

CYPRESS CREEK LAKES SOUTH RESIDENTIAL POA, INC.
MINUTES OF A BOARD OF DIRECTORS MEETING
May 22, 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 6:08pm.

EXECUTIVE SESSION –

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

Review Attorney Status Report/Collection Actions –

- A. Lawsuit Approvals – N/A
- B. Review and Vote on Fining Policy – The Board reviewed the revised fining policy and upon a motion duly made and seconded they unanimously decided to approve it.
- C. Decisions on ACC – The Board discussed the need to clarify its role in situations where the Architectural Control Committee approves exterior modification request applications that should have been denied.
- D. The Board discussed issues with trailers being parked inside the community.
- E. Crest Contract Renewal – Upon a motion duly made and seconded the Board approved the Crest renewal contract for another year with a \$50 increase.

Deed Restriction Enforcement Action – N/A

Executive Session adjourned at 6:28 pm.

General Session was called to order at 6:30 pm.

Director Harden provided an oral summary of decisions made in Executive Session.

HOMEOWNER OPEN FORUM

There were several homeowners in attendance and the topics discussed included gym and clubhouse rentals.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting held on March 19, 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 April 30, 2025.

COMMITTEE REPORTS

Pools– The Brazos Pool opened several weeks ago and we have received a good amount of release of liability. Tuckerton opens on Saturday and the Board has met with the pool company. The control board at the Brazos Sage splash pad has gone out again and the pool company is trying to source the equipment. Both pools have been switched to a liquid chlorine system.

Landscape– The Landscape Committee are working with Earthcare to finish the planting. The Board is working with Inframark and Earthcare to make sure we are not paying any water bills which do not belong to them.

Social– There was no report given.

ACC – There was no report given.

GYM – Most of the equipment has been replaced and some new pieces have been added. There have been a lot of new residents utilizing the gym.

BUSINESS

Announcement of Board Decisions Made In Between Board Meetings –Andree Montoya - \$6,700 – Pavilion Deck Replacement, Kraftsman Playground - \$20,871.65 – Various Splash Pad Repairs/Replacements, CLZ Services - \$176.32, Replace lights in women’s restroom – Brazos Sage, CLZ Services - \$3,865.00 – Power washing of all monuments, Team Yes Aquatics - \$700.00 – Repaired pump leak, replaced broken impeller and pressure gauge, Earthcare - \$443.00 – Reduce bed at Sawmill Creek – added sod and knockout roses, Earthcare - \$2,632.50 – Gerald Brook monument replace plants and add sod, Earthcare - \$498.00 – Hamlet Shadow monument upgrade, Team Yes Aquatics - \$2,200.00 – Tuckerton pool – install single timer on pump for water feature on play pool, Install new internal parts on 2 valves for splash pad, Installed 5 320 Inline chlorinators, Team Yes Aquatics - \$1,450.00 – Brazos Sage – Install new internal parts on 3 valves for splash pad, CLZ Services - \$195.00 – Remove 2 mini water heaters in restrooms at Brazos Sage and cap off wires and install J box plate and reconnect water to sinks.

Waiver Requests - The Board discussed and unanimously approved not approving any waiver requests. They do not want to waive any letter, finance, late or attorney charges.

Pool Open Party – The pool is opening this weekend – there wasn’t a pool party scheduled.

Decision on Paintings for Clubhouse – The Board discussed the paintings in the clubhouse to be done by the Girl Scout who approached the Board and there will be two large paintings done with Texas wildflowers.

Discuss Brazos Sage Pool Opening – The Brazos Sage pool is open for the season and it has been getting quite a few homeowners utilizing it.

New Deck at Tuckerton Pavilion – The Board had a new deck installed at the Tuckerton pavilion.

Reserve Study Update – The reserve study was emailed to the Board today for their review.

Next Board Meeting – The Board agreed on Thursday, July 24th for the next board meeting. The General session will start at 6:30 pm.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:04 pm.

Donna Harden

Donna Harden (Jul 25, 2025 15:25:38 CDT)

Attest

Jul 25, 2025

Date

CCLS Revised Draft Minutes

Final Audit Report

2025-07-25

Created:	2025-07-25
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