



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: June 30, 2022
Time: 6:00, Library Meeting Room

Meeting Attendees

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

Agenda

1. Open Meeting
2. Approve minutes May 19, 2022 [action item] Derek motions, Shani seconds, all in favor
3. Financials-
 - a. Some builder lots haven't paid second assessment, will likely pass those off to new homebuyers
 - b. Increase in monthly rate for storage by \$8 will slightly affect budget
 - c. Under budget on almost all line items at the year halfway point
 - d. Next invoice for lawn care and pond maintenance should be at full price this month.
4. Old Business:
 - a. Discussion with Mayor Bourque about Round-a-bout dedication, Donnie will follow up with mayor and Jeff will look at reserve funding as it may be needed to repair brick work or modify existing round-a-bout
 - b. Insurance for subdivision for party in the park; policy purchased
5. New Business
 - a. Letter to 100 and 102 Birchview re: grandfathered non-pond lot status due to reconfiguration of subdivision in Phase IIIB
 - b. Schedule Open HOA meeting- mid July to mid August; Ryan will send a Doodle
 - c. [REDACTED] - Nuisance animal complaints (RG) updates from BPD
6. Committee Reports
 - a. ACC-
 - i. Revisions to ACC form reviewed via email, Shani motions to accept, Donny seconds
 - ii. Approvals to review, Ryan motions to accept, Anthony seconds

1. [REDACTED] - 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 the committee prior to construction. Metal roof requested. Slope requirements met. Residents are still soliciting contractors but will submit plans prior to construction.
2. [REDACTED] - 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.
3. [REDACTED] - AC MiniSplit
4. [REDACTED] - Gutter Installation
5. [REDACTED] - French Drainage to roadside curb
6. [REDACTED] - whole home generator with concealment fence
7. [REDACTED] - patio extension and drainage
8. [REDACTED] - Gutter Installation
9. [REDACTED] - flower bed around utility boxes in front yard
10. [REDACTED] - planting of crepe myrtle
11. [REDACTED] - AC mini split to garage install
12. [REDACTED] gutter installation
13. [REDACTED] - fence staining
14. [REDACTED] - whole home generator to be installed behind the existing fence.
15. [REDACTED] - Patio concrete extension and patio addition
16. [REDACTED] - gutter installation
17. [REDACTED] - front door and trim painting
18. [REDACTED] - Landscaping to existing bare bed.
19. [REDACTED] - Front Door Replacement
20. [REDACTED] - fence installation with double gate
21. [REDACTED] - patio extension (concrete only)
22. [REDACTED] - trashcan concealment fence ("L" shaped fence installed).
23. [REDACTED] - shed install
24. [REDACTED] - landscaping
25. [REDACTED] - Landscaping

iii. Under Review

1. [REDACTED] - awaiting completion of painting (face to face meeting being planned)
2. [REDACTED] - fence install - awaiting schematic of fence placement from resident and acknowledgement of proper installation

3. [REDACTED] - gate addition without ACC request
- b. Capital Improvements- Ryan G
 - i. Update on fence staining; mostly completed.
 - ii. Update on gap in metal fence; ordered by Big Boy, waiting on install
 - iii. Updates on 3B pond bank cleanup and silt fence removal and beautification for Sandy Bay; awaiting developer
 - iv. In Ground post for trash can was delivered. Need to set date to install, will ask Ryan W for augor.
 - c. Commons Areas- Anthony
 - i. Common Area repairs since last meeting
 1. Nozzle replaced on 3a pond 5hp fountain. Warranty acknowledgment from manufacturer.
 - ii. Mail Kiosk building Insurance-Jeff, estimate is \$2000/year; will bring to finance committee to consider for next year budget
 - iii. Mail Kiosk building Termite bond; not necessary at this time due to the construction style of building; will table until next year budget meeting
 - iv. Pond Servitude Signs - relocated the current one; need to reorder for walking path and for new pond
 - v. Initial 3b pond treatments were a success. All fountains have been powered back in with no issues from algae growth.
 - d. Communications- Amy
 - i. June- newsletter will be sent June 10
 - ii. Email accounts update- check spam frequently
 - e. Socials- Shani
 - i. Next Event - Fourth of July Social (July 3rd from 11-4)
 1. Hot dogs, buns, chips, popsicles to be provided by HOA
 2. Have a desert cook-off (will need to get prizes) - set up sign up sheet
 3. Water games (with water balloons) and slip n slide for older kids
 4. Have sprinkler or splash pad for babies/toddlers
 - ii. Acadian Sanitation invoice for Easter
 - iii. Replacing anything over rice cookoff in September to black pot? Or set another date for black pot?
 - f. Welcome Committee- Amy
 - i. Second round- 22 packets covering closing from April 24-June 1
 - ii. Third round- 12 packets covering June 1-July 1
 - iii. 87 packets delivered since February
 - g. Violations- Amy

- i. Parking in street
- ii. Grass height

- 7. Schedule next board meeting
- 8. Adjourn