Cypress Meadows Subdivision
Homeowners Association

Meeting Information

Meeting: Board Meeting
Date: August 10, 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 July 13, 2026 [action item] Seth motions, Margi seconds
3. Treasurer Report
4. Old Business
    A. Restroom Addition-updates; Passion Homes completed final plans and CTL has them
    B. Wage garnishment update lot 222 ; hearing is November to confirm his employment
    C. Lot 358 purchase inquiry- Attorney opinion is that HOA board has authority to sell common area property as long as fund use is clearly defined and applicable to the association at large; would need to clarify use; get market analysis (see Carson Dubois); send letter to all adjacent property owners to garner interest with FAQ on development guidelines. Craig and Amy will work on development guidelines to adopt next month.
    D. Birchview rip rap project- waiting on bids

5. New Business
    A. Resignation of board members:
        1. Seth Plaisance- family responsibilities
        2. Margi Liberty- moving out of state
    B. Appointment of Mia Speer to board, will take over YOM, Anthony motions, Tania seconds
    C. Appointment of Craig Matherne to President, Anthony motions, Tania seconds
    D. Call for board volunteers in email; increase in dues likely

6. Committee Reports
    A. ACC-
        1. Approvals
            A. [redacted] - Exterior House Painting

B. [redacted] - Front Exterior House Painting

2. Under Review
   a. [redacted]- new homeowner changed garage paint color without ACC request; warning letter sent; 2nd fine letter issued; 3rd violation due now
   b. [redacted] - Trash Can Fencing was removed. The front yard was cleaned up by Seth, Tania, Craig and Tanya. Duane's crew cleaned up the backyard. After numerous unsuccessful attempts to have the city address and rectify the situation, a few of us volunteered to cover the cost of having Duane's crew clean up the backyard. We are currently waiting on the invoice.
   c. [redacted] shed color does not match the house (looks like it only has a primer). Warning letter should be sent
   d. [redacted]y Wind - 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.

3. Violations
   a. [redacted] - Drainage Project completed without ACC request approval - $200 Fine needs to be applied. Records indicate that an ACC request was submitted on 04/04/24, however I could not locate a final approval. The last email from the homeowner dated 04/05/24 indicated he was going to have an approval letter provided by his neighbor due to "set back" from the property line. No approval was ever received.
   b. [redacted] - Drainage Project completed without ACC request - $200 Fine needs to be applied

B. Capital Improvements-
   1. Plans are finalized. Once project is started, will send email to notify residents

C. Commons Areas- Anthony

   1. Reserve Fund
      a. Irrigation is being replaced in phase I & II (approved last month)
      b. Lighting that is not working is going to be replaced (approved last month)
      c. Lighting that is working but within its final stages of functionality $3395 Amy motions, Tania seconds; will fund from Reserve

   2. Pond #2- weir was replaced due to leaking; however, it was replaced with a shorter weir. Since replacement, there has been much more problems with the pond level and algae growth. Seth is going to reach out to engineer and see if we can get plans

   3. E-bikes- on advice of BPD, recommendation from Chief Olivier is to prohibit motorized vehicles by unlicensed drivers on all common areas; BPD will enforce. Craig motions, Seth seconds

D. Communications- email for Tuesday: Bubble Bus and interest in open board positions, interest in neighborhood watch, ebikes

E. Socials- Tania Bubble Bus August 15

F. Yard of the Month - Mia will take over

G. Welcome Committee-

H. Violations- will process weekly moving forward

7. Open Meeting - August 15 6:00; will discuss management options if not enough volunteers to fill workload

   September Meeting - September 14

8. Adjourn-