

Cypress Village Property Owners Association, Inc.
Minutes of Board of Directors Meeting
February 10, 2011

I. Call Meeting to Order: The monthly meeting of the Board of Directors of Cypress Village Property Owners Association was held on Thursday, February 10, 2011 at LPI Property Management, 3900 Magnolia St., Pearland, Texas 77584. A quorum was established by the presence of, Rob Nunez, John Pitre and Carolyn Lake. Tracy Goza was present representing LPI Property Management. The meeting was called to order at 6:35 pm.

II. Presidents Comments: No comments given by Rob Nunez

III. Approval of Minutes: John Pitre made the motion and Carolyn Lake seconded the motion to accept 1/6/2011 meeting minutes as presented. The motion passed unanimously.

IV. Financial Report: Tracy Goza with LPI gave the financial report for December 2010. John Pitre made the motion and Carolyn Lake seconded the motion to accept the financial statements as presented. The motion passed unanimously.

V. Old Business:

A. Electrical Bids for lighting of Entry Ways- Discussion was had concerning the location of the solar panel pole at 3707 Banyon. John Pitre made the motion and Carolyn Lake seconded the motion to move the solar panel pole to the other column. The motion passed unanimously.

VI. New Business:

A:Review, Approve and Authorize Rob Nunez to sign and file new management certificate. – John Pitre made the motion and Carolyn Lake seconded the motion to approve and authorize Rob Nunez to sign and LPI to have filed the new management certificate. The motion passed unanimously.

B:Discussion and Possible action concerning by-laws. John Pitre made the motion and Carolyn Lake seconded the motion to “Make a motion that the Bylaws of the Association dated May 10, 2005 are hereby ratified and confirmed as the bylaws of the Association (excepting as amended by the Amendment to the By-Laws of the Association dated February 28, 2007) and that the Secretary be authorized and directed to sign those Bylaws on page 14 thereof”. The motion passed unanimously.

C: Discussion and possible action concerning ACC Guidelines. John Pitre made the motion and Carolyn Lake seconded the motion that “the Board of Directors having constituted itself as the Architectural Control Committee of the Association pursuant to Section 6.01 of the Declarations of Covenants, Conditions and Restrictions for Cypress Village, Section 1, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Cypress Village Section 1, dated August 1, 2005, the attached Architectural Control Guidelines for Cypress Village are hereby ratified and confirmed as the Architectural Control Guidelines for Cypress Village and that the Secretary is authorized and directed to sign those Guidelines on page 18 thereof”. The motion passed unanimously.

D: Review and approve deeds from developer for common areas and authorize LPI to file deeds and pay property taxes on the same. John Pitre made the motion and Carolyn Lake seconded the motion to accept and authorize LPI to file the deeds and pay property taxes on the same. The motion passed unanimously.

E: Unfinished sidewalks in section 2 – John Pitre made the motion and Carolyn Lake seconded the motion to have LPI seek bids for the completion of the unfinished sidewalks in section 2 and to seek approval via email vote. The motion passed unanimously.

VII. Adjournment

The meeting was adjourned at 7:00 PM.

Respectfully submitted,
By Tracy F. Goza

Approved by _____


Board Member