

CYPRESS GARDENS HOME OWNERS ASSOCIATION

BOARD MEETING

FEBRUARY 7, 2017

PRESENT:

Russell Schmidt, President

Andy Fuller, Vice President

Tom Moorhead, Treasurer

Bridget Walker, Architectural Committee Member

Rick Walker, Architectural Committee Member

Ann Bailey, Secretary

ABSENT:

Neil Holcombe Architectural Committee Member

MEETING CALLED TO ORDER: 6:35 pm

Andy stated only 94 out of 286 home owners in Cypress Gardens have paid their dues, and no one other than current board members is willing to run for election to the board. So, rather than postponing elections, he suggested the current members of the board will stay on, to continue to support the landscapers and deal with serious home owner problems if they arise. We will not hold nominations this year.

Roll was called.

TREASURERS REPORT:

Tom reported we have a current balance of \$8326.15. We have enough money to see us through the current year. Andy said, since houses are selling more quickly now, it will be useful for the board to place more liens on properties of owners delinquent in their dues. Homes with liens cannot be sold or used to get mortgages.

78 home owners are 5 years delinquent in dues. Several of these homes have liens already and we will be more active in placing liens on the others, as we currently have enough money to file the liens.

MOTION:

Andy moved we revoke Neil Holcombe's board membership, as he is 4 years behind in paying his dues. Bridget seconded the motion and all were in favor.

MOTION:

Andy opened nominations and as there were none, he closed them.

AUDIENCE PARTICIPATION:

Ann Matson asked about the new development in the Eastland Hills area. Russell said DR Horton is going to be building new homes in this area. The plots are rather small. A previous developer had planned to build low income housing in that area but that plan was discontinued.

Ken Schroeder said he was concerned that large trucks heading to the development site would break down the roads, especially Cypress Blvd. Russell explained fixing any damage to the roads was the responsibility of the County. Russell said there is a plan to open a second entrance from Meadow Lake Road but this may take some time due to paperwork and lack of funds. The fire department may request an alternative entrance be built.

Ken Schroeder offered to research more information about the developer of the land and more information about the plan. Andy said the board would welcome his help and would be supportive of his efforts. Russell said the new developer is Mike McKinbaucher.

Rebecca McGreggor asked what was decided about building a turn lane into Cypress Gardens from Meadow Lake Rd. Russell said lack of funds may prevent this, but a turn lane is needed.

Russell said it is hard for him to keep up with who is moving in and out and he has to go door to door to find out at times. Amy Stiers offered to let Russell know about home owner movement on Milton Loop.

4 Milton Loop has cars in the back yard. Russell explained the board does not enforce up keep of peoples back yards. However if there are nonworking cars in the yards, neighbors can call County Code Enforcement.

Ann Matson asked why the street light in the front of the subdivision has not been replaced. Russell said they are looking for an electrician who has a low enough rate to do the work.

An audience member asked where dues go. The board explained it goes to pay landscapers, paint over graffiti and pay for insurance for the board.

MOTION:

Andy moved the meeting be adjourned. Russell seconded the motion and all were in favor.

MEETING ADJOURNED: 7:18 pm.

Submitted by,

Ann Bailey, Secretary