



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: April 23, 2025
Time: 6:00pm

Meeting Attendees

Member	Office and/or Committee Chair
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	Commons
Margi Liberty	YOM

Agenda

1. Open Meeting
2. Approve minutes March 10, 2025 [action item] Anthony approves, Seth seconds
3. Treasurer Report
4. Old Business
 - A. Plan for pond bank repair -two quotes received. Seth recommends Acadiana Land Services at a total cost of \$6,700 but will ask them to reevaluate the bid based on linear foot so costs can be split with homeowner as the portion under the deck is their responsibility. Shani motions, Anthony seconds. Amy will update homeowner.
 - B. Review mailbox kiosk restroom addition quotes in [bid folder](#) No bids fit within the current Capital Improvement allocation and voting for a special assessment at an additional cost is not in the budget at this time. Consensus is to hold until Jan. 2026 with a plan to reseek bids in December
 - C. Update on Lot 271 lien; seeking wage garnishment
5. New Business
 - A. Revision to Annual Assessment Policy re: clarifying [lien timelines](#) Seth motions to approve, Shani seconds. Margi requests additional letter prior to a certified letter notifying them they are moving into the lien process. Amy will create a timeline for bookkeeper to follow
6. Committee Reports
 - A. ACC-
 1. New Submissions
 - a. [REDACTED] - gutters and fence, tree planting
 - b. [REDACTED] - gutters
 - c. [REDACTED] - tree planting

- d. [REDACTED] - tree removal, bed installation
- e. [REDACTED] - house painting, color change
- f. [REDACTED] gutters
- g. [REDACTED] - house painting, color change
- h. [REDACTED] - patio extension

2. Under Review

- a. [REDACTED] - artificial turf installation done by builder at closing without ACC approval; drainage plan is impacting neighboring lots; waiting on drainage plan from installer
 - i. Drainage letter still not received after 30 days; board decision to send letter
- b. [REDACTED] - 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- send letter
 - i. Lawncare is having to crawl under deck to reach blocked off area; board decision to send letter
- c. [REDACTED] shared fence install; exception for placement forward of the front line of house (fence will not actually cross the front visual line of the house, ending right at the corner) Board agrees this is an appropriate variance as long as the fence does not pass the front corner of the house

B. Capital Improvements-

- 1. Restroom Bid Process - hold until Jan 2026

C. Commons Areas- Anthony

- 1. Dropbox replacement- will coordinate install in the next month
- 2. Mail kiosk boulders- placed along roadside instead of walkway; these will be moved in near future; goal is to prevent motor vehicles from pulling onto the sidewalk and parking due to ongoing concrete damage
- 3. Nutria abatement- continuing trapping
- 4. Waterfall cleaning- coordinate with J&J pool cleaner to treat white staining on rocks
- 5. Turtle population explosion; causing damage to fountain cords; will consult with nutria trapper
- 6. Flower install taking place this week; giving installer more leeway with building the design plan for flower install

D. Communications-

- 1. Reminder for Fishing tourney

E. Socials- Shani

- 1. Easter social recap; likely the largest turnout
- 2. April 26 - Kids Fishing Tournament
- 3. August 9 - Bubble Bus (Acadiana Bar & Grill confirmed - figure out other vendor)

F. Yard of the Month

1. 2 awarded early April for March
2. Still need to award 2 more to catch up; back yard beautification contest?

G. Welcome Committee- Amy

1. 8 packets delivered for March. 20 packets for 2025

H. Violations-

1. Revised violation letters to include the current total cost of liens applied to the account after 90 days. (\$360 total lien fee is applied)

7. Schedule May Meeting- conflicts with travel and graduations; plan for early June

8. Adjourn-