

CYPRESS CREEK LAKES SOUTH RESIDENTIAL POA, INC.
MINUTES OF A BOARD OF DIRECTORS MEETING
March 19, 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: Ann Sansbury, Donna Harden, Murali Chekuri, Christopher Gallo & Justin Gardiner

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

CALL TO ORDER AND ADOPTION OF AGENDA

The meeting was called to order at 6:01pm.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting held on January 23, 2025. A motion was made, seconded, and carried to approve the minutes as without corrections.

FINANCIALS

The Board reviewed the financials for the period ending February 28, 2025.

COMMITTEE REPORTS

Pools– The pools are being made ready to open for the season.

Landscape– The Landscape Committee is working with Earthcare to have various areas of landscaping replaced throughout the community.

Social– The social committee is looking for additional ideas for events in the community. They are wanting to throw a pool party for the opening of the pool season.

ACC – The ACC Committee urges anyone who is planning a project on the outside of their home to submit an application for approval prior to the work beginning.

GYM – The age limit for residents to utilize the gym was reduced to fourteen years old.

BUSINESS

Announcement of Board Decisions Made In Between Board Meetings – Custom Outdoors - \$8,667.50 – Remove & Replace deco seal around pools & decking; Brody Anglin - \$2,700.00 – Pressure wash pool deck – Tuckerton pool; CLZ Services - \$785.56 – Various Repairs in Community; The Lindsay Company - \$400.00 – Repaired Brazos Sage drinking fountain; IEvolve - \$4,736.25 – Added cameras to Brazos Sage & Tuckerton pools & the gym; Team Yes Aquatics - \$375.00 – Repair Xf Pump Leaking at Brazos Sage & Xf pump for splash pad.

Hamlet Shadow Playground Proposal – A homeowner was in attendance to present a proposal to the Board to replace the playground equipment at the Hamlet Shadow pocket park. The Board thanked the homeowner and stated they would keep this project in mind for possible future improvements.

Pool Repairs – The Board stated there were several pool repairs needed prior to opening for the season.

Reserve Study Proposals - The Board reviewed reserve study proposals from Reserve Advisors, Global Solution Partners and Capital Reserve Consultants. The Board agreed they would review the proposals further and provide a decision between meetings.

Brazos Sage Pool Opening – The Board stated they were getting the Brazos Sage pool ready to be opened on April 5th.

New Fine Policy & Focus Group – The Board unanimously approved putting the fining policy in place. The Board will be sending it out to the community once completed and recorded.

New Clubhouse Rental Rates – The clubhouse rates have been published on the website and email blasted out to all registered homeowners.

Landscaping – The Landscape Committee will be working with Earthcare on spring planting and obtaining bids for holiday lighting and décor.

HOMEOWNER FORUM

There were several homeowners in attendance and the following topics were discussed including but not limited to the upcoming garage sale and new banner and deed restrictions.

Next Board Meeting – The Board agreed on Thursday, May 29th for the next board meeting. The meeting will start at 6:00 pm.

EXECUTIVE SESSION –

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

Review Attorney Status Report/Collection Actions –

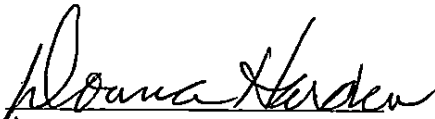
A. Lawsuit Approvals – The Board unanimously approved filing a collection lawsuit on account number 1791603017.

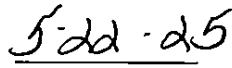
Fee Waiver Requests – N/A

Deed Restriction Enforcement Action – N/A

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:30pm.


Attest


Date