

CYPRESSWOOD PLACE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF ANNUAL HOMEOWNERS' MEETING OF
May 19, 2026

STATE OF TEXAS
COUNTY OF HARRIS

The Owners of Cypresswood Place Community Improvement Association, Inc. met in an Owners Meeting at Harris County WCID No.132 Water Plant located at 4107 Evening Trail Drive, Spring, Texas 77388, on the 19th day of May 2026 at 6:00PM. Those present:

Jane Warren	President
Peggy Batson	Vice President
Olav Unger	Treasurer
Dave Brookshire	Secretary
Bob McAdams	Director

Other attendees were Deborah Bilbo, Constance Deen, Rod and Linda Golding, Tom Rios, JR Winkler (T), Amy Love (T), and Rodney Norton (T). The meeting was called to order at 6:10PM by Jane Warren who welcomed the Owners in attendance, introduced the members of the Board, and welcomed new owners to the neighborhood.

REVIEW AND APPROVE MINUTES OF THE MEETING OF November 25, 2025:

Dave Brookshire discussed the minutes from the previous Board meeting, noting they had been posted to the website prior to the meeting and links were included in the meeting reminder. **Bob McAdams moved to accept the minutes as presented. The motion was seconded and approved unanimously.**

FINANCIAL REPORT:

Olav Unger discussed the current financial state of the association, noting that we are currently slightly under budget. There have been planned expenses for area beautification and sprinkler repair. The community's electrical contract with Cirro Energy contract has expired, and a new contract with NRG has been negotiated for five (5) years through April 30, 2031. Our contract with Republic for trash removal will run through March 31, 2030 and included scheduled increases every year. After the previous Board meeting, where the budget was reviewed, a \$50/lot rebate was approved for this year and reflected in the notices sent in December. Bob McAdams added that the increased costs for electrical and garbage were expected and within the budget. Olav also discussed our investment in CDs which has resulted in some invested income which has offset some of the cost increases. **Dave Brookshire moved to accept the financial report as presented. Upon a second, the motion was approved unanimously.**

LANDSCAPING REPORT

Peggy Batson reported on the status of our community landscaping. Our mowing rates have remained steady, though there is the possibility of a fuel surcharge at some point, given to current cost of gasoline. Our landscaping service has applied mulch and new flowers for the spring and summer seasons. One sprinkler repair has been made since the last

Board meeting. Peggy noted that Harris County has purchased the land across the street (Cypress Hill) from the Tax Courthouse and is intending to build a retention pond. This construction will lead to a loss of habitat for wildlife in the area and may lead to more sightings in our neighborhood. The county is coordinating with the local water Board to minimize disruption. They have also promised to leave a buffer of trees between the pond and the road, though there is a risk that some trees may not survive. Work is expected to be before the end of the calendar year.

ARCHITECTURAL REPORT

J.R. Winkler noted that there have been eight architectural requests since November, including for roofing, new doors, chimney refurbishment, new gutters and landscaping. Work on seven (7) of the requests have been completed, but the final is still pending. Olav Ungar mentioned that there are several properties in the neighborhood expected to be placed for sale in the coming months.

SECRETARY'S REPORT

Dave Brookshire reported that there were twelve (12) properties represented by board members and owners in attendance in person and teleconference and notice of the meeting posted per the requirement in our Bylaws. As such the quorum requirements were met for the owners meeting and election.

PUBLIC COMMENT

Rod Golding discussed the fence backing into the tax office, which is leaning considerably. Peggy Batson said that the HOA will address with the owner. Peggy asked anyone who sees Billy Harris to thank him for his efforts in picking up trash and keeping our neighborhood looking good. Linda Golding thanked the Board for their continuing efforts to maintain the community.

ELECTION

Dave Brookshire reported on the nomination committee, and thanked J.R. Winkler, Chris Villanasco, and Tom Rios for their service as members. The directorships held by Olav Unger and Bob McAdams were both up for election this year. Olav has decided to not run for election this year, opening the opportunity for someone else in the community to contribute as a Board member. Bob has agreed to run for re-election. During the nomination period, Jim Dow was also nominated. Given that there were two nominations for two positions, and no further nominations from the floor were made, **Dave Brookshire moved that the two candidates be elected by acclamation. Upon a second, the measure was approved unanimously by all present.** The Board congratulates Bob and new Board member Jim Dow on their election.

ADJOURNED

Jane Warren thanked those in attendance and appreciates the positive community engagement. The meeting was adjourned at 7:05 PM.

Respectfully Submitted,

Dave Brookshire

Dave Brookshire, Secretary