

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

**MINUTES OF MEETING OF THE  
BOARD OF DIRECTORS  
TUESDAY, DECEMBER 14, 2021**

The meeting of the Board of Directors was held on Tuesday, December 14, 2021, 6 p.m., at Hunday's Bar and Grill, as set forth in the notice of the meeting 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 48 hours prior to this meeting.

Board Members Present: Diana Benoit, Dixie Burrell, Phil Dent, Linda Lofink, Howard Stitt, Larry Steuber, and John Thistle. Those not present were: Jere Carrick and Jan Locke. A quorum was present.

**COMMENTS FROM THE PRESIDENT:** John T. welcomed the homeowners.

**ADDRESS THE VISITORS:** No Comments.

**ACTION ITEMS:**

1. Approval of the Agenda: Diana B. made the motion and Phil D. seconded. Motion was passed to approve the agenda.
2. Approval of the Special Meeting Minutes (Nov. 4, 2021): A motion was made by Phil D. and seconded by Diana B., to approve the minutes. Motion carried.
3. Approval of the Board Meeting Minutes (Nov. 23, 2021): A motion was made by Linda L. and seconded by Larry S. to approve the minutes. Motion carried.
4. Approval of Road Seal Coating: Action Tabled. John T. is waiting for estimates. He will present them at the next board meeting.
5. Approval of the Treasury Report as Presented: Diana B. made the motion and Dixie B. seconded.

**CPPOAI – 11/30/2021 Bank Account Balances**

**Before Bank Reconciliations**

<b>Operating Accounts</b>	<b>\$ 81,109.37</b>
<b>Reserve Accounts</b>	<b><u>\$ 182,325.58</u></b>
<b>Total</b>	<b>\$ 263,434.95</b>

Motion was carried.

6. Resolution for all Committee Chairpersons: Board decided to do nothing on this action.
7. Paint the Interior of Mail House: Linda L. made the motion and Larry S. seconded the motion to paint the interior of Mail House for \$250.

### **OLD BUSINESS:**

1. Violations: Phil D. and John T. met and established a procedure for Violations. Candace Holmes has resigned due to moving out of the area. John T. complimented Candace on her hard work. We currently do not have a chairperson and the Board decided to wait until the Annual Meeting requesting for a volunteer. Someone may volunteer at that time; until then, the Board will handle any necessary violations. CPPOAI has two homeowners who have not complied by signing the annual rental/renewed form. They have been notified with the first and second notification and currently owes \$2500 apiece. The Board voted (Larry S. made the motion and Phil D. seconded) to send notification of the cost and next steps letter. The motion carried.
2. Estimates for Drainage: John T. and Howard S. will have a meeting and look at the drainage problem. They will have a report next month.
3. Continuation of Governing Documents – The Board completed the review of the governing documents; Diana B. will meet with her committee for finalization. Once completed; they will be sent to the Board for final review and then John will send to our attorney for final approval.

### **NEW BUSINESS:**

1. Mowing Contract – After much discussion. It was decided that there are no “common areas” within the CPPOAI area, we would not continue to pay Majestic Golf Course for mowing, mulching, trimming and other landscape maintenance. Diana B. will write a letter to the golf course stating the Board’s action. Linda made the motion and Larry seconded. The Board agreed.

### **COMMITTEES:**

1. ARC – No Report
2. Budget/Finance – No Further Report
3. Compliance/Appeals – No Report
4. Governing Documents – See Above
5. Mail House – See Above. It was also asked if the post office could deliver packages to the home and the answer was that as long as we have a mail house, the post office is prohibited to deliver to the home. The former postman delivered as a kindness.
6. Social – The Christmas Parade was a big hit as well as the party afterwards. Prizes were awarded for best carts/bicycles. John T. praised Jan L. and the Social Committee for all their activities and successful efforts.

7. Rentals/Resales – Laurel C. stated there are three resales pending. There are two rental renewal applications that are past due and violation notices have been sent.
8. Streets, Drainage & Maintenance – See Above
9. Violations – See Above. Also, Mark Forman requested a written letter to be read to the Board. He complained about the golfers' balls hitting his van. The golf course does not want to assist him by repositioning the tees. Unfortunately, this is not a CPPOAI issue that can be addressed. His letter will be filed.

**COMMENTS FROM THE VISITORS:**

One homeowner volunteered to form a committee and act as a liaison between our board and the golf course. John T. thanked her.

**ADJOURNMENT:**

Phil D. made the motion and Linda L. seconded to adjourn. Motion was carried. Next meeting is January 25, 2022, at 6 p.m. at Hoday's.