



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: April 20, 2026
Time: 6:00pm

Meeting Attendees

Member	Office and/or Committee Chair
Eboni Chase	Welcome Committee
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 March 16, 2026 [action item] Margi motions to approve, Tania seconds
3. Treasurer Report
4. Old Business
 - A. Pond 1 erosion- update on repair status; repair will be a temporary fix and board will need to monitor regularly; bulkhead would be a permanent solution but very costly; Riprap would be a longer term solution to consider prior to bulkheading
 - B. Restroom Addition (see CA)
 - C. ACC annual review of maintenance
 - D. Cypress Meadows name usage; our attorney recommends we get Bill Stagg as our counselor to pursue protection of our name.
5. New Business
 - A. Amendment to Bylaws re: ACC policy has been reviewed by attorney and can be considered enforceable once adopted and included on communication regarding ACC violations prior to filing legal action.
 1. *Bylaws: ACC Policy: ACC Violations: "C. If legal recourse is needed to enforce compliance with an ACC decision and/or violation, the homeowner will be notified in writing, prior to filing legal action, that any and all legal fees incurred during such process will be charged back to the homeowner's account." Anthony motions to approve and amend, Seth seconds*
6. Committee Reports
 - A. ACC-
 1. Approvals
 - a. [REDACTED] - flower bed extension

- b. [REDACTED] - Chinese Fringe Tree planting
- c. [REDACTED] - Paint Change
- d. [REDACTED] - Stain Fence dark Walnut
- e. [REDACTED] - Gutters
- f. [REDACTED] - Elm Tree Planting
- g. [REDACTED] - Add Concrete Pad Front Porch 3'x6'
- h. [REDACTED] - Paint Garage Doors & Shutters
- i. [REDACTED] - Front Porch - replace ceiling with Luan Wood same color, Back Patio - Install Tongue & Groove & Stain Brown, Repaint back of house with the same color, Install Motorized Retractable Screens Back Patio, Install Trach Can Fence.
- j. [REDACTED] - A driveway ramp was installed that differed from the approved design. The resident subsequently submitted a revised ACC request reflecting the installed ramp, which was denied by the committee.

2. Under Review

- a. [REDACTED] - new homeowner changed garage paint color without ACC request; warning letter sent; fine letter issued
- b. [REDACTED] shed; waiting on owner to confirm direction of hardie plank to match home
- c. [REDACTED] d - 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.
- d. [REDACTED] - above ground pool installed without approval; drainage piped through fence

B. Capital Improvements-

- 1. [Mailbox restroom addition](#) -two bids received; two other contractors declined to bid again
 - a. SLC Construction- \$90,100 full bid [here](#)
 - b. CTL Pro Construction- \$70, 203.41 full bid [here](#) Seth motions to approve this vendor and ask for an updated quote. Anthony seconds.
 - c. Next projects: survey for next phases of capital improvements

C. Commons Areas- Anthony

- 1. Punch list items from winter: repair for sprinkler system on Fairfield, ants, nutsedge in flowerbeds
- 2. Mail kiosk, playground, and Sandy Bay cleaned
- 3. Fountains tripping
- 4. Signs at mailbox kiosk installed; still need to put up the lot signs

D. Communications-

E. Socials- Tania

- 1. Bingo night in May 9

F. Yard of the Month

G. Welcome Committee- Amy

- 1. - new closings February/March; __9__ packets for 2026

H. Violations- Parking on street phase III still has reported violations occurring frequently and Old Cypress; many concerns about ebike, gas bike, ATV use of commons area

7. Schedule May Meeting

8. Open HOA May 9?

9. Adjourn-