

CYPRESSWOOD PLACE COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF MEETING OF  
November 26, 2024

STATE OF TEXAS  
COUNTY OF HARRIS

The Board of Directors of the Cypresswood Place Community Improvement Association, Inc. met in a regular meeting at Harris County WCID No.132 Water Plant located at 4107 Evening Trail Drive, Spring, Texas 77388, and via teleconferences on the 26th day of November 2024, at 6:00 pm. Those present:

Jane Warren	President
Peggy Batson (T)	Vice President
David Brookshire	Secretary
Bob McAdams	Director

Four members of the Board were present in person or via teleconference. Also in attendance in person or teleconference was Rod Golding, Constance Deen, J.R. Winkler, and Rodney Norton. The meeting was called to order at 6:04PM by Jane Warren, who welcomed the Owners in attendance.

**REVIEW AND APPROVE MINUTES OF THE OWNER'S MEETING OF June 11, 2024:**

Dave Brookshire discussed the minutes from the Owner's meeting on June 11, 2024, noting they had been previously posted to the website, and links were provided in advance. **Bob McAdams moved to accept the minutes as presented. The motion was seconded and approved unanimously.**

**FINANCIAL REPORT:**

Olav Unger reviewed current community financial status, noting that we are running a healthy surplus. The community insurance policy has increased, and with the claim made this year, he is projecting an additional increase next year, including a deductible increase from \$1000 to \$2500. Landscape expenses are well under budget. There have been some sprinkler maintenance costs, and our trash pickup contract is expected to increase by \$650 or 7%. Water spending has decreased as the WCID rates have been lowered. **Dave Brookshire moved to accept the financial report as presented. Upon a second, the motion was approved unanimously.**

**LANDSCAPING REPORT**

Peggy Batson discussed the status of our community landscaping, mentioning that the Hahns cost has increased 9.25%, but that this is the first increase in 10 years. Several of the Cypress Trees against the community wall are leaning, due to additional hurricane damage. Peggy is working with an architect who as advised to perform some maintenance immediately to save them for a period of time, at least.

**ARCHITECTURAL REPORT**

J.R. Winkler noted that were 2 architectural requests to report since the previous Owner's meeting. Work was approved and since completed.

## **PUBLIC COMMENT**

Jane Warren mentioned a conversation she had with a crew working on the traffic light at Kuykendahl and Cypress Hill, discussing the possibility to make the left turn signals flash, rather than requiring a complete cycle. Without significant community pressure, the county will probably not authorized the work required. Peggy Batson plans by Harris County to put in additional water retention ponds along cypress hill, opposite the community, currently for the end of 2025. Peggy notes that when it is time to take trees down, we will encourage our owners to call in to request trees be saved, to maintain a tree line in front of the pond. If anyone sees machinery or activity, please contact Peggy.

Olav noted some increases in violation of some deed restrictions, but progress has been made with the owners. Some additional discussion was had regarding political signage in the time around an election.

## **REVIEW 2025 BUDGET**

The Board reviewed the 2025 budget, noting some expected increases in landscaping, trash collection, insurance and decreases in sprinkler repair costs. Dave Brookshire noted that our eBlast system may require some additional costs in the future. The final projected budget is \$62,952

The Board determined that the dues for 2025 will be set at \$1,300/lot. However, due to a budget surplus from last year, the Board will deliver a \$50/lot rebate to be reflected in the invoices sent out in December. **Dave Brookshire moved that the budget be accepted as discussed, and the dues set at \$1,300/lot in 2025. Upon a second, the motion was carried unanimously.**

## **NEWSLETTER**

The Board discussed this year's newsletter, and the sections to be written. Board members will send their sections by December 4, and the newsletter will be assembled on the following day. Jane has volunteers to get the newsletter printed, folded, and delivered to USPS.

## **ADJOURNED**

The meeting was adjourned at 6:51PM.

Respectfully Submitted,

*David Brookshire*

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David Brookshire, Secretary