



**Cypress Meadows Subdivision  
Homeowners Association**

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**Meeting Information**

**Meeting:** Board Meeting  
**Date:** May 19, 2022  
**Time:** 6:00, Broussard Library, large study room

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**Meeting Attendees**

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

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**Agenda**

1. Open Meeting
2. Approve minutes April 26, 2022 [action item] Derek motions to approve, Jeff seconds
3. Financials- Jeff
  - a. Current Report- consider moving welcome packets to community relations line item rather than regular postage/ mailing line item
  - b. First Quarter Report- will follow up post 2nd assessment
  - c. Liens- 24 residents with warning letter, approx half paid prior to lien filing, 12 liens to be filed, highest is over \$9K; Jeff continuing to pursue collections options
  - d. Assessments- 2nd assessments went out on May 15
4. Old Business:
  - a. Discussion with Mayor Bourque about Round-a-bout dedication- Mayor will follow up with examples of previous dedications; Ryan will follow up
  - b. Discussion to activate Ron Boustany's contract to begin treating phase 3b ponds starting May 2022. [action item] Derek motions to proceed, Ryan G seconds, all in favor
  - c. Discussion to activate RCI's contract to maintain common areas round ponds in phase 3b starting May 2022. [action item] Derek motions to activate coverage, Anthony seconds, all in favor
5. New Business
  - a. Mailbox kiosk cleaning. Review of bids and select a vendor [action item] - Amy recused herself from this discussion. Reached out to 3 vendors for bids; 2 bids received; Accelerated pressure was at \$325 and Happy Houses was at \$300; for cleaning entire kiosk area and concrete; bids discussed and Ryan G motions to approve Happy Houses Soft Washing, Derek seconds, all in favor

- b. Pergola Discussion - what do we want to allow and not allow with respect to material used, attached or detached from home, slab or no slab, anchored not anchored, etc. Ryan will take point on drafting considerations for further discussion.

6. Committee Reports

a. ACC-

i. Approvals to review- Amy motions to approve into minutes, Shani seconds

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.; Derek will follow up with timeline for completion
2. ■ Turnmill Drive - Backyard Gate Installation. Access to Heron Point addressed with the resident. He agrees to accept all responsibility should any damage occur. Specs for gate sent. ACC Form received and approved.
3. ■ Cane Creek - paint color change for stucco, hardy plank and shutters. Color swatches for both received and approved by committee.
4. ■ Cane Creek - fence staining. Color received and approved.
5. ■ Cane Creek - gutter installation. ACC form was submitted and directional drainage of downspouts addressed. Approved by committee.
6. ■ Birchview - Pergola installation. Materials provided. No slab. Will sit on pavers. Easements met. Approved by committee.

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 an aluminum roof with appropriate slope. Will provide plans to the committee prior to construction.
2. ■ Old Cypress - trash can concealment fence. ACC Form received. Picture presented was only a single side concealment facing Old Cypress. Since the resident borders the commons area and walking path, a request was made to construct an "L" type fence. The resident was asked to acknowledge if this was acceptable. No response as of 05/11/2022.
3. ■ Cane Creek - gutters installed on home without any contact with ACC committee. Formal letter was sent to the resident asking for a form to be completed and sent in as well as options to the resident to address the downspouts and direction of water flow.
4. ■ Old Road Drive - AC MiniSplit
5. ■ Windy Feather - Gutter Installation
6. ■ Birchview- awaiting completion of painting; Derek will follow up with timeline for completion

b. Capital Improvements- Ryan G

- i. Update on fence staining. Southern Scapes has ordered stain and should begin last week of May; Ryan will send notification approx 48 hours before
- ii. Update on gap in metal fence- on order; paid for by developer
- iii. Updates on 3B pond bank cleanup- developer has indicated that bank cleanup will be taking place week of May 16 but work hasn't taken place yet
- iv. Update on silt fencing removal- developer will remove week of May 16, but work hasn't taken place yet
- v. Update on Sandy Bay entrance beautification- developer indicated he has a plan to beautify
- vi. In Ground post for trash can at the playground was ordered- on order

c. Commons Areas- Anthony

- i. Common Area repairs since last meeting
  1. Phase 3b pond fountain cleared of string algae after exhibiting low water flow; has been caught several times in distress; turned off until string algae be addressed before permanent damage ensues
  2. Fountain timer replaced on phase 3a pond- warranty item
  3. RCI indicated that mulch has been on backorder for multiple weeks; plant install was completed 5/18 and mulch installed 5/19; adjusted water nozzles on sprinklers; held conversation about maintaining trashcans in common areas; will mulch trees next; Amy will print scope of work and laminate
  4. Recycle can at mailbox moved to in between parcel boxes for junk mail
  5. Mail Kiosk building Insurance-Jeff; DJW will pursue quotes
  6. Mail Kiosk building Termite bond-Jeff; Dons, Orkin, J&J, Eagle, and Fox were contacted. Potential cost: traps- \$600/\$200 annually (60% effective) and chemicals \$450/ \$175 (80% effective); Jeff will bring to next financial committee for any further research
  7. Pond Servitude Signs - Jeff; signage at Birchview can be moved to Silverwood
  8. Ryan will follow up with Wildlife and Fisheries on fish count

d. Communications- Amy

- i. Considerations for Facebook- building out the CM business page
- ii. could be beneficial for direct communication to those who only communicate through FB
- iii. June- full newsletter or brief updates? Need additional topics; plan for mid-June release
- iv. Amy will order Bylaws copy for Donny

e. Socials- Shani

- i. Kid's Fishing Rodeo - great turn out with 26 kids; think it would be a great addition to the yearly calendar but do it earlier in the year so it isn't as hot and may change fish categories (no sac-a-lait)

- ii. Black Pot Cook Off - NEED TO RESCHEDULE. Next Event - Fourth of July Social
    - 1. Hot dogs, buns, chips popsicles to be provided by HOA; consider insurance purchase to over BYOB
    - 2. Have a desert cook-off (will need to get prizes)
    - 3. Water events for older kids (water balloon volleyball or water slide kickball)
    - 4. Have sprinkler for babies/toddlers
    - 5. Require common area reservation for fireworks display
  
  - f. Welcome Committee- Amy
    - i. First round delivered; included title agency notices through April 5.
    - ii. Second round to go out June 5-10
  
  - g. Violations- Amy
    - i. 203 Old Cypress- parking violation appeal; Amy motions to waive, Derek 2nds account
    - ii. 100 Silverwood- lawn; notice sent and is now past 10 days; Amy will follow up with lawn contractor
7. Schedule next board meeting mid June