

**CYPRESS CREEK LAKES SOUTH RESIDENTIAL PROPERTY OWNERS
MINUTES OF A BOARD OF DIRECTORS MEETING
September 26, 2024**

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The Board of Directors meeting was duly called on the above date held at the Recreation Center located at 10080 Cypress Creek Bend, Cypress TX 77433.

DIRECTORS PRESENT: Donna Harden, Ann Sansbury, Murali Chekuri, Justin Gardiner, Christopher Gallo

ALSO PRESENT: Alicia G. representing Crest Management as Managing Agent

CALL TO ORDER AND ADOPTION OF AGENDA

The meeting was called to order at 6:30pm.

BOARD APPOINTMENTS

The Board unanimously approved appointing Justin Gardiner & Christopher Gallo to the two vacant Board positions.

ELECTION OF OFFICERS

This was done at the September 5th noticed Board Meeting.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting held on September 5, 2024. A motion was made, seconded, and carried to approve the minutes as presented.

BUSINESS

Announcement of Board Decisions Made In Between Board Meetings –

Earthcare - \$105.00 – Beryl Storm debris removal, \$676.38 – Various Irrigation Repairs, \$315.00 – Additional Beryl Storm debris removal, \$400.00 – 18x18 Catch Basin Extension & soil.

CLZ Services - \$185.56 – Replaced bulbs in Men’s RR & Repair Entrance Door to clubhouse in hall & Women’s RR Door.

ICSH – \$1,932.26 - DSX 1042 Intelligent Control Panel

DS Rec - \$238.64 – New Guard Umbrella & \$450.00 - New Guide Holder for Umbrella

24 Hrs Network - \$262.50 – Troubleshoot fitness center door lock mechanism

Aurora Plumbing - \$325.00 – Repair broken waterline to showers & \$167.50 – Repair leak in lavatory drain line in bathroom closest to the gate.

EMR Committee– The Board unanimously approved increasing the ACC Committee to five members. List provided by the Board for the five members.

Swim Team Contract - The Board is open to accept proposals from other swim teams. The Board will be discussing the contract negotiations further in Executive session.

Tuckerton Splash Pad Bucket Replacement – The Board would like to request bids for this work.

Tuckerton Playground Kiddie Mulch – The Board is currently awaiting Earthcare’s bid to obtain two additional bids.

Fire Extinguisher Testing – The Board did not discuss this topic.

Repairs to Activity Pool – The pool committee will be developing a plan for repairs to submit for proposal.

Increasing to Bi-Monthly Board Meetings – The Board did not discuss this topic.

Control Spending & Review Contracts – The Board will be reviewing all contracts and working to control spending.

Non-Profit Clubhouse Rental – The Board unanimously approved charging all rentals including non-profits.

Bus Pickup & Drop Off – The Board reviewed a request to have the Tuckerton facility parking lot be used as a pick up and drop off for children outside the bus route. The Board unanimously approved allowing this.

How Community Input Will Work – The Board welcomes all homeowners to attend the meetings and address the Board with any concerns or issues.

Ride Arouds – The Board unanimously approved making the following changes to the letters/monthly deed restriction inspections: No inspections on Tuesdays or Fridays, No violation letters for roofs, fences, or other repairs or replacements which are completed and conform to neighborhood standards, Any letter asking for an EMR which mentions painting or repainting should include the verbiage “if painting a different color”, Any letter asking for an EMR for fence, roof or any other replacement should include the verbiage “if replacing with a roof/fence/etc...” different that the one you currently have, No letters for generators that are located behind a backyard fence.

Soliciting/Tracking Feedback & Progress on Projects – The Board will be working with Crest on soliciting bids and tracking repairs/projects.

Contract Management – The Board will be reviewing all contracts and soliciting proposals.

Pool/Clubhouse Rentals – N/A

Audit – The Board had a homeowner reach out and is willing to perform an audit at no cost to the Association.

Reserve Study – The Board would like Crest to obtain bids for a reserve study.

COMMITTEE REPORTS

ACC (BOD Liaison: Ann) – This Committee was already started and they are working on the guidelines.

Landscape/Beautification (BOD Liaison: Chris) – The Committee will work closely with the landscape company on beautification and cost saving ideas for the community.

Social (BOD Liaison: Justin) – The Committee would like to plan some upcoming activities/events for the community.

Social Media IT (BOD Liaison: Murali) – There will be a dedicated Facebook page for the community.

Gym (BOD Liaison: Donna) – The Committee will be working to put together a list of repairs needed.

Pool (BOD Liaison: Ann) – The committee will be working with the pool company to compile a list of necessary repairs.

Playground (BOD Liaison: Ann) – The Committee will review the playgrounds to verify any repairs needed.

Safety/Security (BOD Liaison: Chris) – The Board would like to set up this committee and possibly a neighborhood watch.

Next Board Meeting – The Board agreed on Thursday, November 21st for the next board meeting. The meeting will start at 6:30 pm.

COLLECTION ACTIONS, FORECLOSURE ACTIONS, DEED RESTRICTION ENFORCEMENT ACTIONS AND LEVYING FINES


No collection action was taken.

No enforcement action was taken.

The Board unanimously agreed to allow the swim team to use the facility for \$1,000 rent for the month of October 4th and pay the gas bill once it's received in November. They will also be demanding the remaining past due payment due to the Association be paid by October 4th.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:45pm.



Attest

11/14/2024
Date