



HOA Board Meeting Agenda Topics / Minutes

Meeting Information

Meeting: Board Meeting
Date: January 5, 2021
Time: 6:00 PM

Meeting Attendees

Name	Position
Ryan Wilkins	Interim President
David Kaplan	Secretary / ACC
Ryan LeMaire	Treasurer / Violations
Amanda Duplantis	Violations
Brandon LeBeouf	Commons Area / Communications

Agenda

Minutes of the Board of Directors Meeting of Cypress Meadows Subdivision held via a Zoom Meeting, in Youngsville, LA at 6:00 p.m. on the 5th day of January 2021.

CALL TO ORDER

Board Member Ryan LeMaire called the meeting to order at 6:08 pm.

ROLL CALL OF OFFICERS

Present	All Members
Not Present	N/A
Other Attendees	N/A

APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by David Kaplan, seconded by Brandon LeBeouf to approve the minutes of the Regular Meeting of October 2020, Motion Carried

FINANCIAL OVERVIEW

Ryan LeMaire reported on the financials, as of December 2020.

- 2020 Actuals
- 2021 Proposed Budget

PROPERTY REPORT

- Ponds.** Reviewing the replacement of the reservoir. Need it to dry up more before we can review repair options.
- Grass and Maintenance.** Grass service company cut around the Phase 3 pond to get rid of excess grass and brush.

3. **Upcoming Phases.** Phase 1 – 3 is complete and all lots accounted for. Discussions ongoing on future phases with the Developer.

COMMITTEE REPORTS

1. ACC
 - a. **Clarification.** We have had a lot of emails regarding sheds in the neighborhood. The rules state that if the shed wall height is over 15" of the fence, then the shed must have a 7 on 12 pitch roof.
 - b. **Requests.** From April 2020 we have had 44 requests sent to the ACC committee and over 100 questions answers from our neighbors.
 - c. **Roof Repairs.** Board to send out communication to homes with tarps to request an update on the progress of the repair.
2. Violations
 - a. **Trash Cans.** As a follow up to the November 1st communication to all residents, initial warnings have been sent to most residents. A few outstanding remain but will be sent.
 - b. **Parking in the Road.** Received a few complaints from residents about parking issues where vehicles were parked for extended periods of time.
 - c. **Totals.** 28 violations have been sent out since 11/1/2020. 11 were parking violations, 1 grass violation (1st offense fine sent) and 16 trash can warnings/violations.
3. Commons Area
 - a. **Grounds Keeping.** Updated cost to change due to pond issues.
4. Communications
 - a. **Roof Repairs.** As noted above in ACC.
 - b. **HOA Dues.** Draft communication to residents on how and where to pay their dues.
5. Social
 - a. **Christmas Parade.** Board will try to plan the next event when Golf Cart Santa comes through as it was a large success.
 - b. **Committees.** This committee is looking to future events for 2021, but due to the recent rise in Covid cases, we are taking it a day at a time.

NEW BUSINESS

1. **HOA Insurance.** The Board was recently notified on December 16th of a change in the policy regarding liability, and a change in the premium. The Board requested an extension of the current policy through January, at a small increase, until new quotes could be obtained. Quotes were requested by Goosehead insurance, Hub International, and our current insurance provider. There are few choices due to the limited number of companies that provide Directors insurance, but we have spoken to Chelsea with DJW and she has reached out to all of her resources. The HOA has received some best prices available from providers. No response from Hub International yet and there is a call mid-month to review.
2. **Open HOA.** The Board is reviewing locations and options to hold an Open HOA as soon as possible. Amanda Duplantis will reach out to T. Harris with Sable Palms HOA to inquire how they are handling Open HOA meetings due to COVID.
3. **Board Elections 2021.** Board will develop a communication to set the registration up for open nominations for 2021 HOA Board. Discussions on how to vote in a safe manner is ongoing. Announcement to the residents is expected around end of the month.
4. **Yard of Month.** Board agreed to stop using Gift Cards as a monetary value moving forward once the current purchased cards are used.
5. **Mardi Gras Decorations.** Board considered purchasing Mardi Gras decorations but declined to move forward due to COVID and other planned improvements.
6. **Newsletter.** Board to solicit ideas on Newsletter.
7. **Website and HOA Payments.** HOA agreed to receive bids on upgrading the HOA website, allow for resident specific access, and payment of HOA dues through the portal. A Technology Fee to cover the cost of the transaction will be applied.



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- Bank Info.** We have requested info and communicated with The CLB Bank and Community First bank and are actively looking into moving our account to a community bank to have the opportunity to secure financing for common area improvements when the time comes.

NEXT MEETING

The next HOA Board meeting is scheduled for February 2nd with a location that is TBD.

The next Open HOA meeting is yet to be scheduled but under review.

Ryan LeMaire made a motion to adjourn the meeting at 8:15 pm. Seconded by Brandon LeBeouf. Motion Carried.