



**Open HOA Agenda
July 13, 2017**

1. Open and Welcome

- a. Councilman Kenny Higginbotham <khigginbotham@broussardla.com>
337-288-0017
 - i. Broussard is addressing watershed issues; initiating plans to clean every ditch, every street; starting at Sugar Trace and larger ditches; partnership with St. Martin for a 3 yr. Drainage project
 - ii. [New park](#) construction off Navarre Rd; complex houses softball, basketball, baseball, tennis, splashpad
 - iii. Bernard extension should open in next 60 days; possibly 3-5 years before extension is complete all the way to Hwy 90; plans to connect Fairfield all the way to Fortune when Youngsville is ready to commence; not sure of the traffic regulation for intersection at Fairfield and Larivierre--possibly a 4-way stop; round-a-bout will be located at Fairfield and Bernard intersection.
 - iv. Councilman will address construction truck concerns with developer; residents reporting multiple properties damaged and lack of cleanliness at construction sites and in streets in Phase III.

2. Financial Review-

- a. Presentation of profit/loss [Jan-July 2017](#)
- b. \$82,719.10 collected in 2017 dues through first half of the year
- c. 5 liens placed for non payment of dues
- d. Subdivision is currently at 254 lots

3. Committee Reports:

- a. ACC- Louvy
 - i. review of procedures: submit ACC request describing improvements, materials, and drawing of improvement; form can be found on website under [HOA Docs](#)
 - ii. 7 approvals in 2017
- a. Commons Areas-
 - i. Replace GFIs on pond fountains
 - ii. Cleaning and maintenance on waterfall fountain
 - iii. New signage at entrances
 - iv. Pond servitude access signs will be posted soon; both attorneys of the board and the developer concur that servitude behind houses on the pond are for maintenance access only; these are not general common areas
- b. Communications--Amy
 - i. Garage Sale October 7

- ii. Mail kiosk- meeting held this week with Broussard PostMaster to set up process for postal keys and access; not update on parking yet
- c. Violations-Marcus
 - i. review of procedures: all residents should submit violations when they see them as this maintains the integrity of the neighborhood
 - ii. 2 parking on grass, 9 garbage cans, 1 trailer
 - iii. Reminder that lawn clippings should be blown back into yard and not into street per Lafayette Parish Stormwater Ordinance; this directly connects to the watershed issue that Councilman Higginbotham was discussing.
- 4. Questions and comments--responses to questions asked by homeowners:
 - a. Common area in Phase III has not been turned over to the association, but when it does, the board will conduct interest meetings and surveys to get general input on development of the common area; however, the goal will be to ensure the HOA is fiscally sound before engaging in big money projects
 - b. Fencing will be installed to block off access from Fairfield at the coulee
 - c. Pet owners are responsible for picking up after their pets
 - d. Developer has plans for 5-7 phases of the subdivision to expand over the next 8-9 years
 - e. Official board communication will come via email and the web page; Facebook group is a neighbor-to-neighbor forum; any concerns for the board should be sent to email: info@cypressmeadowssubdivision.com
- 5. Next HOA meeting--tentative October 2017