



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: April 26, 2022
Time: 6:00, Broussard Community Center

Meeting Attendees

Member	Office and/or Committee Chair
Ryan Gomez	President, Capital Improvements
Amy Deslattes	Secretary, Violations
Jeff McLam	Treasurer
Shani Merchant	Socials
Anthony Rogers	Commons Areas
Derek Evans	ACC
Donny Richard	Incoming board member

Agenda

1. Open Meeting
2. Approve minutes March 16, 2022 [action item] Derek motions to approve, Anthony seconds
3. Approve minutes special meeting March 20, 2022 Jeff motions to approve, Derek seconds
4. Financials- Jeff
 - a. First Quarter Review- no new finance committee meetings, roughly 96% paid in 1st installment assessments, lien warning statements were issued this month; one homeowner in excess of \$8000 due in assessment; Amy motions to pursue legal counsel and action for the largest account in arrears, Ryan seconds, all in favor. Jeff will pursue with legal and inform board of next steps toward getting a judgment
 - b. Midterm billing- Those who wish to pay with an electronic invoice will need to request it from the bookkeeper. All owners will receive a mailed invoice.
5. Old Business:
 - a. Update Welcome Packet content in Bylaws [action item] Shani motions to approve, Jeff seconds.
 - i. Review of covenant/amendment links; all links go to combined PDFs of covenants for all phases
 - b. Post to mount trashcan by playground, will be less than \$500; Jeff motions to accept as capital improvement project, Derek seconds, all in favor for Ryan to proceed in ordering post and concrete
 - c. Speed limit signage
 - i. Sent PSA to residents prior to posting new signage (timetable estimated)
6. New Business
 - a. Donny Richard, prospective board member; discussion of duties and interest. Ryan motions to appoint Donny to open board position, Derek seconds, all in favor; will assess committees

to determine best fit; Amy will set up meeting with Donny to establish email and drive sharing

- b. Discuss purpose, use, and future options of small common areas next to lots at intersection of Majestic Oaks/Easy Rock Landing and the cul-de-sac of Majestic Oaks; greenspace that is not being utilized as common areas, but is being maintained by the association
- c. Discuss an honorary road dedication to Tyler Myers. Ryan will follow up with city in regards to Birchview round-a-bout dedication
- d. Request for pond water usage by resident with hydro seeding business; not feasible due to fluctuating water levels, aquatic life, and treatment of water for plant removal

7. Committee Reports

a. ACC- motion to add monthly approvals to minutes; Amy motions, Jeff seconds

i. Approvals to review

1. ■ Misty Wind - whole home generator. Generator has been installed. As of 04/11/22, no concealment bush has been planted. May 15, 2022 would be the drop dead date to have this in place.
2. ■ Autumnbrook Drive - in-ground pool installation. All restrictions have been met. Side setback has been changed to meet the 5' requirement. Approved
3. ■ Old Road Drive - in-ground pool installation. All requirements around setbacks and drainage met. Email approval from neighbor received. Approved
4. ■ Easy Rock Landing - Tuff Shed Installation
5. ■ Cane Creek - Revision to previous ACC request (repaint to match natural shutters)
6. ■ Cane Creek - Patio Extension and Addition *staging of commercial equipment and temporary usage of commons areas to access work area
7. ■ Sandy Bay Drive - Paint brick to match existing white hardy
8. ■ Cane Creek - installation of motorized patio screens
9. ■ Turnmill Drive - installation of black aluminum fence in backyard
10. ■ Spring Cypress Drive - installation of new flower bed near/around mailbox
11. ■ Birchview - paint entire outside white and shutters gray
12. ■ Spring Cypress Drive - paint exterior white and trim black
13. ■ Cane Creek Drive - concrete patio extension
14. ■ Cane Creek - Gutter Installation (Resident installed gutters without approval and without providing requested documentation)
15. ■ Cane Creek - Trash Can Concealment Fence
16. ■ Windy Feather - Concrete Pad and Shed Install

ii. Under Review

1. ■ Birchview Drive - outdoor patio/kitchen. ACC form received. Sent follow up email on 04/06 - resident advises that they are still meeting with contractors and will inform board once final plans are received prior to construction. 04/21 - Resident informed committee of moving forward with plans for smaller addition with a metal roof with appropriate slope. Will provide plans to committee prior to construction

