

**CYPRESS CREEK LAKES SOUTH RESIDENTIAL PROPERTY OWNERS
MINUTES OF A BOARD OF DIRECTORS MEETING
November 14, 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.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting held on September 26, 2024. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIALS

The Board reviewed the financials dated October 31, 2024.

The Board discussed a special assessment. The Board unanimously approved passing a special assessment of \$115 or 10% of one year's annual assessment per homeowner.

The Board reviewed the 2025 Preliminary budget and discussed the 2025 assessment. The Board unanimously approved the budget and no increase in the 2025 assessment.

BUSINESS

Announcement of Board Decisions Made In Between Board Meetings –

- Sanjay Patel – Gym Antenna & Universal Remote - \$95.37
- Team Yes Aquatics = Replacement of 2 Filter Pumps at Tuckerton - \$11,550
- iEvolve – Bridge Gym & Clubhouse Internet Together - \$2,045.88
- Team Yes Aquatics – Pump Replacement at Tuckerton - \$3,042.00
- Watts Pools – Provide Estimate to Repair Broken Bond at Tuckerton - \$325.00

Consider & Vote on Making Brazos Sage Pool Swim at Your Own Risk– The Board discussed making the Brazos Sage pool a swim at your own risk pool. The Board unanimously approved making the pool swim at your own risk.

Consider & Vote on Towne Lake Wake Using Lap Pool – The Board unanimously agreed to allow their swim team to use the pool for practices.

Discuss Landscape Proposals – The landscape committee obtained three bids for landscape maintenance. Obtained bids from IMS, LMC & Earthcare.

Review Attorney Status Report –

A. Fee Waiver Request – The Board reviewed a fee waiver request for Account 1792402002 and unanimously denied any waiver request.

B. Lawsuit Approvals – The Board reviewed the following accounts and unanimously approved filing lawsuits on the following: 1791802021, 1791204006, 1791303018, 1792602044, 1792402002,

1791101042, 1791102004, 1791501031, 1792602026, 1792502031, 1791802004, 1792303039.
1791801004, 1791901041.

COMMITTEE REPORTS

ACC (BOD Liaison: Ann) – The Board increased the number of Committee Members.

Landscape/Beautification (BOD Liaison: Ann) – The landscape committee is working on obtaining landscape maintenance bids.

Gym (BOD Liaison: Donna) – The gym committee is working on replacing the broken equipment. They will be replacing the elliptical, treadmill and adding a rowing machine. The Committee is also looking at different maintenance companies for the equipment as well as the installation of security cameras.

Pool (BOD Liaison: Ann) – The pool committee is working with the new pool company to make repairs and get the pool back in good condition.

Social – Family movie night planned for the parking lot at the Tuckerton pool on December 6th.

Next Board Meeting – The Board agreed on Thursday, January 9th for the next board meeting. The meeting will start at 6:00 pm.

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

The Board reviewed the enforcement action report dated 11/13/24.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:48pm.

Donna Harden
[Donna Harden \(Feb 7, 2025 20:34 CST\)](#)
Attest

Feb 7, 2025
Date

Draft November Board Meeting Minutes

Final Audit Report

2025-02-08

Created:	2025-02-07
By:	Alicia Newby Garcia (aliciag@crest-management.com)
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"Draft November Board Meeting Minutes" History

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 Signer dharden.ccls.bod@gmail.com entered name at signing as Donna Harden

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 Document e-signed by Donna Harden (dharden.ccls.bod@gmail.com)

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