



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: November 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
Tricia Fontenot	Financial

Agenda

1. Open Meeting
2. Approve minutes October 16, 2024 [action item] Shani motions, Seth seconds
3. Treasurer Report
 - A. Financial Committee meeting minutes 11.11.2024
 - B. Reserve fund strategy- \$79K by year end; will actually be closer to \$109K; reserve fund strategy suggests \$29,417 total 2025 contribution
4. Old Business
 - A. Election ballots [action item]
 1. Review nomination forms (9 received to date due Nov. 15)
 1. Amy Deslattes, Derek Evans, Shani Merchant, Tania Mitchel, Seth Plaisance, Anthony Rogers, Margi Liberty, Chris Andrus; Derek motions to accept, Shani seconds
 2. No need for board member election; ballot will only include covenant revision
 - B. Nutria damage to pond 1 bank;
 1. Mayor Bourque authorized the nutria trapper to start baiting and trapping the coulee; huge success for collaboration and support of our neighborhood
 2. Resident concern for nutria damage to bank at commons area and potential damage to foundation in the future
5. New Business
 - A. Financial Strategy- adoption to Bylaws [action item] Tania motions to add to Bylaws, Seth seconds

- B. Set assessment schedule for 2025 [action item] Donny motions to keep dues at 2024 rates, Shani seconds
 - 1. Supporting Documents: [Q3 numbers](#), [2024/2025 budget worksheet](#)
- C. 501 Easy Rock Landing- decision to seek legal judgment [action item] Shani motions to pursue judgment, Amy seconds. Amy will draft letter and collect documentation; Derek will follow up with Mouton

6. Committee Reports

A. ACC-

- 1. New Submissions
 - a. [REDACTED] Cane Creek- patio extension
 - b. [REDACTED] Sandy Bay- fence
- 2. Under Review
 - a. [REDACTED] Sunshine Rise 60-day grace period granted 10/29/24
 - b. [REDACTED] Cane Creek- shed; waiting on structural specs and placement

B. Capital Improvements- Derek

- 1. Bids received for Kiosk bathroom, will turn this over to Finance Comm
- 2. Board discussion on buildout for bathroom in 2025

C. Commons Areas- Anthony

- 1. Update on fountain maintenance; fountains near active construction tend to have the most issues with increased algae growth & debris; moved one fountain on Pond 3 to get it away from debris flow in water
- 2. Sandy Bay entrance; Doucet's is providing quote for spigot install and reviewing all sprinkler systems at Old Cypress
- 3. Flower bed maintenance and additions.
- 4. RCI ran out of flowers for Sandy Bay entrance and will let us know when available

D. Communications-

- 1. Conducting audit of all emails in our spreadsheet versus Mailchimp self-sign up to coordinate voting
- 2. Email 2-step authentication- reset Donny for 2 weeks
- 3. Will add additional email account in January

E. Socials- Shani

- 1. December 14 - Christmas Passport Extravaganza
 - a. Need to send out another email to get station captains (have Turnmill, Birchview & Cane Creek)
 - b. Need to order supplies and backdrop
 - c. Amy will print maps in addition to passports

F. Welcome Committee- Amy

- 1. 7 packets delivered for November. 48 packets for 2024

G. Violations- discuss double gate use as a driveway; water lines can be damaged

7. Adjourn- Shani motions, Tania seconds
8. Schedule next board meeting-Dec. 16