



**Open HOA Agenda
April 25, 2018**

1. Open and Welcome
2. Financial Review-
 - a. Review of 2018 Budget.
 - b. Several open projects not yet invoiced in April (Spring landscaping, shrubbery replacement, rock waterfall lights and pump repair)
 - c. 283 lots, 18 unpaid; demand letters sent and liens will follow as of May 1
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. Requests for pool, patio extension, fence extension, exterior house color, door replacement- all approved
 - a. Commons Areas-
 - i. Replacement of shrubbery in round about area; moving to more perennial color for the wedges
 - ii. Fountains were recently serviced and repairs made as necessary
 - iii. Lights in rock waterfall are now all operational
 - iv. Trees- 10 were removed due to proximity to fence line and sidewalk; remaining trees were pruned. Replacement trees to be located around pond will be added in early fall at optimal planting
 - v. Increased contract for lawns to include ditches on Fairfield and Larriviere
 - vi. Increased contract for landscaping to include monthly upkeep
 - vii. Special thanks to Randy and George for volunteering to upkeep fountain past two years; with Randy moving, looking for additional volunteers or will pursue contract at \$25/week to clean and apply chemicals
 - b. Violations-
 - i. Review of procedures: All residents are members of the violations committee. Submissions remain anonymous. Send email to violations@cypressmeadowssubdivision.com and a board member will confirm that it is a violation.
 - ii. Fees are \$25 for the 1st and 2nd offense (after initial warning), and fines double after that.
 - iii. Grass and lawn upkeep has been an issue; homeowners are required to maintain grass or sod after dormant winter period

- c. Communications-
 - i. Garage Sale May 5; ads in Daily Advertiser and Quick Quarter, print and online
 - ii. BBQ CookOff Memorial Day Weekend; fun jump
 - iii. Other suggestions: Wine and Wreaths, Board and Brush night, Kid's Fishing Tournament

- 4. Questions and comments: (city issues were forwarded to Councilman Higgenbothem for his feedback)
 - a. Road patching doesn't seem to be done very well. (Mr. Higgenbothem indicated that he drove through on 4/26/18 to observe and will make notes of some key issues; hopes to request full repaving of roundabout after Phase III is near completion)
 - b. No Soliciting Signs should be moved to be more obvious. Residents are encouraged to tell solicitors that this is a no soliciting subdivision
 - c. Phase III plans for development for children's activities is still on hold until lot is turned over to association. When that time comes, the entire community will be polled to determine what is the most appropriate development for the commons area based on available finances and input of residents.
 - d. Access to the new sidewalk in Phase III has extended; please remember to not walk through private property when on the sidewalk
 - e. Brick in the circle was repaired. Sign is still laying down. (Mr. Higgenbothem contacted city sign crew and new sign is on order; should be installed within 2 weeks)
 - f. Don't forget to vote Saturday. On the ballot is two millage renewals.
 - g. Residents who are hosting the Fourth of July fireworks are encouraging donations by May 27 in order to get the largest order possible. If you want to support this resident-led event, donations are collected weeknights at the entrances, 100 Silverwood, or 100 Spring Cypress
 - h. Next HOA meeting--tentative late July 2018