

Overview of 7/25/18 Annual Members Meeting (official Minutes will be posted after being approved at the next Member meeting)

- 1) Introductions were made of all of the Board members, Crest and Hoover Slovacek, followed by a summary of things accomplished throughout the past year:
 - a. (2) additional Board members were added. Secretary and Treasurer responsibilities were separated and a Director position to oversee the Architectural Review Committee and its subcommittee made up of interested residents.
 - b. A non-emergency reserve fund was created from the sale of a property to the MUD for projects and other non-emergency expenditures.
 - c. The Board worked with Towne Lake to install new fencing along Cypress North Houston
 - d. (20) additional hours of weekly constable patrol was added which focuses only on Phase 1 & 2. This is outside of the MUD contract and does not overlap with that contract. This program is reevaluated for effectiveness every 6 months.
 - e. Several community activities were held, including Food Truck Fridays and the Spring Fling Fest.
- 2) Deputy Salas and Lieutenant Hutter of Harris County Constable Pct. 5 were introduced and they discussed both the ongoing effectiveness of the extra Constable patrols through the neighborhood as well as the various programs available for residents, including Vacation Watch, monthly RAD classes for women, and the Citizen's Police Academy. They also encouraged homeowners to report anything suspicious or out of the ordinary to 281-463-6666.
- 3) Special Meeting Minutes from 9/27/17 were reviewed and approved after no questions or comments.
- 4) Stacey Thomas was elected for another (3) year term, no one else was nominated.
- 5) Dennis O'Connor provided the community 2017 financial report. The total 2017 collection rate was 97.68%. It was reiterated that a Reserve Study had been performed early 2017 to better prepare our community for major routine expenses through the Board's budgeting over the next 30 years. This preparedness should enable the dues to remain comfortably at \$900 for the foreseeable future. The first major repair expected will be to replaster the Phase 2 pool within the next year or so.
- 6) The following topics were discussed during the Board Report:
 - a. Please consider joining any one of the sub-committees created to allow more resident involvement.
 - i. Activities Committee – plans events for the community throughout the year. This is ever more important now with the developer leaving our community and no longer sponsoring activities.
 - ii. Community Enhancement Committee – will look at landscaping improvements and work with the Garden Club.
 - iii. Architectural Committee – will be reviewing and updating the guidelines and look at deed restriction enforcement.

- b. The key fob system at the pool and splash pad has been updated, which appears to have corrected the problems experienced lately. Let Crest know if you find your fob is not working.
 - c. An enhancement to the website is underway which will add a section for referrals of contractors and services that can receive a 5-star rating by everyone on the website. Each entry will also be date stamped to indicate how old a post is.
 - d. (2) new bollards (poles with banners like those throughout Fry Rd and Tuckerton Rd) will be installed along Cypress North Houston to identify CCL where boundaries are shared with Towne Lake. One will be installed at the Autumn Cypress intersection and the other is awaiting County approval to install on the esplanade near the gas pipeline that borders the two communities. The Board approached Mischer Development to pay for both bollards and they agreed to do so.
- 7) During the Homeowner Forum, the following topics were discussed:
- a. *Is there anything to help with hurricane preparedness?* The MUD will be mailing a postcard to every home to inform the resident of an alert system and keep them updated during major events.
 - b. *Can anything be done about solicitors?* Unfortunately this is not against the law. Signs are posted throughout the community as a deterrent but are not enforceable. If someone is having a problem with a solicitor they are encouraged to call the Constable.
 - c. *Can there be regulations against fireworks in the community?* Since CCL is in un-annexed Harris County there are no laws against fireworks and law enforcement will not enforce any community rules imposed in the deed restrictions. Although people will continue to use fireworks, they are encouraged to be respectful to their neighbors and clean up after themselves.
 - d. *Why are wrought iron fences just now being addressed and why weren't homeowners notified that inspections of those fences were going to start taking place?* It was explained that homeowners have been notified for nearly a year prior to starting that fence inspections were going to take place, but could not until all of the fencing issues were resolved first so that all homeowners would be treated the same. It was reminded that anyone receiving a letter for their fence can certainly call Crest and request additional time to make repairs if needed.
 - e. *Was the sidewalk installed on the north side of Cypress North Houston from Cypress Creek Bend to The Goddard School evaluated to ensure that overflow water from the north side lake during flood conditions will not be diverted towards the homeowner properties instead of flowing onto Cypress North Houston?* The Board assured that they would look into it and if found to be an issue would make the necessary corrections.