2. ■ Turnmill Drive (new resident) - Fence Install. Resident requested general information. Sent general guidelines over. Waiting on ACC form
3. ■ Easy Rock Landing - Bird Spikes on Roof **(REJECTED)**
4. ■ Spring Cypress - concealment fence in front yard around light pole and electrical boxes. No ACC approval; will submit for shrubbery replacement

b. Capital Improvements- Ryan G

- i. Updates on fence staining, gap in metal fence and trash can concealment fence.
 1. Fence stain samples sent; need better match; vendor will work on 2nd sample
 2. Big Boy Fence sent developer update for new addition to cover space in Larriviere fence
 3. Trash can concealment fence is completed
- ii. Discuss the removal of silt fencing on Sandy Bay at the entrance to managed overgrown grass; no construction taking place around ponds on street side ; Ryan will address with developer.
- iii. Discuss process for new requests

c. Commons Areas- Anthony

- i. Update on Phase III entrance common areas and builder lots; Ryan will talk to developer and find out next steps are for signage/landscaping at third entrance; Shivers lots are not being maintained
- ii. Update on triangle area project; addressing during the rain and observing water collection
- iii. Common Area repairs since last meeting
 1. Lights replaced on phase 1 fountain off of Birchview Drive.
 2. Power cord repaired on phase 3a fountain.
 3. Circuit Breaker replaced in phase 3b fountain panel.
 4. Replaced seal on phase 3b motor that was causing power outages.
 5. Pest control in landscape light electrical panel at the corner of Larivierre and Fairfield.
- iv. Litter issue has subsided with the lawn care company's more frequent schedule. Discussion on official statement on littering and automobiles on walking path.
- v. Two trees lost to termite damage; Jeff will look into termite bond for mail kiosk
- vi. Cleaning at mail kiosk; (Amy recused herself from action item) Derek motions to pursue the bid process, Shani seconds. Ryan will follow up with scope of work.
- vii. Updates on lawn care; flower bed installation next week; will pull back mulch from tree trunks to leave root space

d. Communications- Amy

- i. Updates to website view here
- ii. Send email notice about litter, dumping in pond and coulee, driving on walking path

e. Socials- Shani

i. Easter Social

1. A lot of volunteers prior to and during event
2. Great feedback regarding Southside volunteers
3. Changes for next year - chocolate in Easter eggs HAVE to go out right before hunt and need to do all completely separate hunt sections; invite SHS art club/class to assist with face painting
4. Children seemed to love the relay games; would be good to have tickets for prize redemption
5. Waiting on final invoice from Acadian Sanitation but appears our final cost for event will be \$681.15 (budget was \$750)

ii. Garage Sale Feedback; good turnout

iii. Next Event - Kid's Fishing Tournament and Black Pot Cook-Off on Saturday, May 14, 2022

1. Need to get with individuals who volunteered to help with fishing tournament to get together rules/guidelines and we need to do a sign up for parents to sign up their children so we know how many to expect
2. Looking for volunteers to help with cook-off (donations, team sign up, judging)

f. Welcome Committee- Amy

- i. Melanie Hebert with Kenny LeJeune; asking for additional volunteers on FB post

g. Violations

- i. ■■■ Cane Creek- waived fine on 3rd violation (outside the year mark); did not comply to notification of 24hr period to remove trailer; moved to step 4 violation and fine after 7 days; violation/fine sent to bookkeeper and trailer was moved that afternoon before it was mailed; requested bookkeeper to hold unless trailer returns.

8. Schedule next board meeting

- a. Ryan will send doodle
- b. Ryan motions to adjourn, Derek seconds