

CYPRESSWOOD PLACE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

MINUTES OF ANNUAL HOMEOWNERS' MEETING OF
May 20, 2025

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 20th day of May 2025, at 6:00PM. Those present:

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

Other attendees were Jim and Mary Dow, Constance Deen, Rod and Linda Golding, Chris Villanasco, Ellie Javier in person, and J.R. Winkler, Deborah Bilbo, Stacey Berryman and Amy Love by teleconference. The meeting was called to order at 6:04PM by Peggy Batson, who welcomed the Owners in attendance, introduced the members of the Board, and noted the new owners to the neighborhood. Peggy noted that our Board President, Jane Warren, was unable to attend this owner's meeting.

REVIEW AND APPROVE MINUTES OF THE MEETING OF November 26, 2024:

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 announcements and reminders. **Jim Dow moved to accept the minutes as presented. The motion was seconded and approved unanimously.**

Dave also reported that in April, after the scheduled Board meeting was cancelled, the Board discussed the Annual Owner's meeting by electronic mail and text message, deciding on the date of the owners meeting (May 20, 2025), the formation of a nomination committee, to be led by Dave Brookshire. In accordance with the community By-laws, Article VI, Section 5, these actions taken are recorded in the minutes of this meeting.

FINANCIAL REPORT:

Olav Unger discussed the current financial state of the association, noting that we are currently slightly under budget. Our garbage disposal contract was renewed with Republic for five years, reducing our rate from \$14.09 per lot, per mowing to \$13.70. Our electrical contract is due for renewal next year. Jim Dow inquired about our current electric monthly bill. Olav noted that we are paying \$240/month for our service, which covers our streetlights, monument lighting and sprinkler system. Our current savings and CD rates are at 4.9%. **Jim Dow moved to accept the financial report as presented. Upon a second, the motion was approved unanimously.**

LANDSCAPING REPORT

Peggy Batson announced the sad news that the owner of our lawn service, Johnny Hahn has passed away. His son has been running the business and will continue to do so. It was noted that we are currently month-to-month with the company since our contract was expired. At the time the contract lapsed, several competing bids were obtained, the cheapest of which was almost double what we currently pay. Remaining month-to-month remains the best value for our community. Mary Dow asked about a dead tree on the property on the other side of Cypress Hill. Unfortunately, that property is owned by Harris County. The Board will make a request to have the tree removed but notes that the service area for the county has greatly expanded in the last few years, reducing how quickly they can respond to such requests.

Constance Deen asked about the status of the water retention pond planned along the opposite side of Cypress Hill. Peggy replied that it is planned for the area across from the tax office, and the county has said that they will provide area beautification around the area. The work has been pushed until the end of 2026.

ARCHITECTURAL REPORT

J.R. Winkler noted two (2) architectural requests has been received and processed for a flower bed, and new roof for separate properties. The requests were approved, and the work since completed.

SECRETARY'S REPORT

Dave Brookshire reported that there were twelve (12) properties represented by board members and owners in attendance, with an additional thirteen (13) properties represented by proxies filed with the Secretary of the Board, for a total of twenty-five properties, as such the quorum requirements were met.

PUBLIC COMMENT

Linda Golding applauded the efforts of the Board to maintain the attractiveness of our community, and managing our finances effectively.

ELECTION

Dave Brookshire reported on the activities of the nomination committee, and thanked J.R. Winkler and Linda Golding for their service as members. The committee formally nominated Jane Warren and Jim Dow to be placed on the election ballot. Proxies were provided but were determined to not change the overall result of the election. Physical ballots were distributed to those present, then collected. The owners attending via teleconference were polled verbally. Of those, Jane Warren was re-elected by a count of ten (10) votes to two (2). The Board thanks Jane and Jim for their willingness to serve, and everyone who participated in the election.

ADJOURNED

Peggy Batson thanked those in attendance and appreciates the positive community engagement. The meeting was adjourned at 6:50PM.

Respectfully Submitted,

Dave Brookshire

Dave Brookshire, Secretary