

# **Cypress Point Homeowners Association Annual Meeting 2003**

The 2003 annual meeting of the Cypress Point Homeowners Association was held Monday, November 3, 2003 at the Bluebonnet Public Library.

President Richard Shurley called the meeting to order. Twenty-four owners, representing 43 homes/lots, attended the meeting. Fifteen owners, representing 25 homes/lots, sent proxies, for a total of 68 homes/lots represented. That satisfied the requirement for a quorum (10% of the lots/dwellings). A list of attendees and proxies is at the end of this document.

Richard Shurley introduced members of the current board:

President:	Richard Shurley
Vice President:	Marcel "Beau" Graugnard
Secretary/Treasurer:	Sharon Hattier

After time was given for review of the minutes from the 2002 annual meeting, Darren Landry moved to accept the minutes and Dan Lupton seconded the motion. The minutes were approved by a unanimous vote.

## **Old Business**

Richard and Beau discussed lawn care and the present vendor, TurfScape. They mentioned not being able to bill the actual cost of the mowing of the vacant lots to the lot owners. Complaints were heard from the floor about the height of the cuttings, bush trimming and spraying of weed killer around the neighborhood. Members talked about possible rebidding of the contract. Richard said that he would furnish the specs to anyone who was interested in submitting a bid for the contract. The Board stated that anyone could submit a bid, as long as they had the proper bonding and insurance. The date of December 31, 2003 was decided upon for the allowing of new bids.

## **New Business**

New Construction:

Richard introduced Greg Flores of Greg Flores Construction, LLC, the developer of twenty lots he recently purchased from Carolina Investments. Mr. Flores stated that he is looking forward to building in Cypress Point. Mr. Flores also asked if anyone objected to a sign being put up in the back of the subdivision close to the interstate to advertise the new homes being built. After a discussion of exactly where Mr. Flores wanted to place the sign and the assurance that it will be done tastefully and not in the skyline visible by the neighborhood, permission was given to place the sign.

A short discussion was held regarding neighborhood concerns which may occur while construction is underway. Those concerns included trash, lot grades and ponds. Mr. Flores stated he would work with the neighborhood.

#### Budget:

Beau reviewed the current financial statement. He informed the members that the total annual operating costs, with estimated end of the year projections, is \$71,566.00, for a projected shortfall of \$11,142.00. The proposed budget for 2004 is \$73,405.00, with a shortfall of approximately \$14,000.00. If a 10% increase in dues is passed by the members, that shortfall would be decreased to approximately \$9,200.00. It was stated that the Board has the power to increase dues but wanted to wait until after the annual meeting, when an explanation of the increase could be given to the members. A breakdown of approximate actual costs was given: \$65.00 for townhouses, \$31.00 for garden homes, and \$31.00 for lots. A motion was made by Beau Graugnard and seconded by Sharon Hattier to accept the 2004 budget. The motion passed.

#### Discussion from the floor:

A short discussion was held about some houses on Essen Heights that are becoming trashy with tall grass and occupants parking on the lawns. It was mentioned that most of those houses are probably rented by college students and have become multi-family houses. Although the city has an ordinance against parking on the lawns, enforcing said ordinance would be difficult.

#### Lawn Care:

Discussed during old business.

#### Dues Increase:

Beau Graugnard moved to increase the dues by 10% and Dan Lupton seconded it. A motion to amend was made by Andy Welper to increase the dues by 20%; however, this motion to amend was not put in the correct format. After a discussion, the motion was withdrawn and restated.

Beau Graugnard moved to increase dues by 10% and Darren Landry seconded it. Vote: 50 for, 13 against, and 4 abstaining. Motion failed.

Allen Fugler moved to direct the incoming Board of Directors to increase the dues by 10% starting January 1, 2004. (Information about who seconded the motion is not available.) Vote: 52 for, 8 against and 7 abstaining. Motion passed.

#### Projects Completed:

Richard discussed the various completed projects. The slab was removed, the pool house was repaired and minor repairs were done to the front wooden sidewalk. Richard has

also spent 20 or more hours attending Board of Adjustment meetings. He stated that without money, it is very hard to make any improvements to the neighborhood.

Other concerns:

The conditions of 8409 were discussed. The townhouse needs repairs and is affecting the adjacent townhouses. Richard said that he would compose a letter and send it to the owner within 30 days.

Allen Fugler moved that he be allowed to purchase \$300.00 worth of plants to be planted by the pool. The motion was seconded by Andy Welper. Motion passed.

A motion was made to buy paint; however, before a vote could be called for the motion was withdrawn.

Further discussions were held regarding mailing minutes of the monthly board meetings and financial information. Discussion was also held regarding the association's website.

#### Election of New Board Members

Richard Shurley asked for nominations from the floor. The following homeowners were nominated for the 2004 Board of Directors:

Richard Shurley  
Beau Graugnard  
Elizabeth Swoope  
Darren Landry  
Dan Lupton  
Andrea Cassidy

Allen Fugler moved that the nominations cease and Layla Denham seconded it. The motion passed.

Allen Fugler moved that the nominations be accepted by acclamation and Denise Serrate seconded it. The motion passed.

Richard Shurley adjourned the meeting at 8:30 p.m.