

**CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.  
(CPPOAI)**

**MINUTES OF RECESSED ANNUAL MEETING  
OF THE BOARD OF DIRECTORS**

The Recessed Annual Meeting of the Board of Directors was held on April 6, 2021, at 6:00 PM at the Double Eagle Restaurant as set forth in the notice of the meeting setting such time and place, and is attached to the minutes of this meeting. Notice of meeting was posted on the bulletin board located in the Mail House forty-eight (48) hours prior to the meeting. President, John Thistle, called the meeting to order at 6:00 PM.

Board of Directors present were: John Thistle, Phil Dent, Diana Benoit, Linda Lofink, and Howard Stitt. Those absent were: Dixie Burrell, Jere Carrick, Jan Locke, and Larry Steuber. A quorum was established.

**COMMENTS FROM THE PRESIDENT:** The President strongly recommended that if any Board Member is not going to attend the meeting, he/she should call and explain why he/she will not be attending. He also mentioned that some homeowners asked if it was legal to have a new board established while the HOA Annual Meeting was in recess. The homeowners also asked if the votes for the proposed changes to the amended and restated Articles of Incorporation could be counted and be legal. John T. called our lawyer who stated both, new board and the votes, were legal.

**COMMENTS FROM THE MEMBERSHIP:** Laurie Capriari stated she turned all votes and results from the Proposed Changes to the Governing Documents into the Board.

**ACTION ITEMS:**

**1. Approval of April 6, Agenda of Recessed Annual Meeting** – Howard S. made a motion to approve the April 6, agenda; Linda L. seconded the motion. The agenda was approved.

**OLD BUSINESS:**

**1. Announcement of all Members of the Board of Directors/Executive Board:** John Thistle - President; Phil Dent – Vice President; Diana Benoit - Secretary; Linda Lofink – Treasurer; Dixie Burrell; Jere Carrick; Jan Locke; Larry Steuber; and Howard Stitt.

**2. Voting Results:**

	<u><b>YEAS</b></u>	<u><b>NAYS</b></u>
a. Amendment 4.2.5	133	8
b. Amendment 13.1.2	137	4
c. Amendment 15	132	9

Total number of proxies submitted = 141

In addition, John T. appointed Diana B. to form a committee and review the entire HOA's by-laws, regulations and make recommendations for future updates.

**ADJOURNMENT:**

Phil D. made a motion and Howard S. seconded to adjournment. Motion passed.

Submitted by,

Diana Benoit  
Secretary