



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Special Meeting
Date: August 15, 2021
Time: 4:30

Meeting Attendees

Member	Office and/or Committee Chair
Ryan Wilkins	President, Commons Areas
Amy Deslattes	Secretary, Violations
Jeff McLam	Treasurer
Ryan Gomez	Capital Improvements
Erin Romero	Social

Agenda

1. Open Meeting
2. Review meeting purpose: lawn care additional cuts
3. New Business
 - a. Increase in number of lawn cuts
 - i. Request from lawncare provider to consider adding additional cuts to the current contract due to fast growing season, over-abundant rains, and damage caused to lawn equipment from not being able to handle tall grass
 - ii. Ryan G proposes 3 additional cuts for Aug/Sept/Oct at the same rate; Jeff proposes movement of funds from 3 other line items that are not likely to reach their budgeted max.
 - iii. Amy motions to approve up to 3 additional cuts, with the 3rd cut being at the board's discretion as grass length and weather is assessed in October. Ryan G 2nds, all in favor
 - b. Assessment of fish status in pond 1
 - i. Ryan G has researched WLF D process of assessing fish counts and has received permission for WLF D to launch boat from homeowner property on Silverwood.
 - ii. Discussion around access permissions if WLF D does the study. This is not like the WLF D pond stocking agreement that requires us to make ponds public access. Ponds will remain private access
 - iii. Ryan G motions to have WLF D assess fish status, Ryan W seconds, all in favor

- c. Request for composite lot status
 - i. Jeff presents request from owner to formally make their lots (lots 113 and 207) a composite lot in accordance with all rights granted through the covenants and the adopted composite lot policy. Jeff motions to accept and approve the request. Amy seconds, all in favor.
 - ii. Jeff will notify homeowners of new status effective 2022 billing cycle.