



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: June 11, 2026
Time: 6:00pm

Meeting Attendees

Member	Office and/or Committee Chair
Eboni Chase	Welcome Committee, Violations
Amy Deslattes	Secretary, Treasurer
Margi Liberty	Yard of the Month
Craig Matherne	ACC
Tania Mitchell	Socials
Seth Plaisance	President
Anthony Rogers	Common Areas

Agenda

1. Open Meeting
2. Approve minutes [April 20, 2026](#) [action item] Seth approves, Anthony seconds
3. Treasurer Report - would like to get a line-item budget and rate of collections
4. Old Business
 - A. Restroom Addition-updates; waiting on permits; would like to consider drainage and dirt work to level some of the field when complete
 - B. Cypress Meadows name usage;
 - C. Pond 1 bank- getting bids for riprap for Birchview common area down past lot 91; over the past 10 years approx 5-6 ft of pond bank has deteriorated and association is responsible for maintaining bank integrity
5. New Business
 - A. Property Management- concerns about amount of work versus volunteers and availability to perform work; board interest in exploring management options that could co-exist with board oversight; would like to schedule an open meeting to discuss with association members
 - B. Meeting Schedule- 2nd week of month, Mondays
 - C. Lawncare/Landscaping Contract renewal plans- based on current service the board does not anticipate seeking new bids if a renewal is desired on the contractor's part
6. Committee Reports
 - A. ACC-
 1. Approvals
 - a. [REDACTED] - install above ground pool
 - b. [REDACTED] - install water conditioner
 - c. [REDACTED] - install shed

- d. [REDACTED] - Pool & Drainage install
- e. [REDACTED] - Back patio extension
- f. [REDACTED] - generator install
- g. [REDACTED] - Back Patio extension cement only
- h. [REDACTED] - replace fence same color, height style
- i. [REDACTED] - trees removed & plant Japanese Maple
- j. [REDACTED] e - Builder Goulas - new construction plans approved
- k. [REDACTED] - Inground pool & Drainage
- l. [REDACTED] - back patio
- m. [REDACTED] - French drains install
- n. [REDACTED] - Concealment fence
- o. [REDACTED] - Gutters
- p. [REDACTED] - Stepping stone walkway
- q. [REDACTED] - Stepping stone walkway
- r. [REDACTED] - Paint Garage & Front Door

2. Under Review

- a. [REDACTED] - new homeowner changed garage paint color without ACC request; warning letter sent; fine letter issued; checking dates for next letter
- b. [REDACTED] - A pool drainage plan was never submitted, and the project was not executed in accordance with the resident's ACC request as approved by the committee. Amy & Craig to follow up

B. Capital Improvements-

- 1. Survey suggestions for future projects; Amy to create survey and collect suggestions

C. Commons Areas- Anthony

- 1. Irrigation and lighting replacement- getting quote for Fairfield corner replacement (reserve fund repair)
- 2. Dwayne to install signs at commons area
- 3. Nutria traps at Birchview are active

D. Communications- open hoa at bubble bus, survey, update on development

E. Socials- Tania August

F. Yard of the Month

G. Welcome Committee- Amy is filling in with WC tracking

H. Violations- ACC violations

7. Schedule Open Meeting and July Meeting— July 13

8. Adjourn-