



Open HOA Agenda

February 23, 2026

6:00 PM Broussard Event Center (Madison)

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- Open and Welcome- President
 - Introduction of 2026 Board members and roles
 - Seth Plaisance, president; Amy Deslattes, secretary/treasurer; Anthony Rogers, common areas; Margi Liberty, YOM; Shani Merchant and Tania Mitchel, socials; Craig Matherne, ACC, Eboni Chase, Welcome Committee.
 - Financial Report
 - Account status and Reserve Fund- 2025 Year End status
 - 2025 surplus from collection of back-owed prior year assessments, fines, assessments collected above the budgeted 93%, etc. was divided 70/30 between Capital Improvements and Reserve Fund. Noting that capital improvements are not funded through the annual budget and only through any surplus that occurs.
 - Capital Improvement 70% rollover = \$42,242
 - Capital Improvement total- \$112,535
 - Reserve fund 30% rollover- \$18,104
 - Reserve fund total- \$157,148
 - Dues increased by 5% to account for increases in insurance and ongoing legal expenses related to nonpayment of dues, ACC violations that required legal action, and proposed subdivision annex
 - 2026 Budget
 - Estimated operating funds: ≈\$237,000
 - Estimated operating funds are determined by a percentage of collectable assessments. Anything that is collected above that percentage at the end of the year gets distributed between capital improvements and reserve fund (currently set at 70/30 distribution).
 - Significant line item increases in legal and insurance in the 2026 Budget
 - Assessments
 - Approximately 83% of lots have made at least the first installment of annual assessments.
 - 11 properties with liens, 1 foreclosed carrying a balance due, 2 in judgment, 3 in active payment plan status
 - Board policy is to place liens for nonpayment after 90+ days; liens that reach 5 yr maturity without payment are processed for legal judgment. In all cases, attempts to resolve debt are made multiple times prior to legal proceedings. Payment plans are always the preferred option to get an account up-to-date and avoid legal action.
 - Capital Improvements-2023 survey indicated three high priority items: trees in phase 3, completion of Sandy Bay entrance area to include water, electrical, landscaping, and restroom/equipment room for onsite storage of HOA resources.

- The final project to complete is the restroom/equipment room which is currently out for bid. Any residents who wish to suggest a bidding contractor should email their contact information to info@cypressmeadowssubdivision.com so they can be provided the bid package.
- 2026 survey will go out soon to determine next priorities for capital improvement. Please email any suggestions you'd like included in this survey to info@cypressmeadowssubdivision.com. Note that a survey is not an official HOA vote for projects, but a way to gather information and feedback from homeowners. The board will use the input to determine project feasibility, long-term financial impact to the association, and organize priority of upcoming projects. Suggestions from residents in attendance:
 - Benches around ponds
 - Additional playground amenities
 - Lights around walking path and ponds
 - Additional landscaping/trees/berms on the field at the mailbox commons area
- Reminders:
 - All improvements to property must go through the ACC process. Send a completed ACC form to acc@cypressmeadowssubdivision.com. Emailing or texting a board member for their opinion on a project does not constitute an ACC approval. All requests are reviewed by a five person board composed of three HOA board members and two at-large members. The ACC will respond if further information is needed in order to review the project. Projects that are started without ACC approval may incur fines or legal action. This is to ensure that the beauty, integrity, and value of the subdivision as a whole is protected.
 - Motorized bikes may not be ridden on the grass in the commons areas. Riders may use the sidewalks, but pedestrians on sidewalks always have the right-of-way. If you see someone riding on the grass, cutting donuts, or popping wheelies, we ask that all residents help to enforce this. The grass at the kiosk and by the front of the walking path has been torn up and burnouts have been left on the concrete of the mailbox kiosk. Damage to our commons areas increases the cost of maintenance to our association.
 - Pond fountains are stationary and tied off on the banks to position them in the best location for pumping water. They should never be untied from the bank except by our fountain vendor. If you see someone untying a fountain, please address it with them and report it to commonareas@cypressmeadowssubdivision.com

Updates from our Councilman:

1. New ordinance passed for gas stations in commercial/residential properties: no gas stations within 300' of a neighborhood entrance. This can only be waived with approval from the City Council if the builder contests it. In this case, the neighborhood would be able to provide feedback to the council prior to their decision.
2. New ordinance passed for connecting new subdivisions to existing subdivisions: would require the new subdivision to have lot sizes no smaller than 10% of the existing lot sizes of the current subdivision. This percentage can go progressively lower by 10% as the subdivision goes deeper. This doesn't impact the current Billeaud subdivision proposal but it will be in effect for future developments.