



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: July 25, 2023
Time: 6:00pm

Meeting Attendees

Member	Office and/or Committee Chair
Derek Evans	President, ACC, Capital Improvements
Amy Deslattes	Secretary, Treasurer, ACC, Financial
Shani Merchant	Socials
Tania Mitchell	Socials
Donny Richard	YOM
Anthony Rogers	Commons
Rob Teal	ACC, Capital Improvements

Agenda

1. Open Meeting
2. Approve minutes May 23, 2023 [action item] Rob motions to approve, Tania seconds
3. Financials: update on account status and liens; still collecting late assessments from second billing cycle, but quite a few accounts still delinquent
 - a. Lot 510- resident provided subdivision mailing address in email sign up as well as clerk of court paperwork, but has been receiving tax notices at a different address in the neighborhood (parent's home). No fees had been paid at time of resident email. Late fees and lien have accrued since purchase. Resident paid \$1082.32 for all outstanding dues on 7/19/23. For discussion: removing all late fees and lien fees (at HOA expense) [board action] Derek motions to remove late fees and lien at association expense, Shani seconds. Stipulation that resident must provide updated email, phone number, and personal mailing address
 - b. Lot 222 – Derek suggests that we seek out real estate attorney; all board members will look for recommendations
4. Old Business:
 - a. Little Library update- reveal on 7/22; Renee West has volunteered to review and update books as needed
 - b. Water safety signs- Mazie's Mission; Anthony has the signs and will get self-tapping screws for install
 - c. Roundabout reconstruction- need further examination of current financial standings to determine if board is ready to invest reserve funds
5. New Business
 - a. Chicken request - Resident is requesting information on the HOA rules and regulations around owning chickens in the neighborhood. Covenants do not cover fowl or farm

animals. Will respond with nuisance clause stipulated in covenants and warning that any complaints from neighbors that demonstrate a nuisance can result in requiring removal of chickens. It is the board's consensus that roosters fall under nuisance restriction.

- b. 503 Birchview - under foreclosure and resident has vacated property. Landscaper contacted and given the ok to cut and trim and remove clippings. Derek motions to pay one-time clean-up fee for sake of neighbors. Shani seconds. Should be completed by end of day Wednesday, July 26th. Derek will continue to follow up with city to determine who should be managing the property moving forward.

6. Committee Reports

a. Approvals to review

1. [REDACTED] e - Catch Basin Addition in Backyard
2. [REDACTED] - Fence Installation
3. [REDACTED] - Whole Home Generator Installation
4. [REDACTED] Inground Pool Installation
5. [REDACTED] - Patio Installation
6. [REDACTED] - Gutter Installation
7. [REDACTED] - Pond Lot Fence and Gate Installation
8. [REDACTED] - Shed Installation
9. [REDACTED] - Patio Extension
10. [REDACTED] - Pond Deck Installation
11. [REDACTED] - In-ground pool installation
12. [REDACTED] - Gutter Installation
13. [REDACTED] - Gutter Installation
14. [REDACTED] - Louver Wall Porch Wall Addition

a. Under Review

1. [REDACTED] - current fine of \$200 is on the account and will not be removed as the resident has still not provided documentation of adding the additional french drain required on the northernmost side of her property. Directing bookkeeper to collect late fees until resolved.

b. Capital Improvements-

a. Commons Area Improvements- Ryan G (Derek) survey solicitation options

1. Irrigation at mailbox kiosk (homeowner request)- Anthony
2. Pet waste stations (homeowner request) Derek
3. Lights on walking path (homeowner request)- Amy
4. Lighting and Irrigation for Sandy Bay Entrance- Anthony
5. Tree Planting around Phase 3B and 3C ponds and associated bankwork- Rob
6. Additional Trashcans and Benches around ponds and 3A walking paths- Derek
7. Begin Construction on Bathroom at Commons Area- Derek
8. Pool- Amy

c. Commons Areas- Anthony

- a. Pond pump maintenance will take place over the next week.

- b. Will inquire about the new sidewalk estimated time of completion and clean up; Mel is aware
 - d. Communications- Amy
 - a. August newsletter topics
 - e. Socials- Shani
 - a. Next event is bubble bus - August 12
 - b. Discuss food vendor options and/or resident options; Acadiana Bar and Grill interested
 - f. Welcome Committee- Amy
 - a. 18 new packets for April total of 45 for 2023
 - g. Violations-
 - a. Follow-up on those notified for needed maintenance; 45 day deadline approx May 25
 - [REDACTED] - clean and/or paint discolorations
 - [REDACTED] - clean and/or paint discolorations
 - [REDACTED] - paint/stain
 - [REDACTED] - clean and/or paint discolorations
 - [REDACTED] - clean and/or paint discolorations
 - [REDACTED] - replace missing faux shutter/ match paint (ACC letter was sent to previous owner but sold without addressing)
 - [REDACTED] - clean and/or paint and repair shutters
 - [REDACTED] - clean and/or paint discolorations
- 7. Schedule next board meeting