



**Cypress Meadows Subdivision  
Homeowners Association**

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**Meeting Information**

**Meeting:** Special Board Meeting to address legal requests  
**Date:** September 14, 2025  
**Time:** 4:00pm

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**Meeting Attendees**

Member	Office and/or Committee Chair
Seth Plaisance	President, Capital Improvements, ACC
Amy Deslattes	Secretary, Treasurer, ACC, Financial
Shani Merchant	Socials
Tania Mitchell	Socials
Anthony Rogers	Commons
<del>Rob Teal</del>	<del>ACC, Capital Improvements</del>
Chris Andrus	Commons, holiday decorations
Margi Liberty	YOM

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**Agenda**

1. Open Meeting
2. Accept resignation of Rob Teal, ACC Chair effective 9/14/2025. Appoint interim ACC chair [action item] Margi motions to accept, Tania seconds. Amy motions to appoint Tate Morris, at-large ACC member, as interim chair if he is willing to accept and Chris Andrus as at-large member of ACC. Margi seconds, all in favor. Amy will serve as interim chair until such time as Tate feels prepared to take over.
3. Board Documents for Review- ACC requests from Lot 225 and unapproved construction
  - A. Approved ACC request for pool with drainage plan, fence extension, and driveway extension May 11, 2025
  - B. Communications from property owner to ACC chair from April 30, 2025 through September 5, 2025
  - C. ACC letter to Lot 225 for unauthorized and unapproved improvements (metal-roofed gazebo, putting green, lighting) discussed at board meeting August 25, 2025, reviewed by board members and approved via email September 2-5, 2025. Mailed to resident September 9, 2025
  - D. Receipt of documents from homeowner to ACC Chair prior to receipt of ACC letter
4. Review challenges of board policies submitted by owner of Lot 225
  - A. Challenge of late fees and interest calculation response- Sep. 4
    1. Board responded with late fee policy, resident again challenged board policy to apply a late fee every month that assessments are not paid and cited legal cases
    2. Request for review of late fee policy submitted to attorney Sep. 8
    3. Board and Bookkeeper opinion: Articles of Incorporation provide board power to impose charges for late payments and fines. (Article 14.s)
  - B. Challenge of pond access behind pond lot residences- Sep. 8

- C. Challenge of misuse of fees for pond lot repairs and demand for financial records related to bank repairs (30 day request)- Sep. 8
  - D. Challenge of board's right to adopt and implement policies (allowing for composite lots, enforcing parking, altering assessments and late fees, signs restricting access behind pond lots) - Sep. 10
  - E. Challenge of ACC fine applied to account- Sep. 12
  - F. Challenge of lien authority for overdue fees from fines- Sep. 12
  - G. Demand for records of ACC members voting records- Sep. 12
  - H. Demand for access to records within 30 days- Sep. 8th
  - I. Demand for access to records within 15 days- Sep. 12
  - J. Challenge of placement of boulders in common area- Sep. 13
  - K. Demand to keep his name and email requests confidential
5. Action Item- Seth motions to send request for legal opinions on the challenges to our attorney to verify accuracy of response and then Seth will deliver to homeowner. Amy will begin compiling the documents request in Google Drive. Following consultation with attorney, Board will determine how document access will be granted under supervision at the attorney's office. Margi seconds, all in favor
6. Adjourn-