

CYPRUS VILLAS

Homeowners Association

Board of Directors Meeting

Wednesday, November 30th, 2022, at 1:00 p.m.

Virtual via Zoom

<https://us02web.zoom.us/j/84063906549?pwd=eHhDaXZCSFkzVFMxUndCaEE5QnpIQT09>

Meeting ID: 840 6390 6549

Passcode: 149362

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Armin Afzalipour, President
 - Arash Afzalipour, Vice President
 - Sean Corcoran, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Community Association Manager
 - Crissy Ketchersid, Assistant Community Association Manager
- Board Review & Approve Promulgate new policies to comply with SB1588
 - Adopt or amend certain policies on behalf of the Association to comply with local House Bills and Texas State Legislature passed in September 2021 (often referred to as “SB1588”).
 - The passing of the House Bills and Legislative laws affected several governing rules for Associations across the State of Texas and made the adoption of new policies and/or the amendment of existing policies mandatory. Some areas affected were installation and use of generators, Email Registration requirements for Owners, Pandemic guidelines, Security Measures including Swimming Pool Enclosures and Security Fencing as well as Drones and Unmanned Aircraft.
 - Amend- RECORDS PRODUCTION, COPYING, AND RETENTION POLICY
 - Amend- Collection policy

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

Phone: (972) 428-2030 Fax: (469) 342-8205

www.cyprusvillashoa.com

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- Amend- Alternative Payment Schedule Policy
 - Amend- Notice and Hearing, Schedule of Fines
 - Amend- E-mail Registration Policy
 - Amend- Generator Policy
 - Adopt- Drones and Unmanned Aircraft Policy
 - Adopt- Security Measures Policy
 - Adopt Community Wide Standard Policy
- Financial Review
 - Review and Approve September 2022 Financials
 - Review and Approve 2023 Proposed Budget with 25% Assessment Increase
 - From \$937.50 to \$1,171.88 Annually
 - An official statement will be mailed to all homeowners
 - Community & Board Updates
 - Adjourn

Telephonic meetings of the Board are open for listening and/or viewing only. Questions can be submitted at any time via the Association's website at www.cyprusvillashoa.com under the "Contact Us" tab.

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