



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: July 13, 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

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1. Open Meeting
2. Approve minutes June 11, 2026 and July 1, 2026 [action item] approved by Seth and then Craig
3. Treasurer Report Q2 Did not have
4. Old Business
 - A. Restroom Addition-updates Permitting got held up because they were never stamped and Passion Homes has to go back and get fire marshall to sign off - another 3 or 4 weeks. Hopefully last week of July/First week of August
 - B. Wage garnishment update lot 222 Process server keeps missing the homeowner. Need to watch for when owner is there
5. New Business
 - A. Bookkeeping temp contract Approved by all - Craig resolution and Margi second - Needs to be signed still and will be on 7/14
 - B. Lot 118 violation appeal Need to send email pointing out all the dates and board wants to have him pay - unanimous decision
 - C. Lot 358 purchase inquiry Reach out to Mouton to figure out logistics and we would have to for sure get neighborhood approval and figure out how to get that done. Maybe sell to all saying it can reduce insurance costs. But then who will pay for MrMouton and will it raise fees? Or use funds from sale for capital and maybe reduce dues.
6. Committee Reports
 - A. ACC-
 1. Approvals
 - A. [REDACTED] - Gutter Installation
 - B. [REDACTED] - Generator Installation

C. [REDACTED] - Generator Installation

2. Under Review

- a. [REDACTED] new homeowner changed garage paint color without ACC request; warning letter sent; 2nd fine letter issued
- b. [REDACTED] - Trash Can Fencing & Property Upkeep fine letter issued Tania and maybe Seth will go talk to her and ask to remove the lock so Duane can get in to fix yard
- c. [REDACTED] - shed; waiting on owner to confirm direction of hardie plank to match home Margi confirmed that the hardy matches the house just needs to be painted
- d. [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.
- e. [REDACTED] - Backyard Improvements without ACC Approval. Still not giving complete information

B. Capital Improvements-

- 1. Research locking components for restroom Tania to ask a friend at Copper Meadow about theirs

C. Commons Areas- Anthony

- 1. Irrigation and lighting replacement Has quotes (reserve fund) Irrigation covers repair for what city wrecked; roundabout, front entrance flower beds across from as well; Larieverer signage irrigation needs to be replaced and front entrance irrigation system needs replaced - Total cost for all is \$3,358.75. Lighting is separate - at waterfall and across from and at Larieverer; replace system on Sandy Bay - \$4, 025.00 this price is on what NEEDS to be done. Replacing system on Sandy Bay is upgrading at additional \$3,395.00. - Quotes are from Duane and he will give a warranty. Anthony to check with Amy on reserves before we approve - Vote put by Anthony and seconded by Seth - all approve the repairs but hold off on upgrades of current functional lighting

D. Communications-

E. Socials- Tania Bubble bus August 15 and has a few vendors

F. Yard of the Month - Mia Speer will start training with Margi

G. Welcome Committee- no new ones

H. Violations- Eboni asked if we can put in newsletter about parking on grass; also blowing grass in street again; edging off the street and cleaning the "street gutters" from weeds. Anthony will ask Duane about common area gutter clean

- 7. Schedule Open Meeting and August Meeting - To be Aug 10, 2026 and open meeting 6pm before Bubble Bus - advertise update on property next to us - saying that we "heard" it is for sure delayed

- 8. Adjourn- Eboni first and Seth second