

**CYPRESS CREEK LAKES SOUTH RESIDENTIAL PROPERTY OWNERS
MINUTES OF A BOARD OF DIRECTORS MEETING
January 23, 2025**

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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 6:00pm.

A representative from the Girl Scouts who lives in the community has approached the Board about a community project for either the clubhouse or one of the parks. The Board will be interested in paintings for the clubhouse and will follow up with her.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting held on November 14, 2024. A motion was made, seconded, and carried to approve the minutes as with corrections.

FINANCIALS

The Board reviewed the financials dated December 31, 2024.

The Board discussed the amount they would like to place into the capital reserve account. A motion was made, seconded and all approved to move \$10,000 per month plus the interest being earned from accounts into their capital reserve account.

The Board discussed opening an account at Fidelity. A motion was made, seconded and all approved to open the account at Fidelity Bank.

BUSINESS

Announcement of Board Decisions Made In Between Board Meetings –

- Juan Jose Painting – Painted several areas at Brazos Sage & Tuckerton facilities - \$2,900
- Progressive Electric – Installed new LED Bulbs in parking lots at Brazos Sage & Tuckerton facilities - \$7,725.00
- Custom Outdoors Inc.– Tile & Brick Repairs at Tuckerton pool - \$15,800.00
- ICSH – Replacement of DSX at Brazos Sage - \$6,785.00
- Cypress Tree Service – Removal of 73 Crepe Myrtles - \$3,285.00

Maintenance of Front Entry Monument by MUD 433– Homeowner Mr. Ali Younes addressed the Board regarding the maintenance of the entry monument at Fry and Tuckerton. The fountains aren't working he is concerned about how it effects property values. Mr. Younes stated he would rather have the Association maintain the monuments and reimburse the Association. Mr. Todd Hagood was in attendance and addressed the homeowner about the maintenance. He explained The Met owned the monument up until recently when it was deeded to the MUD and they are working on getting the fountains repaired. The water line has been repaired but the electrical hasn't been repaired yet. The lights to the monument are on a separate meter. They are working on getting the monuments repaired as quickly as possible.

Adopt A School – Director Harden requested the Board put together an Adopt a School Committee to adopt a school in an at-risk area in Cy-Fair ISD. She would be willing to head up the committee and gauge the interest. There would be no monetary donation from the Association although the Committee may reach out to local

businesses about donations. Upon a motion made and seconded the Board unanimously approved setting up the committee.

Clubhouse Rental Fees – The Board will be reviewing the clubhouse rental fees and will be discussing possibly lowering the fees in the next couple of months.

Electronic Notices/Assessment Statements – The Board discussed the ability of the Association to send out electronic notices instead of notices sent by mail. The Board encouraged the community to sign up for the option to receive all notices that can be sent by email that way instead of mailing out the notices.

Pool Hours/Days – The Brazos Sage pool will be swim at your own risk for the upcoming pool season. The Brazos Sage pool will not be closed any days for cleaning. Tuckerton will be closed on Mondays for cleaning. The repair work will be completed before the pool opens for the season. Access to the Brazos Sage pool will be opened up once a waiver of liability is signed by each homeowner. The Board will set the Brazos Sage pool hours to open at 8:00am and close at 8:00pm. The Board unanimously approved opening the Brazos Sage pool will be opening April 1st weekends only through Labor Day weekend.

Replacement of Flags/Banners on Fry & Tuckerton – The Board discussed replacing the flags/banners on Fry and Tuckerton. The Board received a quote from Alphagraphics for replacement flags/banners for \$100.00 each, the brackets are \$32.00 a set and \$95.00 per pole. There are 11 poles in total. The Board has unanimously decided to not move forward with this project at this time but they may revisit this project in the future.

Potential Fining Policy – The Board discussed possibly putting a fining policy in place to help enforce the deed restrictions. Upon a motion duly made and seconded the Board approve putting a fining policy in place.

Review Attorney Status Report –

A. Fee Waiver Request –

1) Account 1792602008 - homeowner attended meeting and addressed the Board regarding their deed restriction violation for a trash can and the attorney fees. The Board unanimously approved denying the waiver.

2) The Board reviewed a fee waiver request for Account 1792303042 and they unanimously approved denying the waiver request.

3) The Board reviewed a fee waiver request for Account 1792301018 and they unanimously approved denying the waiver request.

B. Lawsuit Approvals – N/A

COMMITTEE REPORTS

ACC (BOD Liaison: Ann) – The new design guidelines have been approved and posted on the website.

Landscape/Beautification (BOD Liaison: Ann) – The Board approved to renew the contract with Earthcare and are working with them to redo some of the entrance landscaping and around the clubhouses.

Gym (BOD Liaison: Donna) – The new equipment will be delivered on Monday to replace the broken equipment. Several gym accessories have been replaced as well. Cameras will also be installed on Monday.

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 (BOD Liaison: Justin)– The Committee will be looking to have a movie night and barbeque event. The Committee was requested to hold a beginning of the Summer pool party.

Next Board Meeting – The Board agreed on Wednesday, March 19th for the next board meeting. The meeting will start at 6:00 pm.

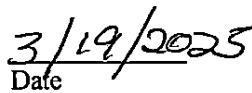
COLLECTION ACTIONS, FORECLOSURE ACTIONS, DEED RESTRICTION ENFORCEMENT ACTIONS AND LEVYING FINES

The Board reviewed the enforcement action report dated 01/17/25. The Board approved turning accounts 1791001014, 1792602038 and 1792601034 over to the attorney for further action deed restriction action.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:42pm.


Attest


Date