



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: June 19, 2024
Time: 6:00pm

Meeting Attendees

Member	Office and/or Committee Chair
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
Seth Plaisance	Commons, Capital Improvements

Agenda

1. Open Meeting
2. Approve minutes May 20, 2024 [action item] Shani motions, Derek seconds
3. Treasurer Report
 - A. 24 liens were filed for neglect of paying assessments due in January
 - B. 2nd half assessment progress: roughly 69% collected of 2nd half assessments and 61% of special assessment for roundabout
 - C. Payment Plans offered but not yet in place: lot 7, lot 59, lot 220, lot 271, lot 355
 - D. Judgment proceedings: lot 271 \$8,876.71; Derek motions to send a 30-day demand letter via certified mail, Seth seconds. Will proceed filings with attorney if no response received after 30-day letter
4. Old Business:
 - A. Commons area water damage from pool drainage; homeowner asked to correct and submit drainage plan on April 8; following no communication from homeowner, fine was assessed on May 13 with additional demand for drainage plan and correction to damage done to common areas. No response has been provided by homeowner and drainage plan has still not been provided to ACC. Will send followup violation letter
 - B. Bid scopes for lawn and landscaping; Anthony motions to approve and direct financial committee to solicit bids, Derek seconds.
 - C. Memorial signs; Donny designed signs and worked with Erika; 4 signs at approx \$50 per; Donny and Erika will attend city council meeting on June 28
 - D. Warranty for Birchview Roundabout- Derek will follow up to see if there is paperwork we need to maintain
5. New Business

- A. Appeal parking violation (parking on grass) - 310 Easy Rock; appeal denied due to number of past warnings
- B. Residents walking without animals on leashes; will add to newsletter again; direct all complaints to Lafayette Animal Control
- C. Sign designs for Birchview roundabout

6. Committee Reports

A. ACC

1. New Submissions

- a. [REDACTED] Gentle Island- concealment fence
- b. [REDACTED] Turnmill- shutters and door painting
- c. [REDACTED] Birchview- painting
- d. [REDACTED] Cane Creek- koi pond and pergola
- e. [REDACTED] Easy Rock Landing- generator
- f. [REDACTED] Cane Creek- painting
- g. [REDACTED] Sandy Bay- gutters
- h. [REDACTED] Sunshine Rise- fence
- i. [REDACTED] Birchview- generator

2. Under Review

- a. [REDACTED] Easy Rock Landing- standby generator–will need an L-shaped concealment
- b. [REDACTED] Sunshine Rise- pool is approved; commons area director will have final approval on drainage plan since adjacent to pond

3. Review items that haven't previously been requested; storm/screen doors, aluminum pergolas, aluminum roofs on shed

B. Capital Improvements- Derek

- 1. Sandy Bay entrance - awaiting Olivier's to begin work. Should be in the next week or so. Anthony to check on status with vendor
- 2. Updates to design for restroom at Kiosk Commons Area. Formal architectural drawings are next step.

C. Commons Areas- Anthony

- 1. Work for Sandy Bay entrance is scheduled for Oliviers
- 2. Nutria trapper has been notified about the alligator in Pond 2
- 3. Fountain #1 was replaced and Fountain #6 replaced cable (funded by reserves)
- 4. Boustany is treating the aggressive algae in the ponds; has treated the max amount advisable without endangering wildlife

E. Socials- Shani

- 1. August 10 - Back to School Bash with Bubble Bus
- 2. October 5 - Fall Garage Sale
- 3. October 26 - Halloween Social & Fall Vendor Pop-Up
- 4. December 7 - Christmas Passport Extravaganza

F. Welcome Committee- Amy

1. 5 welcome letters in April/May; 24 packets for 2024
2. New signs for keys in phase 3c

G. Violations-

- a. Still addressing complaints about parking on the street in various sections of the neighborhood
 - b. Overgrown grass at Birchview and Lost Bridge
 - c. Trailers
7. Adjourn- Shani motions, Tania seconds
8. Schedule next board meeting- Derek to send doodle