



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: August 1, 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	Treasurer
Shani Merchant	Socials
Anthony Rogers	Commons Areas
Derek Evans	ACC
Donny Richard	Communications, Socials

Agenda

1. Open Meeting
2. Approve minutes June 30, 2022 [action item] Derek motions to approve, Shani seconds
3. Financials
 - a. Review of mid-year Balance Sheet and 2nd Quarter Financials
 - b. Collections; 5 liens closed out since 1st half of year, legal process started for acct with 5 yr lien end-date
 - c. Financial Committee Agenda - Aug 16 meeting
4. Old Business:
 - a. Discussion with Mayor Bourque about Round-a-bout dedication- table for next meeting
 - b. Sheriff's sale was held for 100 Silverwood. Jeff will pursue new owner information for completing ACC notifications. Former owner's lien was canceled through the sale, but debt is still attributed to the individual and future discussion can determine if board will pursue lien on future property owned by individual.
5. New Business
 - a. Composite Lot status for lots 235 & 236 [action item] Jeff motions to approve, Ryan seconds
 - b. Neighborhood security- Anthony reached out to contractor that solicited a service; will get more info to bring back to board and finance committee for consideration; desired services to include video monitoring at entrances and also playground common area
 - c. Discuss the addition of stop signs on Sandy Bay; resident requests to help slow the traffic on this long stretch. Ryan will follow up with CoB traffic committee to share requests.
 - d. Set Open HOA meeting date and agenda- Aug. 14@5:00

- e. Signage updates for pond servitude, resident access, and vehicular traffic on walking path (pond servitude sign placement & for resident use sign placement)
- f. Drainage at Misty Wind
 - i. Addressing emails from residents re: water drainage
 - ii. CoB visited on site to observe drainage; is following up with the design engineer
 - iii. Concerns about drainage to Larriviere down to 92

6. Committee Reports

a. ACC- Jeff motions to approve, Shani seconds

i. Approvals to review

1. [REDACTED] - Landscaping and Lighting
2. [REDACTED] - Repair and Staining of existing fence
3. [REDACTED] - Repainting of Front Door and Shutters
4. [REDACTED] - Landscaping
5. [REDACTED] - Fruit Tree and Bush Planting
6. [REDACTED] - Painting of Front Door and Shutters
7. [REDACTED] - TuffShed Installation
8. [REDACTED] - Gutter Installation
9. [REDACTED] - Tree Planting
10. [REDACTED] - Gutter Installation
11. [REDACTED] - Repair and Repaint Stucco
12. [REDACTED] - Additional Flower Bed with Stone Pathway

ii. Under Review

1. [REDACTED] - awaiting completion of painting (face to face meeting being planned but has been postponed several times; follow up with letter indicating that ACC and board require missing shutters to be replaced and shutter painting to be completed, including faux shutters)
2. [REDACTED] - fence install - awaiting schematic of fence placement from resident and acknowledgement of proper installation
3. [REDACTED] - gate addition without ACC request- follow up to request an ACC
4. [REDACTED] - pool drainage adversely affecting neighboring properties; discuss next steps; will send letter to resident notifying of adverse drainage situations affecting neighboring properties, HOA is requesting mediation

b. Capital Improvements- Ryan G

- i. Trash can installed at playground
- ii. Fence staining complete
- iii. Big Boy has materials to address gap in metal fence and will install after powder coating
- iv. Developer concerns: 3B pond bank cleanup, silt fencing removal, Sandy Bay entrance beautification.

c. Commons Areas- Anthony

- i. Light changed on #1 fountain in phase 1 pond.
 - ii. Warranty nozzle replacement on #6 fountain in phase 3a pond.
 - iii. Working with residents on pond lots to help with turning fountains back on when switch gets triggered
 - iv. Addressing growth in Phase 1 pond; maintenance contractor had health issue and will be back to check on growth soon
 - v. Will review contract with RCI to address tree trimming
 - vi. Timer on Larriviere/Fairfield corner
 - d. Communications- Amy
 - i. August newsletter topics- keeping drains clean, parking reminders (from previous mailout last summer), house and mailbox numbers, trash cans, security reminder, cook-off, socials meeting; will send after open HOA meeting in order to include high level meeting notes
 - ii. Send email notification for Open HOA meeting and order cover stickers for signs
 - e. Socials- Shani
 - i. Recap of 4th of July Social (attendance, activities, insurance, food)
 - ii. Next social is Black Pot Cookoff on September 24 - need to put out on fb and email to get signup
 - iii. Next ones to plan are Halloween and Christmas - may need to do another Socials meeting to get more volunteer help
 - f. Welcome Committee- Amy
 - i. Jul. 1-Aug. 1- 15 packets
 - ii. 102 packets delivered since February
 - g. Violations- Amy
 - i. Reviewing parking violations as they come in to avoid sending violations for short term parking
 - ii. [REDACTED] - has reached four documented parking in street violations with multiple warnings issued after complaints from neighbors (10 parking violations noted overall); policy is to continue to double fines (now at \$100); most pictures show available driveway space; will follow up with fine
- 7. Schedule next board meeting