

Minutes
Cypress Home Owners Association
Board of Directors Meeting
November 15, 2007

The meeting was called to order by President Becky Fisher at 7:41pm in Clubhouse #2.

Directors in attendance:

Becky Fisher, President

Judith Fischer, Vice-President

Diane Woodman, Secretary

Karen Hesky, Treasurer

Lee Robertson, Member-at-Large

Ramona Acosta, Accell Property Management, Inc.

Minutes

The reading of the minutes of the Board of Directors' meeting September 25, October 5, and October 25 was waived. Minutes were approved as corrected.

Introduction

Ramona Acosta, CHOA's new property manager, was introduced and welcomed.

Old Business

Discussion of the 2008 budget followed. Becky Fisher motioned and Lee Robertson seconded approval of the 2008 budget and an increase in the monthly assessment to \$235. The Board discussed that a special assessment in 2008 of \$250 may be required, per the Reserve Study (homeowner approval needed). The Board voted unanimous approval.

A new delinquent policy will be mailed to homeowners at a later date. There is a 30-day advance notice period, then the Board may adopt the policy at a Board meeting after considering homeowner comments. Once approved, the Board must notify homeowners of the new policy within 15 days.

New Business

Homeowners in the audience (20+) requested information on landscaping specifications, reroofing, and budget clarification. They were reassured that the property insurance was still in force, despite the fact that the roofs are only 58% complete instead of 75%. Homeowners were reminded to fill out a candidate interest form if they wanted to run for the Board and to fill out the website form. They will be receiving a budget packet before November 30.

The meeting adjourned at 7:56pm.

There will be no meeting in December. The next meeting is the annual meeting and Board election on January 29, 2008.

Respectfully submitted,

Judith Fischer, Vice-President