



**Cypress Meadows Subdivision  
Homeowners Association**

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**Meeting Information**

**Meeting:** Board Meeting  
**Date:** April 29, 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. Resident guest- 20 minutes
3. Approve minutes March 23 2024 [action item] Rob motions, Derek seconds
4. Treasurer Report
  - A. Transfer from Savings (reserve fund) \$9600 for rebuild of plumbing and electrical at roundabout, and \$25,250 to cover initial payment for roundabout reconstruction in anticipation of homeowner special assessment of \$45.56 due by August 15th which will be redeposited to the reserve fund in October.
5. Old Business:
  - A. Reserve Study- review study and adjustments; final meeting with agent scheduled for 4/30
  - B. Roundabout reconstruction complete; sending followup email for schematics per conversation with Richard (project foreman)
6. New Business
  - A. Lot Assessment Policy update- amend to add consistent policy for pausing/waiving late fees- Shani motions, Derek seconds
  - B. Lot 220 payment plan approved
7. Committee Reports
  - A. ACC
    1. New Submissions
      - a. ██████████ - concrete additions and drainage
      - b. ██████████ pool
      - c. ██████████ - gutters
      - d. ██████████ - pool and French drain

e. [REDACTED] - fence

2. Under Review

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

B. Capital Improvements- Derek

1. Tree planting- to be started this week weather permitting.
2. Sandy Bay update- quote for lighting and irrigation approved.
3. Thoughts on next project - Mail Kiosk bathroom; begin scope of work to get to Finance Committee; consider Southern Constructors, Legendary, ARL, AA Builders

C. Commons Areas- Anthony

1. Nutria abatement has been paused due to maintenance of equipment used by contractor. Estimated downtime is one month.
2. Pool draining info common area—letter

D. Communications- Amy

1. Cats roaming into neighboring yards are still an issue; residents are directed to Lafayette Animal Control

E. Socials- Shani

1. Fishing tournament was better turnout than last year - about 25 kids
2. Next event is Bubble Bus in August for Back to School

F. Welcome Committee- Amy

1. 3 welcome letters in March; 19 packets for 2024

G. Violations- parking on streets has been reported in various areas; continuing to monitor

8. Adjourn- Rob motions, Derek seconds

9. Schedule next board meeting-