

Overview and Updates from the 2017 Annual Meeting (not Minutes)

1. The members of the community via attendance and proxies voted to expand the Board to (5) officers

2. Introduced Lieutenant Hutter and Deputy Frank Salas of Constable Precinct 5

- concerns of young man roaming the neighborhood
- Rape Aggression Defense (RAD) program was offered by CCL POA
- Solicitation is not illegal and therefore cannot be enforced since CCL is not a private (gated) community, but everyone is encouraged to call the Constables if someone questions the legitimacy of a solicitor and they will certainly follow up and talk to them to make sure they are not “casing” the neighborhood for crime

3. 2017 CCL Scholarship was awarded to Arya Shetty

-remarkable young man with many accomplishments, graduated 12th in his class at Cy Ranch and attending Rice University to study Bio Chemistry with a Pre-med track. Ultimately he wishes to attend Baylor College of Medicine in pursuit of being a Physician Scientist to help people who suffer from neurological disorders. Hopefully everyone has had an opportunity to read the article on him published in the latest PinPoint Magazine

4. We have held (4) Food Truck Friday events so far and all have had a strong turnout, the next one is being coordinated but looks to be towards the end of September. ****UPDATE** The date has been scheduled for Friday 9/22/17**

5. Reserve Study was performed earlier in the year

- nearly \$300K surplus which will help keep annual assessments at current levels for the next several years barring an unforeseen emergency

- provided a 30 year projection to know what amounts should be added to reserves to cover repairs as our amenities age (for instance, during his inspection he noted that there was a crack in the pool plaster and it will likely need to be redone next year sometime)

6. Bids are currently being collected to landscape and install sidewalk along Cypress North Houston

- input was solicited from the CCL Garden Club to involve community residents in the process
- new street lights are scheduled to be installed around the end of August
- a new bollard is being priced to install at the CCL/TL boundary within the esplanade on CNH (and repairs are in process to any existing bollards that are in need , such as that in the esplanade on Fry Road across from the Shell station)

7. Traffic Study and Handicapped Sidewalk/CNH Westbound Lanes

- CNH was performed Jan. 10th and met the county engineering metrics of 85% (85 out of a hundred vehicles were averaging the posted speed limit) so no change was recommended. Although

typically studies are repeated 1X per year at the earliest they agreed to perform another study after the 1st of September

- Cypress Creek Bend and Field Cypress Ln: study is ongoing to determine if 3 way stop sign can be installed, results will hopefully be received within the next 60 days

- A request was submitted to Harris County Precinct 3 to evaluate existing sidewalks for handicap access. They intend to address the one at Autumn Cypress Lane/CNH in approx. 9-10 months after the AT&T manhole is relocated and some pavement geometry is corrected and while Harris County constructs the other half of CNH.

8. Firework Policy: outside of Harris County it is not illegal to shoot fireworks so there is nothing law enforcement can do about it (even if community covenants stated we could not shoot them), but please be courteous to those around you in selecting where and at what time you shoot them. And after you are done having your fun please be responsible and make sure to clean up after yourself

9. Splash Pad open space to MUD for \$309K

- As stated before, no conspiracy behind this, simply trying to find creative ways to raise money which will go into a Non-emergency Fund and can assist with community enhancement projects and assist with community activities (which will become critically more important as the developer steps away).

- Anticipate a vote on the matter by the end of the quarter

10. Fence/Wall status

- Negotiations with Mischer have stalled without word from them since our last meeting and as a result the focus has primarily been on contract negotiations with Caldwell and Towne Lake. *Any and all questions concerning Mischer's involvement (or lack thereof) can be directed to Randy Corson

****UPDATE SINCE MEETING****

- 1) Mischer has communicated with us that they are in contact with their attorney for advisement and will take any and all recommendations from their attorney under advisement into a meeting next week. Hopefully we will hear something from them shortly thereafter that we can communicate with everyone.**
- 2) The HOA Board for Towne Lake reviewed and approved the changes we made to their contract that each of the CNH residents along CNH would have to sign should they all opt for the offered TL fencing. The TL attorney has been asked to generate the revised contract on behalf of TL so that we can present them to the CNH homeowners for review.**

- We anticipate having ALL fence issues decided on by the end of the quarter (including Cypress Creek Bend and Sawmill), and once done then Crest will begin fence inspections throughout the neighborhood, including the iron lake fences.

11) Congratulations to Dennis O'Connor for his re-election to the Board, and also to our two new Board members Joseph D'Virgilio and Ross Gallup who were elected to fill the new expansion positions!