

CYPRESS PINES PROPERTY OWNER'S ASSOCIATION, INC.

MINUTES OF THE MEETING OF THE  
BOARD OF DIRECTORS

Thursday November 17, 2022

The meeting of the board of directors was held on Thursday, November 17, 2022, at 6:00 pm as set forth in the notice of the meeting at such time and is attached to the minutes of this meeting. Notice of the meeting was posted on the bulletin board in the mail house 72 hours prior to this meeting,

Board members present: Linda Lofink, Diana Benoit, John Thistle, Jan Locke, Laurel Ciprari, Phil Dent, Dixie Burrell. A quorum was present.

COMMENTS/QUESTIONS FROM THE VISITORS: Doug Patterson questioned the road project area on Lake Vista that is eroding. He also questioned road sign replacement if we are not enforcing them.

The motion was made by Laurel C to add to agenda action item to have rental occupancy for anyone living here vetted. Diana seconded. Approved.

Motion to approve minutes of October 27 made by Diana B and seconded by Linda L. Approved.

Motion to accept treasurer's report as presented by Diana B and seconded by Laurel C. Approved

ACTION ITEMS

1. Discussion how to present booklet of governing documents was tabled until next meeting.
2. Jan Locke asked for approval for funding of Christmas parade and party to follow. There was money in the Social Committee budget to fund the party.
3. The 2023 budget was discussed. Laurel C made a motion to approve the budget, Diana B seconded the motion. Approved. The budget will be sent to homeowners with an annual invoice.
4. Norman Beaulieu has not responded to violation notification of \$2500 for not filing ARC form for reroofing his duplex. He has 14 days to file then meet with compliance committee. Diana B made a motion to send fine and Laurel C seconded. Approved.
5. Karen Carter submitted an application form to fill the board vacancy of Jere Carrick which expires in February. Laurel C made a motion to accept and Diana B seconded. Approved.

OLD BUSINESS

1. The committee to interview management companies has 5 to interview. The management company will not replace committees. Would send annual meeting notices and invoices. The

board of directors would continue to meet and make decisions. Laurel C will be chairman and Karen Carter will replace Paula C on committee.

2. John T recommends we hold off on doing engineering study for a year.
3. The drainage problem that must be addressed on Lake Vista and John is getting bids on project to present to board next meeting.
4. John T has a quote on speed sign replacements. Four signs and one pole will be \$272.74. Linda L made motion to purchase signs, Diana seconded, Approved.
5. First notice of annual meeting needs to go out by November 25.
6. Plaque for Dick C is here and there is only one place left on memorial rock.

#### COMMITTEES

##### ARC

Mitch Long driveway  
Doug Patterson shingles  
Hans Kurtzl shingles  
Thompson shingles

#### BUDGET AND FINANCE

CD will renew. Diana B made a motion to renew at best possible rate and Phil D seconded.  
Approved

Lease for mail house up and attorney is reviewing.

#### COMPLIANCE AND APPEALS

##### MAILHOUSE

Jim Osborn has sprayed. Ask Jere to put the flag back up. Someone is leaving lights on in mail house.

Need to meet with Lake Doctors concerning fountains and lights.

##### RESALES

1 single home; one coach home; and 1 condo should all be closed by end of year.

## SOCIAL

Had a successful craft fair; there is an upcoming Christmas cart parade and party; January will resume Coffee Klatch; and February community garage sales. The committee is continuing to provide welcome baskets to new neighbors.

## STREETS AND MAINTENANCE

John is now chairing the committee.

## VIOLATIONS

Beaulieu; LaMaitre; Thompson

Letter presented from Linda Comeau concerning signs along Homestead for new food service.

The following are minutes from the later portion of the board meeting when a discussion was to take place regarding the rental violation/approval for 20035 Lake Vista Cir N. John T. requested that Dixie Burrell leave the room during the discussion (since this directly involved her).

John stated what the issue was and that the board would be required to vote on the approval/denial of the rental application. John stated that the property in question knowingly had a renter moved in without submitting a rental application. Upon request by a member of the Rental Committee on November 5, 2022, the application was submitted, and a background verification was requested. When received back to CPPOAI, the report reflected that there was an adult felony listed from March 2022. John T. spoke with the CPPOAI attorney (Steve Adamczyk) and was informed that the board could vote either way since the individual pleaded guilty and the case was adjudicated. The vote began but part way through the process one board member stated that there were additional facts that they should be aware of before casting their vote. The discussion involved the leases/renters' past history of disregarding the Rules & Regulations for CPPOAI on several occasions. Examples were provided. At this time the voting continued with one board member changing their prior decision based on the additional information. The vote was then 4 to 3 in favor of denying the rental application. The President, John T. did not vote as it wasn't required in order to break a tie. Also, part of the discussion was the approval of the amount of the fine to be levied against the owner of the unit who knowingly rented this property without CPPOAI approval. The fine was determined to be \$1600.

The meeting was then adjourned with Diana making the motion and Laurel seconding it. All were in favor.