

**CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
JULY 23, 2019**

CALL TO ORDER at 6:31 p.m.

ROLL CALL: Avis Brown, Kelly Chiarella, Cameron Hoffman, Mikel Kline, Jay Laing, Don Neubaum, and John Quatrini. Quorum established.

MINUTES:

- **MOTION** by Mikel to approve the June 17, 2019 Regular Meeting minutes as written. **SECOND** by Kelly. Roll call: Kelly – yes, Mikel – yes, Jay – yes, Don – yes, John – yes. Avis and Cameron abstained. Motion passed 5-0-2.
- **MOTION** by Mikel to approve the July 1, 2019 Special Board Meeting minutes as written. **SECOND** by Don. Roll call: Kelly – yes, Cameron – yes, Mikel – yes, Jay – yes, Don – yes, John – yes. Avis abstained. Motion passed 6-0-1.

TREASURER'S REPORT:

- **MOTION** by Don for approval to send letters to seven (7) homeowners who are more than 90 days (2 assessments) in arrears. **SECOND** by Avis. All in favor. Motion passed.
- **MOTION** by Kelly to accept the May and June Financials in the Treasurer's Report. **SECOND** by Cameron. All in favor. Motion passed.

COMMITTEE REPORTS:

Ad Hoc Options

- **MOTION** by Cameron to accept the Ad Hoc Options Committee report. **SECOND** by Avis. All in favor. Motion passed.

ARC

Communications

 Newsletter

 Events – No report

 Landscaping

Executive – No report

Maintenance

Safety and Security

COBWRA

- **MOTION** by Avis to accept all other Committee reports as presented. **SECOND** by Cameron. All in favor. Motion passed.

OLD BUSINESS:

- **MOTION** by Avis to accept the New Buyer Procedures. **SECOND** by Jay. Discussion by Board. **MOTION TO AMEND** by Avis to adopt these procedures from the July 1st meeting with adjustments/changes made at this Board meeting. **SECOND** by Jay. **MOVED TO CALL THE QUESTION** by Avis. Discussion ended. Roll call: Avis – yes, Kelly – yes, Cameron – yes, Mikel – no, Jay – yes, Don – no, John – yes. Motion passed 5-2.
- **MOTION** by Avis to approve the Leasing/Rental Procedures with adjustments/changes made at this Board meeting. **SECOND** by Jay. Discussion by Board. **MOVE TO CALL THE QUESTION** by Avis. Discussion ended. Roll call: Avis – yes, Kelly – yes, Cameron – yes, Mikel – no, Jay – yes, Don – no, John – yes. Motion passed 5-2.

NEW BUSINESS:

- **MOTION** by Jay to increase transponder fees to \$25 if new resident is on warranty deed or if license and registration is to the house, and to increase to \$50 if not on warranty deed. Increases effective August 15, 2019. **SECOND** by Avis. Roll Call: Avis – yes, Kelly – yes, Cameron – yes, Mikel – yes, Jay – yes, Don – yes, John – yes. All in favor. Motion passed.
- **MOTION** by Cameron to have Don continue to be webmaster temporarily for the new community website, for sharing documents, at his cost until such time as a property management company is hired. **SECOND** by Kelly. Roll call: Avis – no, Kelly – yes, Cameron – yes, Mikel – yes, Jay – no, Don – yes, John – yes. Motion passed 5-2.
- **MOTION** by Jay to have property management proposal bids cut off August 31, 2019. **SECOND** by Kelly. All in favor. Motion passed.
- **MOTION** by Avis to approve violations and inspections report as presented by Jay. **SECOND** by Kelly. All in favor. Motion passed.

PUBLIC COMMENT:

ADJOURNMENT:

- **MOTION** by Jay to adjourn the meeting. **SECOND** by Don. All in favor. Motion passed. Meeting adjourned.