

Cypress Point Homeowners Association
Board of Directors Meeting January 14, 2009

The Board of Directors of Cypress Point Homeowners Association meeting was held on January 14, 2009 at the home of Andrea Cassidy. Present were Board members Andy Welper, Andrea Cassidy, and Kerry Morris. Kathryn Mason and Steve Smith of Realty & Management Services were also present. The meeting was called to order at 6:20 PM.

The minutes of the November 13th meeting were handed out. It is noted the increase of garden homes dues is ten percent. Andrea Cassidy makes a motion to accept the minutes with this correction and Kerry Morris seconded.

A review of the financials and overdue report is completed. There have been no payments by Deborah Sterling. The tenant has not been served to begin collecting fees from Deborah Sterling. Funds were not collected in the recent foreclosure filed against Catherine Prudhomme, unit 8426.

The lawn was discussed. The new contract for 2009 sets the rate at \$1700 per month. The board has been pleased with the services being provided by Groundworks. A price of \$300 has been given to add dirt to the area in the corner to level this badly rutted property.

The sign and siding repair have not been completed but should begin shortly. The signs will be painted dark grey.

Andy gives a synopsis of the insurance claim. An overall displeasure with the manner in which it was handled is noted. The insurance claim paid for one full roof replacement and twelve partial. Fourteen awnings were paid in the claim. Regardless of the amount of damage siding payments were all made at a minimal rate.

Kerry Morris provides a review she has completed on the concrete areas. She has prioritized them as priorities 1, 2, and 3. It is decided the association will be asked to vote to assess on the repairs categorized as priorities 1 and 2.

Also part of the assessment will be to repair, pressure-wash, and paint the interstate fence and replace the neighborhood fence.

Andrea has updated some information from the welcome packet. Andy will take a look at it.

The pool pump and drain need to be modified to comply with a new law regarding "public" pools. The cost of the modification is estimated to be \$1200- \$1400. The board would like to look into having the pool drained, repaired, and painted. This may help in the cost of the modification.

Kerry Morris presents a plan to fence her side yard using a fence of composite material. Concerns were raised with deviating from the wood fence. Pictures of the material are reviewed. The board approves the fence design and material.

With no further business the meeting adjourns.