Meeting**

**Meeting Minutes
November 26, 2012**

Approved of Minutes of September 17, 2012 Meeting

Old Business

1. Cypress Lakes Trails Membership in Association Letter Responses. No responses received.

New Business

1. Planning for 2013 Assessments
 - a. Invoices. Trent will supply the invoices and Mike will mail them ASAP.
 - b. Cypress Lakes Trails invoices to be mailed stuffed with a flyer for holiday in the park.
2. Annual Meeting Date and Location. Board discussed meeting at Grassy Pond possibly on March 14, 2013. Discussed the possibility of the board going door to door inviting members to the annual meeting.
3. Review of Plans for Holiday in the Park
 - a. Date (December 8, Santa arrives at 4:00)
 - b. Activities
 - i. Movie secured...
 - ii. Horse and Carriage secured...
 - iii. Train secured... Beth Peglar
 - iv. Porta Potties secured...
 - v. Pop Corn. Board suggested PLENTY of popcorn. Cindy G.
 - vi. Set Up Board members to meet in the park early for setup.
 - vii. All gifts brought will be given to Hugs of Hope and Charles will contact them.
2. Holiday Decorating Contest
 - a. Categories Traditional and contemporary plus a grand Griswold prize
 - b. Prizes Charles will get gift cards
 - c. Judging by the board. Any board member that wants to be judged may not judge, but may win...
3. Other Items
 - A: board discussed accepting "in kind" service in lieu of paying dues from members. The stipulation is that the "in kind" service exceeds the value of the assessment. The board reserves the right to accept or reject "in kind" physical service. In kind service must be tangible items.
 - B: Board discussed decorating the entrances with Christmas garland, etc. to make the entrances festive. Charles, Tim, and possibly other board members will work on it this weekend. Also place lights where electricity is available. Board authorized \$150 for this purpose.
 - C: Robert will talk to Kirk Williams about doing the necessary work around the area to accomplish finishing touches where needed.
4. Next meeting will be a preparation for the annual meeting and will be announced soon.

