



**Cypress Meadows Subdivision  
Homeowners Association**

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**Meeting Information**

**Meeting:** Board Meeting  
**Date:** March 23, 2024  
**Time:** 6:00pm

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**Meeting Attendees**

<b>Member</b>	<b>Office and/or Committee Chair</b>
Derek Evans	President, ACC, Capital Improvements
Amy Deslattes	Secretary, Treasurer, ACC, Financial
Shani Merchant	Socials
Tania Mitchell	Socials
Donny Richard	YOM
Anthony Rogers	Commons
Rob Teal	ACC, Capital Improvements

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**Agenda**

1. Open Meeting
2. Approve minutes February 19, 2024 [action item] Donny motions, Rob seconds
3. Treasurer Report
  - A. 2024 collections- 88% collected; 61 outstanding; lien notifications will be sent after April 15 deadline
  - B. Reviewed inactive accounts, 2 were foreclosures, one was sold without notice
  - C. Reserve Fund- Savings \$49,199; Edward Jones \$63,888
4. Old Business:
  - A. Reserve Study- review report and compile questions for followup
  - B. Roundabout reconstruction- requires 24 hr notice for meeting; Derek will send dates
5. New Business
  - A. Basketball goal request- permanent use due to kids being homeschooled. Previous request to developer to allow for basketball goals was denied and we are unable to make any covenant changes without his authorization as long as he owns property in the association.
  - B. Guest request for April meeting; questions submitted for bookkeeper responses
6. Committee Reports
  - A. ACC
    1. New Submissions
      - a. [REDACTED] landscaping and French drainage
      - b. [REDACTED] tool shed
      - c. [REDACTED] - tree
      - d. [REDACTED] - concrete addition and shed on composite lot
      - e. [REDACTED] - patio slab extension

- f. [REDACTED] shutter install and painting
- g. [REDACTED] - gutter installation
- h. [REDACTED] tree planting
- i. [REDACTED] - gutter installation
- j. [REDACTED] - fence installation
- k. [REDACTED] - garage door color change
- l. [REDACTED] mini split AC

2. Under Review

- a. [REDACTED] - waiting to verify concealment for generator installation

B. Capital Improvements- Derek

- 1. Tree planting- added 2 additional trees to project for balance of placement
- 2. Sandy Bay update; sign install complete; Derek will contact developer for landscaper to expand beds and Anthony will contact RDI to start electrical and water.

C. Commons Areas- Anthony

- 1. Extra cost this month for resetting pumps after electrical outage
- 2. Approve via email extra cut for March
- 3. RCI spring plant should take place end of April; will instruct not to plant roundabout and instead plant Sandy Bay
- 4. Will start scope of work for fall bid process for lawn and landscaping

D. Communications- Amy

- 1. April newsletter- shortened version due to holidays; highlight upcoming events (fishing tournament and garage sale) and leash law, nutria abatement
- 2. Schedule garage sale notices with newspapers; order signs

E. Socials- Shani

Reschedule Fishing tournament; Easter social

F. Welcome Committee- Amy

- 1. 12 welcome letters in March; 16 packets for 2024

G. Violations-

- 1. request to issue nuisance violations for cat; to be considered as a nuisance, the association needs to verify that its occurrences have been reported. Process to contact animal control will be included in email communications
- 2. Gutter Done asked to stop yard signs; Derek will contact any others if they are frequently occurring

7. Adjourn- Derek motions, Rob seconds

8. Schedule next board meeting-