

**CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. HELD THE ANNUAL MEETING OF THE MEMBERS ON WEDNESDAY, JULY 27, 2016 AT THE CYPRESS CREEK LAKES RECREATIONAL CENTER, 10702 CYPRESS CREEK BEND DRIVE, CYPRESS, TEXAS 77433.**

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**CALL TO ORDER & CONFIRMATION OF QUORUM**

Due notice having been given, the meeting was called to order at 6:00 p.m. The members were advised that a quorum was not present and pursuant to Article 3, Section 3.5 of the Bylaws, the meeting was adjourned and called to order until quorum was met with 49 properties represented in person or by proxy.

**PCT. 5 CONSTABLE**

Lt. Hutter with the Harris County Pct. 5 Constable's Office discussed safety in the community and current crime in the area. Lt. Hutter mentioned that crime in Cypress Creek Lakes is very low. Lt. Hutter mentioned various programs offered by the Constable's office. Lt. Hutter urged homeowners to report anything suspicious or out of the ordinary to the police no matter how insignificant they think it might be.

**INTRODUCTIONS**

Director Nachin introduced himself and Director Mauricio as well as Ms. Pettit and Ashley Howard with Crest Management. Director Nachin discussed board member responsibilities and homeowner responsibilities.

**PRIOR YEAR ANNUAL MEETING MINUTES**

Director Nachin asked the members present to review the 2015 Annual Meeting minutes. A motion was made, seconded and carried to approve the minutes as presented.

**ELECTION OF DIRECTOR**

Director Nachin announced there was one Board position with a 3 year term open. The incumbent, Jerome Mauricio was not re-running for the board position. Ms. Pettit opened the floor to nominations. Carl Oland nominated himself. There were no other nominations. The floor was closed to nominations. Carl Oland was elected to the board by acclamation.

**MUD 374 REPORT**

Joe Sykes with MUD 374 addressed the members present to talk about MUD 374. Mr. Sykes stated the MUD has 5 board members; 4 of which live in Cypress Creek Lakes. The MUD pays for the patrol contract for the community along with MUD 433. The MUD bonds were recently refinanced which will result in a large savings. The tax increase through property evaluation will help reduce the debt. A homeowner asked about the ground sinking in Section 4. This is being addressed. A homeowner asked what is being done to alleviate the street flooding during a heavy rain on some streets. Mr. Sykes said the drains are all clean and he was unaware of any streets that were impassable during the last major rain event but urged homeowners to contact the MUD if this happens again and they will find a way to get them out.

**FINANCIAL REPORT AND STATISTICS**

Director Nachin presented a power point presentation with statistical information on revenue trends, delinquency trends and the capital reserve. Director Nachin reported the capital reserve account is currently at \$250K and the goal is to get to \$350K. Director Nachin discussed the current assessment and the assessments for the surrounding communities.

**COMMUNITY OPERATIONS AND PLANNING**

Director Nachin went through the power point presentation and discussed Board responsibilities,

Board limitations, homeowner responsibilities, community governance and operations, Crest Management, compliance statistics and budget highlights.

Director Nachin discussed the most recent Sentiment Survey and statistical data relating to the responses. Director Nachin noted there was a 90% response.

Director Nachin reported that the website is being re-done.

Director Nachin discussed the desire of homeowners for additional amenities and the potential amenities that may be considered including a sports court, basketball court, volleyball court, soccer field, outdoor exercise area and pool slide. Director Nachin discussed the possibility of the pool being unguarded noting that if a slide is installed it has to be guarded. Director Nachin mentioned that it may take an increase in assessments or a special assessment to pay for these things but nothing has been decided at this time.

Director Nachin discussed the fencing along the new section of Cypress North Houston and said he has spoken with the Caldwell Company and they are going to put up a wood fence along the right of way that homeowners along that area can tie into. This will create a nice appearance into where the Town Lake property starts. Director Nachin mentioned the board considered putting in a monument where Cypress Creek Lakes property starts but there is no HOA owned property there to put it on.

Director Nachin discussed the fences along Cypress Creek Bend Dr. The fences are owned by the individual homeowners. Some of the fencing is in need of repair or replacement which is the homeowner responsibility. Director Nachin discussed some potential solutions to have all the fences maintained and stained the same color to give a better appearance to the community. Director Nachin stated the fences are on homeowner property so the HOA cannot take over ownership of the fences. Director Nachin discussed putting up a brick fence in front of the homeowner owned wood fences but it would require a special assessment due to the cost which will run around \$800K but could be less if a different type of fence was used. Homeowners asked about the wrought iron fences along the lakes that need to be repaired or replaced. Director Nachin stated the homeowner is responsible for those fences and the homeowners who need to address the current condition of their wrought iron fence will be receiving a letter soon. Director Nachin also mentioned that IMS will be maintaining the HOA owned property along the new section of Cypress North Houston.

## **2016 ACCOMPLISHMENTS**

Director Nachin listed the 2016 year to date accomplishments of the board:

- Cy-Fair Rotary Club Flag Program
- Multiple community events
- Connecting with High School Clubs
- CCL Senior Scholarships
- Tax Exemption
- Private pool party policy developed

## **UPCOMING EVENTS**

Director Nachin discussed upcoming events which include:

- Food Truck Fridays
- Dinner and a movie in the park
- National Night Out

- Christmas light decorating contest

### RESIDENT ACTION ITEMS

- Establish an Event Planning Committee, Volunteer Committee and Member/Community Relations Committee
- Sign up to be an event volunteer
- Sign up to be a Block Captain to help communicate with the residents
- Be a good neighbor and build relationships with each other

### FAQS

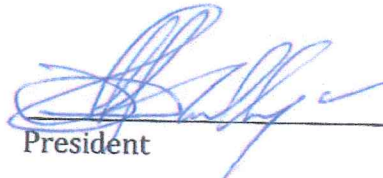
- No motorized vehicles on the pathways, bike paths or unpaved common areas; allowed on streets following TXDMV rules
- Fireworks are legal in unincorporated Harris County. They are allowed in Cypress Creek Lakes and even if it was in the covenants it is not enforceable. Only a letter can be sent but it would be after the fact.

### ADJOURNMENT

There being no further business to come before the membership, a motion was made, seconded and carried to adjourn the meeting at 9:00 p.m.

### APPROVED

7/26/17  
Date

  
President

\* Discussion regarding heavy rains that cause flooding in section 8 and will look into alternative ways of ingress/egress for those homeowners who cannot get out when that section floods