



**Cypress Meadows Subdivision  
Homeowners Association**

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**Meeting Information**

**Meeting:** Board Meeting  
**Date:** October 13, 2025  
**Time:** 6:00pm

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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
Chris Andrus	Commons, holiday decorations
Margi Liberty	YOM

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**Agenda**

1. Open Meeting
2. Approve minutes August 25, 2025 and September 14, 2025 [action item] Shani motions, Tania seconds
3. Treasurer Report
  - A. Budget on track for all line items except legal expenses (over budget at mid year by 1700; September and October invoices expected to be much higher); two judgment costs being attributed to the individual homeowner accounts but will not be realized until payments are made in full over extended timeline. (Current invoices also do not include additional legal costs that will be incurred in response to challenges to association policy by owner of lot 225)
4. Old Business
  - A. Request from owner of Lot 454 to waive late fees that have not been legally filed as of 9.1.2025. Payment plan for lien balance of \$3195.36 signed with agreement to pay \$200/mo. Seth motion to waive late fees not filed under lien (\$737.55) after 18 consecutive payments without delinquency [action item] Shani seconds
  - B. Update on legal counsel re: owner of lot 225. Amy and Shani met with Mr. Mouton on 10/7/2025 at his request to go through the list of challenges that were submitted by the owner. Meeting lasted approximately an hour.
5. New Business
  - A. Approval of 2026 Board Nomination form and dates [action item] Shani motions, Tania seconds. Amy will check printing costs at Lowrys with cover letter and social reminders
6. Committee Reports
  - A. ACC- update of ACC folders to reflect the following approvals:
    1. April Approvals
      - a. [REDACTED] gutters and fence staining
      - b. [REDACTED] cedar green house
    2. May Approvals

- a. [REDACTED] - door paint color change
- b. [REDACTED] - concrete patio extension
- c. [REDACTED] - pool, drainage, fencing, concrete extensions
- d. [REDACTED] - add shutter
- e. [REDACTED] - paint change
- f. [REDACTED] - double gate replacement

3. June Approvals

- a. [REDACTED] - pool
- b. [REDACTED] - turf install in backyard
- c. [REDACTED] - paint color change
- d. [REDACTED] - add driveway to side gate
- e. [REDACTED] - paint color change garage

4. July Approvals

- a. [REDACTED] - patio enclosure
- b. [REDACTED] - required additional catch basins in turn install
- c. [REDACTED] - pool

5. August Approvals

- a. [REDACTED] - backyard garden bed against fence
- b. [REDACTED] - screen in back patio

6. September Approvals

- a. [REDACTED] - pool
- b. [REDACTED] - fence
- c. [REDACTED] - fence

7. Under Review

- a. [REDACTED] Lot 434- above ground pool, metal roofed patio bar, wood deck install without ACC request; discussed deck with Rob and was told to send in ACC request; no request received yet. ACC violation letter to be sent; referred to attorney
- b. [REDACTED] Lot 225- metal roofed gazebo and turf installed without approval; ACC violation letter sent 9/9/2025. Incomplete ACC request received 9/23/25 but does not answer any of the requested information from the ACC letter; referred to attorney

B. Capital Improvements-

1. Mailbox restroom addition - requesting new bids in November; ask for at least a 60-day bid

C. Commons Areas- Anthony

1. Tree planting in phase 2 commons and entrance with water bags installed
2. Enhanced treatment on pond 2 to address algae growth
3. Pond fountains turned off during pond treatment to give algae time to settle; Motor repair on 7; will check lights on Sandy Bay fountain
4. New maintenance provider for waterfall.
5. Nutria contractor indicates no new denning; will set up new vendor in upcoming months
6. Color change coming in next month

D. Communications-

1. Socials emails

E. Socials- Shani

1. Halloween Oct. 25- Happy Houses will donate jambalaya, will ask Kay if she wants to sell drinks; Amy will send out for volunteers

F. Yard of the Month

1. Currently recognizing 4 spotlight yards for October

G. Welcome Committee- Amy

1. 7 new closings in September; 34 packets for 2025

H. Violations-

1. Increase in trash cans left out for extended periods of time and stored in front of garage or on side of house with no concealment
2. 508 Birchview- tall grass; vendor unable to cut back yard; turning over to city for violation

7. Schedule November Meeting

8. Adjourn-