



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: June 9, 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, holiday decorations
Margi Liberty	YOM

Agenda

1. Open Meeting
2. Approve minutes April 23, 2025 [action item] Shani motions, Rob seconds
3. Treasurer Report
4. Old Business
 - A. Update on pond bank repair -Seth; work is starting 6.10.25; but will work around rain
 - B. Update on Lots 222 and Lot 271 judgment process
 1. 222- husband has been served; wife does not answer the door when processor attempts to serve
 2. 271- notification of intent to garnish wages delivered; resident now requests removal of all late fees; attorney replied with language from bylaws that indicates late fees cannot be waived after legal filings have been made; moving to wage garnishment approx June 15.
5. New Business
 - A. Appoint president to fill remainder of term. Amy motions to appoint Seth Plaisance as president, Shani seconds
 - B. Authorize change of secretary of state documents and financial accounts at Community First and Edward Jones to reflect new president. Amy motions, Anthony seconds.
 - A. 4-wheeler, ATV, e-Bike, mini-bike use in commons areas
 1. Electric bicycles are street legal but must follow all bicycle regulations
 2. 4-wheelers, ATVs, and mini-bikes are not street legal and are not allowed on any grassed commons area

3. Golf carts/ATVs must be street legal and driven by a licensed driver to be operated on Broussard streets and neighborhood common areas
 - B. Traffic study has to be requested before new stop signs are placed; will discuss at open HOA at Bubble Bus
6. Committee Reports
 - A. ACC-
 1. New Submissions
 - a. Rob will update for next meeting
 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 (June 8 response deadline, June 23 completion deadline). Rob will follow up and ask them to put in drainage and any water flow issues that exist after that would need to be settled between homeowners.
 - 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 (June 8 completion deadline) Homeowner proposes to assume responsibility for maintaining the area. Homeowner needs to submit their proposal in writing.
 - B. Capital Improvements-
 1. Saving for next year toward restroom and equipment room addition at mail kiosk
 - C. Commons Areas- Anthony
 1. Dropbox replacement is complete
 2. Mail kiosk boulders will be moved the next time contractor gets the equipment
 3. Nutria abatement still underway
 4. Pool build on Easy Rock Landing is offering excess dirt to level out the triangle area; extra dirt will be relocated to mailbox area lowspots
 5. Tree trimming is complete
 6. Dwayne will contact builder of waterfall for draining steps in order to prep for cleaning
 - D. Communications-
 1. Newsletter this week
 - a. Animal nuisances
 - b. Golfcart, dirtbike, etc. reminder
 - c. Boats
 - d. Grass clippings & yard maintenance
 - e. HOA meeting at Bubble bus & socials
 - f. Survey of HOA leadership
 - E. Socials- Shani
 1. April 26 - Kids Fishing Tournament
 2. August 9 - Bubble Bus (Acadiana Bar & Grill confirmed - figure out other vendor)

G. Welcome Committee- Amy

1. No new closings in May; 20 packets for 2025

H. Violations-

1. Grass clippings blown into street
2. Boats left out longer than prep time

7. Schedule July Meeting

8. Adjourn-