



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: March 10, 2025
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
Anthony Rogers	Commons
Rob Teal	ACC, Capital Improvements
Seth Plaisance	Commons, Capital Improvements
Chris Andrus	
Margi Liberty	YOM, Financial

Agenda

1. Open Meeting
2. Resignation of board president, Derek Evans, effective March, 6, 2025 due to move outside of the association. Board to nominate president for remainder of term. Motion for Amy to be interim for the next month and make a permanent decision next month [action item] Margi motions, Anthony seconds
3. Approve minutes January 19, 2025 [action item] Shani motions to approve, Tania seconds
4. Treasurer Report
 - A. Collection of first assessment at approx 83%
 - B. 12 liens, 2 active judgments
 - C. 2024 rollover was deposited with Edward Jones account
5. Old Business
 - A. Plan for pond bank repair due -Seth presented scope of work. Approximately 100 ft of repair and will ask bidders to prepare bid by foot so cost can be estimated for board and homeowner
 1. Need customer agreement for owner responsibility under the deck
 2. Aim to have Bids in by April 4
 - B. Mailbox Kiosk walkway repair- \$3500 was funded from Reserves
 - C. Judgment Proceedings Lot 222 update- lien for current amount due was filed; all documents presented to attorney for filing
 - D. Judgment Proceedings Lot 271- judgement was granted, timeline for appeals has expired. Attorney to prepare notice of judgment letter prior to proceeding with collections
6. New Business
 - A. No new business
7. Committee Reports

A. ACC-

1. New Submissions

a.

2. Under Review

a. ■■■ Lost Bridge - French Drain install with curb adapter

b. ■■■ Sunshine Rise- ACC approval indicated need for 5' setback from water's edge, but current build is at water's edge; homeowner indicates they put in a gate instead of the 5' setback; need to confirm access for lawn company (board is not in favor of contract workers having to access common areas through private property); Anthony will discuss with lawncare; homeowner may have to move deck to meet accessibility for lawncare as indicated in initial approval- Draft letter

c. ■■■ Sunshine Rise- turf installed by builder without ACC approval causing negative impact on neighboring properties; homeowner to submit ACC request for any upgrades completed post initial architectural review; will draft a letter for resident and builder

B. Capital Improvements-

1. Restroom Bid Process is in review by financial committee with anticipated meeting at end of March

2. Tree replacement in Phase 2 walking path; will get quote for 6 trees to replace those lost; fund out of reserve

C. Commons Areas- Anthony

1. Easter lawn decorations- Chris is not at meeting but Amy will ask if he can take this on as his role. Need to go out by at least March 19

2. Dropbox replacement- Anthony will recycle the old one and find one that will fit

3. Mail kiosk boulders- 8 total would be about \$2900; option to decrease to 6 and keep under \$2500; funded through capital improvement and misc ground

4. Nutria abatement

D. Communications- March newsletter

1. ACC process

2. Violations

3. Welcome packet vendors

E. Socials- Shani

1. March 29 - Spring Garage Sale; Tania set reminder for garage sale ad March 19

2. April 12 - Easter Social & Vendor Pop-Up ; Shani will update sign up for a newsletter announcement for vendors; portalet already paid for from 2024

3. April 26 - Kids Fishing Tournament; fishing towels for the first 20 kids who sign up

F. Yard of the Month

1. Due to freeze, committee will skip January and February and award double YOMs in early spring; 4 responses from mail out; 2 said they will commit to helping

G. Welcome Committee- Amy

1. 12 packets delivered for January/February. 12 packets for 2025
2. Special thanks to the Hebert family for taking this on

H. Violations-

1. Trailers have been consistent complaints
2. Trashcans

8. Schedule April Meeting

9. Adjourn-motion by Shani, Rob