

2018 3rd Quarter Board Meeting Overview

- 1) The Treasurer discussed current financials and year to date the Association remains with a budgeted surplus for 2018.
- 2) The 2019 Budget was proposed, discussed, and approved. Homeowner Dues to remain at \$900 and invoices will be mailed out by Crest around the end of October-early November time frame.
- 3) The POA funded Police program was due for renewal and discussed, sharing overall good metrics that were recorded by Deputy Frank Salas during the previous 6-month interval. The Board approved continuation of the program for an additional 6-months until the end of March at an approximate cost of \$20,130.
- 4) An update to the Phase 1 & 2 Architectural Guidelines was presented and discussed since it has been 3 years since the last update. After discussion of the changes proposed by the Architectural Committee, the motion to adopt the revised guidelines was approved unanimously and takes effect immediately and will be posted under Governing Documents section of the Crest website once clerical edits that were identified have been made by the attorney's office.
- 5) Harris County had notified the POA Board that a project to install a traffic signal is planned during the 4th quarter at the intersection of Cypress North Houston and Cypress Creek Bend. The Board discussed two options to upgrade this signal from the standard cable style lighting to either a galvanized mast arm or the black powder coated galvanized mast arm style in an effort to not detract from this intersection since this is the only opportunity to make this upgrade and once the project is installed it will permanently change the appearance of this part of the CCL neighborhood. The Board discussed the benefits and associated costs that the County quoted, and with input from the residents attending who largely expressed favorably to the black powder coat option, ultimately approved 4-1 by the Board to communicate to the County the desire to change the scope of their project to include this upgraded option at the total cost of \$110,000 (\$70K for the upgrade to powder coat plus a \$40K maintenance agreement for replacement should they ever be damaged). However, a motion was first made and unanimously approved to simply upgrade to the galvanized steel mast arm style at an approximate cost of \$65K should an issue arise with the powder coat option in discussions with the County. The non-emergency reserve fund can be utilized for this project upgrade and was established for such unforeseen opportunities that might allow the Board to enhance or best maintain the intended beauty of the neighborhood.
- 6) The Board shared the results of a study performed by the MUD Engineering firm to evaluate a concern brought up at the annual meeting about the newly installed sidewalk on the NW side of the CNH and Cypress Creek Bend intersection. The concern was whether during a flooding event this sidewalk would divert water trying to flow into CNH and instead flow towards the homeowner properties immediately on either side of the lake. The conclusion of the study was that the sidewalk poses no threat of such water diversion as it is not high enough to cause such a disruption in flow towards CNH.
- 7) Committee updates were provided:
 - a. Architectural Committee – had been working on the earlier approved update of the Architectural Guidelines

- b. Enhancement Committee – intends to meet shortly to discuss proposals now that the 2019 budget has been established
 - c. Activities Committee – trying to reach out to Phase 3 for shared ideas and effort. Entouch will be sponsoring a Food Truck Friday in early November and some sort of Christmas event is in the early planning stages.
- 8) Since this was the first Board meeting following the Annual meeting the Board announced that the positions will be held by the same individuals until the 2019 Annual meeting:

President – Rob Melloy

Vice President – Stacey Thomas (also the Director of the Activities Committee)

Treasurer – Dennis O'Connor

Secretary – Joe D'Virgilio (also the Director of the Enhancement Committee)

Director – Ross Gallup (responsible for overseeing the ARC & Architectural Committee)