



**Cypress Meadows Subdivision  
Homeowners Association**

---

**Meeting Information**

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

---

**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
Seth Plaisance	Commons, Capital Improvements
Tricia Fontenot	Prospective board member

---

**Agenda**

1. Open Meeting
2. Approve minutes August 19, 2024 [action item] Rob motions, Shani seconds
3. Treasurer Report
  - A. 50/535 have not paid special assessment; over 90% collected; at 95% collection rate, will transfer subsidized funds back to Reserve savings
  - B. Financial Committee met on Sep. 12 to open sealed bids for lawn and landscape contracts. A list of clarifying questions was submitted back to each bidder and the committee reconvened on Sep. 19 to review and make final recommendations. Three vendors will be submitted for review
4. Old Business
  - A. Signed paperwork for judgment on lot 271 has been completed. Mouton will keep us up to date as judgment is served and processed
  - B. Sidewalk repair scope of work is complete; board members will solicit bids
5. New Business
  - A. Lawn and Landscaping Bid Review [action item] Bids presented in blind numbered spreadsheet with aligned details about scope provided and cost of services. Tania motions to select vendor #1, Seth seconds, all in favor (Derek recused from discussion and vote due to conflict of interest). The 2025 vendor will be Cajun Cultivation. Amy will notify other bidders; Amy and Anthony will work on contract negotiation
6. Committee Reports
  - A. ACC- new [FAQ doc for pond decks](#)
    1. New Submissions

- a. [REDACTED] White Sky- gutters
- b. [REDACTED] Sunshine Rise- generator install
- c. [REDACTED] Old Road- moving side fence forward to align with neighbors
- d. [REDACTED] White Sky- repainting wood beams
- e. [REDACTED] Sleeply View- extending back patio slab
- f. [REDACTED] Turnmill- extending back patio slab

2. Under Review

- a. [REDACTED] Sandy Bay- deck to pond; met with owner to review site plan
- b. [REDACTED] Sunshine Rise shed construction still under review

B. Capital Improvements- Derek

- 1. Mail Kiosk Bathroom - Final architectural drawing is complete; consider adding water external water fountain; next step is to develop scope of work; Amy will liaison with Seth; need to develop a phased construction plan

C. Commons Areas- Anthony

- 1. Fountain #3 was clogged and turned off; now back up and running
- 2. Pond 1 bank is being treated for nutria infestation; some den repair may be required after nutria problem is removed (any bank work under the deck is homeowner responsibility)
- 3. Old Cypress entrance may have fungal disease; RCI will investigate and remove dead foliage

D. Communications-

- 1. newsletter reminder for special assessment now due (late fees after Oct. 15), above ground swimming pool; Halloween social
- 2. Garage sale ad is placed and signup form is active; will print list on Oct. 4

E. Socials- Shani

- 1. October 5 - Fall Garage Sale- create newspaper ads and signs by Sept. 15
- 2. October 26 - Halloween Social & Fall Vendor Pop-Up, LSU vs A&M
- 3. December 7 - Christmas Passport Extravaganza; request to change to Dec. 14; will confirm availability with Santa

F. Welcome Committee- Amy

- 1. 6 packets delivered for September. 38 packets for 2024

G. Violations-

Derek, Shani motions to appoint Tricia for remainder of year

7. Adjourn-

- 8. Schedule next board meeting- Derek will send a Doodle