



**Cypress Meadows Subdivision  
Homeowners Association**

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**Meeting Information**

**Meeting:** Board Meeting  
**Date:** January 21, 2026  
**Time:** 6:00pm

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**Meeting Attendees**

<b>Member</b>	<b>Office and/or Committee Chair</b>
Eboni Chase	Welcome Committee
Amy Deslattes	Sec/Treas, Financial
Margi Liberty	YOM, Financial
Craig Matherne	ACC, Commons
Shani Merchant	Socials
Tania Mitchell	Socials
Seth Plaisance	President, Capital Improvements
Anthony Rogers	Commons, ACC
Stephenie Scelfo	Bookkeeper

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**Agenda**

1. Open Meeting
2. ACC Appeal: Lot 225
  - A. ACC issued violation notice Sept. 9, ACC request received Nov. 12, ACC denied by committee Nov. 20, Formal appeal requested Dec. 3, Appeal hearing postponed until January board meeting
  - B. Homeowner's grounds for appeal: an accessory structure, did not require permit with City of Broussard. He will provide email documentation of this to board. Admits that he did not send it prior to construction. Says that the roof matches front elevations of other roofs. Would be willing to wrap the metal poles using four pieces of wood to hide the metal poles. Would be willing to roof with shingles. Drainage of his property is currently draining to the back, so does not believe that putting green turf would impact drainage in the commons area.
    1. Will provide correspondence with Broussard
    2. Will provide roofing shingle plan
    3. Will provide wrapping plan for poles
  - C. Board Discussion-Seth will send email documenting board review and concerns with added height and lack of wind rating after mounting the structure on cinderblocks
3. Approve minutes December 1, 2025[action item] Asking to revise December minutes to add rollover of capital improvement unused funds (see addition in red under capital improvements); designating funds is a required action to preserve standing as not for profit. Shani motions, Anthony seconds
4. Treasurer Report
  - A. Review of 2025 Profit/Loss Statement
  - B. Review of 2025 Budget vs. Actuals
  - C. Reserve/Capital Improvement 2025 RollOver
  - D. Homeowner account status:

1. 8 liens filed for nonpayment of 2025 assessments
  2. 3 properties in judgment (1 in payment plan, 1 in wage garnishment, 1 filing injunction for wage garnishment)
  3. 2 properties on payment plan
  - E. Set 2026 Budget [action item]
5. Old Business
- A. Pond 1 erosion - waiting to hear from contractor
  - B. Restroom Addition - ready to collect bids
  - C. Harassment Policy Violation - certified letter sent to owners at lot 413 upgrading to cover both owners and prevent email communication; all future communication from lot owners must be directed to board attorney have continued harassment policy violations
6. New Business
- A. Officer Elections [action item] Seth Plaisance, president; Amy Deslattes, sec/treas; all in favor
  - B. Secretary of State Annual Report update with officers [action item] Shani motions, Margi seconds
  - C. Assign Committee Chairs and Members
  - D. Reserve Fund Spending Priorities for 2026
    1. Upgrade electrical at Birchview entrance and Fairfield corner
    2. Waterfall Pump
    3. Landscape at roundabout
    4. Sidewalk behind pond 1
    5. Fountain #3 within the next year or so
    6. Dirtwork and/or drainage at kiosk
  - E. Apex Training Gym email
7. Committee Reports
- A. ACC-
1. December Approvals
    - a. [REDACTED] - generator
    - b. [REDACTED] - shed and patio extension
    - c. [REDACTED] revised pool install request to add rockbed
    - d. [REDACTED] - generator
    - e. [REDACTED] - paint garage
  2. Under Review
    - a. [REDACTED] - paint
    - b. [REDACTED] - pool
    - c. [REDACTED] - trash can concealment was installed in front of home; letter sent for correction to match plans
    - d. [REDACTED] new homeowner changed garage paint color without ACC request; letter sent
    - e. [REDACTED] - shed; waiting on owner to confirm direction of hardie plank to match home
    - f. [REDACTED] - metal roofed gazebo and turf installed without approval; ACC denied and letter issued from attorney regarding removal and/or injunction

- B. Capital Improvements-
    - 1. Mailbox restroom addition - requesting new bids; have financial committee send bids
  - C. Commons Areas- Anthony
    - 1. Waterfall motor is down; replaced capacitor in August, checking to see if repair or replacement
    - 2. Grass issues in pins 2, marine biologist recommends grass carp. Anthony motions for \$500 to place carp, Seth seconds
  - D. Communications-
    - 1. 2025 Financial Mailout
    - 2. ACC Process and Violation Notification
  - E. Socials- Shani committee has planned tentative dates for year
  - F. Yard of the Month
  - G. Welcome Committee- Amy
    - 1. 10 new closings December; 45 packets for 2025
  - H. Violations- Parking on street phase III has an average of 5 violations reported per week
8. Schedule February 25th Open HOA Meeting
9. Adjourn-