



**Open HOA Agenda  
January 30, 2018**

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1. Open and Welcome
2. Financial Review-
  - a. Presentation of 2018 Budget.
  - b. 272 lots (12 pond, 260 non-pond)
  - c. 65 dues not received as of Jan 25
  - d. 2017 was the first year the HOA ended with a positive balance; remaining surplus was placed into a Commons Area improvement line item for 2018 budget
3. Committee Reports:
  - a. ACC-
    - i. review of procedures: submit ACC request describing improvements, materials, and drawing of improvement; form can be found on website under [HOA Docs](#)
    - ii. Recent approvals include fences, patio extensions, and outbuildings
  - a. Commons Areas-
    - i. Replacement of shrubbery in areas that did not survive winter
    - ii. Fountains updated for electrical
    - iii. Lights replaced in fountains and moving on to rock waterfall next
    - iv. Notify board of any issues in commons areas (sink holes, broken benches)
  - b. Violations-Marcus
    - i. Review of procedures
    - ii. All residents are members of the violations committee. Submissions remain anonymous. Send email to [violations@cypressmeadowssubdivision.com](mailto:violations@cypressmeadowssubdivision.com) and a board member will confirm that it is a violation.
    - iii. Fees are \$25 for the 1st and 2nd offense (after initial warning), and fines double after that.
4. Questions and comments: Concerns about cameras on utility posts and builder in Phase III with a new construction that doesn't meet covenants
5. Next HOA meeting--tentative early April 2018

