

CYPRESS PINES PROPERTY OWNER'S ASSOCIATION, INC.

MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS

February 20, 2024 – 4:00 pm

Meeting was called to order by Al Roma, president. All board members were present, a quorum was established.

The annual meeting minutes were read by Dixie Burrell and motion to approve was made by Paula Carnell and seconded by Jim Bartel. All members voted in favor.

Al Roma apologized to the membership for not being more receptive to comments and discussion of member issues. This coming year the budget committee planning meeting will be announced and the community invited to participate.

The treasurer's report was not accepted as presented because of questions about the accounts receivable and accounts payable. The motion to accept was made by Jim Bartel and seconded by Paula Carnell. The motion failed. The board felt the report was not correct and is going to ask Mylie for a zoom meeting with the board members to discuss the finances as reported on her treasurer's report.

Action items:

Drainage – The invoice for repairs on Lake Vista ran over \$750 because of a break in a drainpipe and dirt washed out around break that would ruin a condo driveway. John Thistle approved of the increase to make repair. Dixie Burrell made a motion to approve the extra expense for repair and Jim Bartel seconded. All members were in favor of the motion.

ARC committee has had no new requests.

Budget/finance – the \$750 additional cost for drainage will come out of money budgeted for drainage.

Compliance – Parking violations on Lake Vista have been addressed. Parking in the empty lot have received warnings. One violation has been sent by CAM. There is not adequate parking for visitors to the condos.

Trash cans have been left out and warnings issued to homeowners.

Drainage – A camera is going to be inserted in drainpipes of Lake Vista and Petrucka to find any blockages.

Rental/ Resale – None

Social – Dixie Burrell gave social report for Jan Locke. A copy of the activities was provided to the secretary.

Website – Tammy and Jim Bartel are still working on it and refining it. Hopefully in a week or two it will be fully operational for the homeowners.

Discussion of the ownership of the land parcel around hole 9 on the golf course ensued. The land usage attorney feels that indications are that that parcel belongs to the golf course. The golf course feels that that land is not theirs and the documentation is conflicting. The board feels that the attorney should approach the golf course owners about this property and maintenance of the pond situated on that property. The letter to owners needs to enforce the need to maintain the area for the health and safety of surrounding homeowners and emphasize no ifs, but when that will be done.

Speeding vehicles are a concern to the community. Do we want to install speed bumps, speed humps or electronic speed signs? Discussion ensued as to the cost and viability of each option. Jim Bartel presented a new type of speed bump that has a liquid that stays flat at slow speed and inflates to a bump at a higher speed. He is going to research this option and forward information to the board members. A stop sign at the corner of Lake Vista and Petrucka coming off of Will Flint Avenue was also discussed.

Next meeting will be March 19 at 4:00.

Jim Bartel made a motion to adjourn the meeting and Al Roma seconded. All were in favor.