



**Cypress Meadows Subdivision  
Homeowners Association**

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**Meeting Information**

**Meeting:** Open HOA Meeting  
**Date:** August 10, 2024  
**Time:** 6:30pm

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**Board of Directors**

<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
Seth Plaisance	Commons, Capital Improvements

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**Agenda**

1. Open Meeting
2. Association Bylaws Updates
  - A. CMSHA is governed by three documents:
    1. Articles of Incorporation- establish the HOA and set up governance by a board and the requirement for property owners to contribute to the maintenance of jointly owned property within the association
    2. Restrictive Covenants- establish the rules for development of the neighborhood, governance of the Architectural Control Committee, and guidelines for collecting regular association assessments and special assessments
    3. Bylaws- establish the rules and policies that board members abide by while managing the association's business
  - B. These By-Laws of the Board of Directors may be amended with a unanimous vote by the standing board and are submitted for review at Open HOA meetings, as well as always available on the website. Two amendments to the Bylaws have been adopted and may be viewed on the live link to the CMSHA Bylaws on our website:  
<https://www.cypressmeadowssubdivision.com/hoa-docs/>
    1. Anti-Harassment Policy- providing guidance on ending electronic communications with a resident or property owner if that communication has been abused through harassment, threats, or obscene language; property owners may still submit official requests via USPS or their designated agent. This policy is intended to protect both residents and board members from ongoing, abusive communication that no longer serves to advance the productive dialogue.

2. Request for Association Records- providing guidance for responding to requests for records of the association; any records that are provided upon request will contain disclaimer that information is for the use of CMSHA property owners only. This policy serves to clarify how the board will respond to records requests that are required by law and addresses a recent request to identify which property owners assessments are being subsidized by other owners.
3. Revision of covenants
  - A. Up until this year, any covenant revisions were limited to final approval of the developer. As SugarMill Ventures/CA Homes no longer has ownership interests in the association and has waived further phase development, the association members may now solely decide on amendment of restrictive covenants. Based on feedback from property owners over the years, there are several covenants that association members would like to address as the neighborhood matures.
  - B. Current revision guidelines require two-thirds of the majority of property owners to pass an amendment (353/534). As was experienced with the vote to build a VersaCourt, that number has proven to be near impossible to get input from every homeowner. The board would like to propose changing the vote procedure to be more realistic for a neighborhood of our size. The proposed language revision was based on similar covenant revision guidelines in neighboring associations and allows for those who care one way or another about the revision to be the guiding voice in determining passage of any revisions.
    1. Current language: *Except as provided in Subsections A & B above, this Declaration may be amended by the vote of a two-thirds (2/3) majority of the Lot Owners. The President and Secretary of the Association shall be authorized to execute any amendment which has been authorized by a majority vote of the members and shall so certify on any act of amendment to this Declaration. For the purposes of counting votes, each Lot Owner shall be entitled to one vote, provided however, that Declarant shall have four votes by each Lot owned by it in the original subdivision and/or any subsequent phases which are annexed into same.*
    2. Proposed change: *Except as provided in Subsections A & B above, this Declaration may be amended by calling an official open meeting to explain the proposed amendment. If no quorum of two-thirds of property owners attends, then the Board of Directors shall schedule a second official meeting within thirty (30) days and advertise the meeting date and language of the proposed amendment. Those in attendance at the second official meeting shall be considered quorum and two-thirds majority of that quorum may amend the restrictive covenants.*
4. Elections for 2025 Board of Directors will take place in the fall in conjunction with the amendment for restrictive covenants. If you are interested in learning more about the work of a Director, please speak with one of us later this evening or send an email to [info@cypressmeadowssubdivision.com](mailto:info@cypressmeadowssubdivision.com). If you aren't interested in a Board position, but you would like to volunteer, we have several committees that would love to have more participation. See us to learn more!

5. Lawncare and Landscaping Proposals are currently being accepted. The financial committee is handling solicitation of bids and the scope of work has been presented to all vendors who have expressed interest in doing the work. Both scopes of work are posted on the homepage of our website and formal bid proposals are due September 1, 2024