

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC.
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MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
Thursday, May 26, 2022

The meeting of the Board of Directors was held on Thursday, May 26, 2022, at 6:00 p.m. as set forth in the notice of the meeting at such time 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: Linda Lofink, Diana Benoit, Paula Carnell, Laurel Ciprari, Phil Dent, Jan Locke, Dixie Burrell, John Thistle by phone. A quorum was present.

COMMENTS FROM THE PRESIDENT: We need to have a place to hold our meetings that is accessible to board members and visitors. This meeting was held on porch of Double Eagle as the inside was not available to hold the meeting.

COMMENTS/QUESTIONS FROM THE VISITORS: No comments or questions.

ACTION ITEMS:

1. Approval of the agenda – Diana B made motion to approve the agenda, Laurel C seconded. Motion passed.
2. Approval of the Board Meeting Minutes April 28, 2022 – two typos were noted the spelling of Keonig and Adelsperger need to be corrected. Phil moved minutes be approved as corrected; Paula seconded. Motion passed with a no vote by Diana B.
3. Approval of Treasury Report as presented – Laurel C made motion to approve report; Paula seconded. Motion passed.

See attached Treasurer's report

OLD BUSINESS:

1. Mail house rocks are still being hit by vehicles. Bollards were discussed as an option. Jan Locke has offered to donate two large concrete flower urns to place by rocks to keep the rocks from getting hit. It was decided to try the urns. If they get broken then we will discuss bollards again.
2. Laurel C advised the board that there are rental renewal forms due on various rental properties that have not been submitted. Two homeowners are in violation; in both cases same tenants are long time renters. She has talked with Kings Greens management company. She is not getting renewals from some because condos renting month by month. Feeling by some that long term rentals should not require new form every 6 months. Board concluded that Laurel C, Phil D and management company need to have meeting and resolve issue of renewal form. Laurel C is going to call company and set up meeting.
3. Kings' Greens property has not been assessed yet, so Phil D did not have a price on cost of the property. The estimated period on the appraisal is up to 6 weeks. John T suggested we address issue at next meeting which will be October. Paula C wants to meet on issue as soon as price is set. Acquisition of the property would take approval of homeowners at annual meeting. It was decided that when Phil D gets appraisal, he is to notify board and we will have a meeting.
4. Speed control was again addressed. Neighborhood control was decided to be the best deterrent to controlling speeders. We would have to pay to have police patrol and we are not empowered to enforce speed limits. Peer pressure will be most effective. Issue is to be dropped.

5. A compliance chairperson is still needed. Steve Raucci has agreed to be chairperson and Doris Moore and Phil Keonig will serve on committee. We could not convene the previous committee in a reasonable time frame to address previous fine on Larry Adelsperger. He agreed to pay \$100 fine for not submitting rental renewal form and has submitted the form for rental to Laurel C.
6. Caudwell Engineering will start survey of Cypress Pines after January 1, 2023. She will have numbers for us after January and then we can move forward on signing contract in fall.

NEW BUSINESS – NONE

COMMITTEE REPORTS

ARC – Two approvals given by committee one a roof and the other house painting.

BUDGET/FINANCE – Waiting on an invoice for \$800 from Double Eagle for catering annual meeting and a request for reimbursement from Dixie B for \$61.25 for filing Annual Report

DRAINAGE – Thompkins has started installation of basins on Lake Vista Circle. Will start replacing sod next week. There was an issue with a bogus hole and a broken sprinkler that company is going to address. During the seal coating a sprinkler was broken because of a downpour. Association going to pay \$107 to repair it with a motion from Paula C and seconded by Dixie B. Motion passed.

MAILHOUSE – Black poles left in mail house are the postman's. There is a tree dying and will have to be removed by maintenance.

RESALES – 3 condos and a single home have sold this month.

SOCIAL -- continuation of welcome baskets; next market day June 18, garage sale February 4, 2023; next coffee klatch October 29, 2022; craft fair set for November 5, 2022.

STREETS AND MAINTENANCE – Working on getting the new light pole at corner of Petrucka and Will Flint. Paula has filled out form and waiting for response. Speed signs need to be refurbished or replaced. Dixie B to send Paula name of company used in past. John T has a list of repairs that need to be addressed by seal coating company. They are coming back for touch ups. Attorney is reviewing the contract.

VIOLATIONS – Driveway 19777 Petrucka needed repainted, and he has done so. Diana B going to make a good neighbor visit to a house on Petrucka concerning broken window and items placed to the side of his house.

COMMENTS FOR HOMEOWNERS

Jim Bartel informed the association that there is a camera that can be installed and moved post to post that will take a picture of the license plate, record speed, and record traffic patterns that could give us information on traffic. The cost of this item is \$3200.

We are still operating with 8 members on the board instead of 9. This will be addressed in the fall.

Phil D made a motion to adjourn, and Diana seconded. Motion passed.