



Open HOA Agenda

June 6, 2023

6:00 PM Mail Kiosk

High Level Notes

1. Open and Welcome- President
2. Introduction and Speaking Time for Guests - Mayor Bourque, Chief Olivier, Director Bertrand
 - a. Mayor Bourque- currently drafting the budget for next fiscal year. The intersection of Fairfield and N Larriviere is included in next year's proposed budget. The attempt is to get a permit for a full traffic signal; however, the traffic level does not yet meet that state requirements. (Residents voiced concerns about takeoff speeds of those leaving Fairfield and accelerating at high speeds down Larriviere; request city to place radar signs to dissuade extreme speeds). The current budget request and design is for a caution light that can be upgraded whenever the traffic counts do meet the minimum requirements. Broussard is 100% on LUS water with three master meters. Current project will expand to include a fourth master meter that comes from a different LUS system to keep water moving at all times and allow for water storage and increase in pressure. The section of Larriviere from Griffin to 92 is under the jurisdiction of the City of Youngsville. They currently have a project in place for this. Additionally, a sidewalk project has been started on Fairfield, connecting the front of the neighborhood to other neighborhoods in Broussard and the city's sidewalk system.
 - b. Director Bertrand- Sandy Bay entrance is on schedule to be striped for turning lanes later this week. Striping on the Griffin Rd side is under jurisdiction of the City of Youngsville
 - c. Chief Olivier- has received concerns about a sex offender living in the neighborhood and proximity to families and children. Any resident can access the online registry and view the detailed information. BPD is monitoring the situation in conjunction with the Sheriff's dept. In regards to general security, neighborhood patrols occur daily. If you have a concern, report it.
3. Financial Report
 - a. Presentation of YTD budgetary spending ; will need minor adjustments to line items to account for additional postage and mailing associated with voting for special assessment
 - b. Assessments- currently collecting 2nd half of annual assessments, payable by June 15. To request an electronic invoice to pay by debit or credit card, send email to billing@cypressmeadowssubdivision.com.
 - c. Two accounts that were in collections or headed to collections have agreed to payment plans. Any resident who has fallen behind on dues and currently has a lien on their property may request a payment plan so as to pause late fees and begin proactively paying down the debt owed to the association
4. Committee Reports:
 - a. Capital Improvements- Since the special assessment vote requested by residents at the last open HOA meeting did not pass, this is the next opportunity to discuss and get feedback on other proposals for how this year's allocation (approx \$15,000) may be spent. Participation on this vote was the highest participation ever, but still had over 230

homes that did not participate. All builders did participate in favor as they saw it as an added increase to their marketability, but lack of resident participation makes passing a special assessment unlikely. Residents in attendance requested the board to conduct an online survey for feedback on priorities for next spending.

- i. Bathroom/storage facility- have a draft plan; would likely require 2-3 yrs of capital improvement funds
- ii. Benches & trash cans- added to phase 3 ponds
- iii. Lighting and sprinklers at Sandy Bay entrance- developer indicated that a prior board member requested not to have electrical or water at the Sandy Bay entrance due to limited funds for utilities; however, landscaping at that entrance will never survive if sprinklers are not in place. The developer has agreed to add boring of electrical and water back into his plan, but the actual lighting and sprinkler systems would be at the cost of the association
- iv. Walking path lighting- electrical boring would be very costly, solar might be an option
- v. Entry sign at waterfall on Old Cypress
- vi. Stock the Phase 3 B ponds

If residents have any other suggestions for spending this year's capital improvement allocation that they would like added to the priority poll, they should email info@cypressmeadowssubdivision.com by June 15.

b. ACC

- i. Total 2022 Requests
 1. 51 Approvals
 2. 1 In Progress
 3. 1 Rejected/Non-compliance
- ii. Discussion of frequent requests and FAQ documents (available at meeting but also available on cypressmeadowssubdivision.com)
- iii. Procedures for requests- Avoid fines and potentially having to redo a project. Send an email with your request and plans for improvement.

c. Commons Areas-

- i. Board has approved an optional third year of common area service from RCI. Current contract has an option for extending with a 3% increase. Given that inflation in the past two years has been greater than 3%, this was the best financial decision, as new bids would likely come in much higher than the current bid
- ii. 3A pond drain repaired by Glenn Leger
- iii. Nutria trapping was completed in the last quarter. Cypress Crossing has also started an abatement program and that will hopefully help contain the issue, but the trapper did locate a very large den in Cypress Crossings that has not been fully eradicated.

d. Violations

- i. Total of 38 notifications to date 2023
- ii. Exterior property upkeep- 8 notices to date, these types of notifications will likely continue as properties age.
- iii. Mailbox/house numbering not in 911 compliance- 87 notices to date

e. Communications

- i. 27 Welcome Packets distributed to new residents to date

- ii. Information Board event notification- residents may advertise an upcoming event on the information bulletin board by submitting their flier in the HOA dropbox. No business advertising.
 - f. Socials:
 - i. 2023 upcoming events August 12 - Bubble Bus Back to School Bash; October 7 - Fall Garage Sale; October 28 - Halloween Social AND Fall Vendor Pop-Up; December 9 - Christmas Passport Activity)
 - g. Yard of the Month
 - i. Nominations may be submitted via email. Yard is awarded within the first few days of the month and homeowner receives \$50 credit toward association dues
5. Additional Announcements:
- a. Little Libraries coming soon! Will be located under the mailbox kiosk patio and children may exchange books at any time. More information will be posted in the upcoming email when boxes are ready to be set up.