

**CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**

DATE: Thursday, March 22, 2018  
TIME: 7:00 pm – 8:00 pm  
PLACE: Cypress Creek Lakes Rec Center  
10702 Cypress Creek Bend Dr.  
Cypress, Texas 77433

**AGENDA**

Open Session - 7:00 pm

- I. Call to Order and Adoption of Agenda
- II. Approval of Minutes: 10/11/2017
- III. February 2018 Financials
- IV. Board Business:
  - A. Discuss and Vote to extend POA funded Police Patrol program for another (6) months until end of September at a cost of approximately \$20,130
    - During 20 hours/week not currently covered through MUD funded patrol
    - Dedicated coverage only to Cypress Creek Lakes Community within Phases 1 & 2
    - Deputy Frank Salas to present metrics from 10/16 to present
  - B. Discuss and Vote on POA website enhancement to add a new 'Vendors/Services' menu of recommended places that may be called upon for various needs (separate from current Classifieds section). Cost to create/implement is estimated at \$2500 and will offer the following features:
    - a. Search Field option to find an available listing
    - b. Subcategories if more than one option exists for a primary category
    - c. Edit & Delete capability by original poster or Admin only
    - d. Date shown for when an entry or post is added
    - e. Add comments and 5 star ratings to listings to share user experiences/recommendations
  - C. Discuss and Vote on (2) possible locations to install bollards representing CCL (CNH at pipeline bordering TL and entrance to Autumn Cypress). (#) bids were collected by KGA DeForest Design and best option priced at \$####
  - D. Discuss and Vote on 2018 CCL Scholarship Program for (1) \$2000 scholarship awarded to a CCL resident H.S. senior graduating this May. If the program is elected to continue for 2018, submittals would be accepted no later than May 18<sup>th</sup> and the winner would be selected by members of the Activities Committee and announced by May 31<sup>st</sup>.
  - E. Other Business
- V. Open Forum

Executive Session

- I. Collections
- II. Deed Restrictions
- III. Adjourn

**THE CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING WAS HELD ON THURSDAY, MARCH 22, 2018 AT 7:00 PM, AT THE CYPRESS CREEK LAKES REC CENTER LOCATED AT 10702 CYPRESS CREEK BEND DR., CYPRESS, TEXAS 77433.**

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**DIRECTORS PRESENT**

Rob Melloy  
Dennis O'Connor  
Stacey Thomas  
Ross Gallup  
Joe D'Virgilio

**IN ATTENDANCE**

Liz Pettit and Dale Caskey with Crest Management Company.

**CALL TO ORDER & ADOPTION OF AGENDA**

Director Melloy called the meeting to order at 7:00 p.m. The agenda was adopted as presented.

**BUSINESS:**

**APPROVAL OF MINUTES**

The Board reviewed the minutes from the October 11, 2017 board meeting. There were no changes. A motion was made and seconded to approve the minutes. The motion passed.

**FINANCIALS**

Director O'Connor presented the February 2018 Balance Sheet and Income Statement. As of February 28, 2018, the Association had \$1,054,723.49 in operating and money market accounts and \$198,886.10 in 3 CDs established for Capital Reserves. Accounts receivable totaled \$399,504.00. The Association's total Liabilities and Equity were \$1,666,030.74 as of February 28, 2018. Director O'Connor reported the Association to be 87.60% collected as of February 28, 2018. Director O'Connor answered questions about the current financials from the homeowners. Brice Beale with Hoover Slovacek and Ms. Pettit discussed the collection procedures and the actions being taken on large collection accounts and confirmed to homeowner questions that current percentage of dues collected to date is at or above average for a community the size of Cypress Creek Lakes.

**BOARD BUSINESS**

Director Melloy discussed the twenty hours per week extra patrol the Association has funded over the last six (6) months for Phase 1 & 2. Deputy Frank Salas presented metrics from 10/16/2017 through the present which showed zero burglaries of homes, vehicles or businesses and zero thefts occurring during these 20 extra hours of patrol. There were 27 traffic stops. Deputy Salas also stated there have been 13 arrests for tire thefts in the general Cypress area covered by Constable Precinct 5. Deputy Salas also mentioned he has received numerous complaints about school kids speeding in the neighborhood. He encouraged homeowners to get a license plate number or vehicle description and contact him so he can try to locate the kid and talk to his parents or provide the information to the CFISD police. Director Melloy discussed extending the extra patrol for another six (6) months until the end of September at a cost of approximately \$20,130. After a brief discussion, Director Melloy motioned to approve the additional 6 months of extra patrol. Director Thomas seconded the motion. All were in favor.

Director Melloy discussed a website enhancement that would add a Vendor/Services menu that can be used for various needs. There would be a search field option, subcategories, edit and delete capabilities by the original poster and a 5 star rating system. The cost to create/implement this enhancement would be \$2,500. After a discussion between homeowners and board members about other possible free links to try that could accomplish the same thing, Director Melloy motioned to add Thumbtack and Romio to the website for a trial period to see how it works first. Director Gallup seconded the motion. All were in favor.

Director Melloy discussed possible locations to install two bollards with Cypress Creek Lakes flags off of Cypress North Houston. The purpose of the bollards is to help identify the Cypress Creek Lakes community where it borders

Towne Lake community. Director Melloy said a vote on this is tabled until the next board meeting because all of the bids have not come in yet but the cost will probably run somewhere between \$6,000 and \$10,000 for each bollard. The Board answered questions from the homeowners.

Director Melloy discussed a 2018 Cypress Creek Lakes Scholarship Program for one \$2,000 scholarship awarded to a Cypress Creek Lakes resident high school senior who will be graduating this May. The Board discussed prior year's scholarships with the homeowners and answered questions. Director Melloy motioned to approve the \$2,000 scholarship for 2018 to be reviewed again for 2019. Director D'Virgilio seconded the motion and was in favor. Director Thomas was also in favor. Directors Gallup and O'Connor were opposed. The motion carried. Submittals will be accepted until May 18, 2018 and the winner will be selected by the Activities Committee and announced by May 31, 2018.

### **OTHER BUSINESS**

Director Melloy presented the 2018 Cypress Creek Mosquito Control contract and stated the cost has increased by \$5.00 per spray but bids were obtained last year and this company was the lowest bidder. Director Melloy motioned to approve one spray per week. Director O'Connor seconded the motion. All were in favor.

Mike Owens with MUD 374 invited the homeowners to a meeting on April 10<sup>th</sup> or April 24<sup>th</sup> hosted by the MUD to discuss water conservation methods to help save money on rising water bills and the increase in the cost of the water. The subject of smart meters was also discussed and that the MUD was beginning a trial program on 10 resident homes before rolling them out to the rest of the residents over a period of time. Kyle Franklin with IMS will discuss irrigation and Inframark will discuss the smart meters at the upcoming April meetings.

### **OPEN FORUM**

A homeowner asked if the cul de sac at the end of Dawnheath will be closed in with a fence. Director Melloy stated it is part of the fence plan with Towne Lake.

A homeowner asked if all the fences in the community are being inspected. Director Melloy stated fence inspections for all fences in the community started in October 2017.

Directors Melloy and Gallup discussed the committees the Board is trying to put together. Volunteers are still needed for the committees. The committees are: Architectural Committee, Activities Committee, Community Enhancement Committee, and any other suggestions are welcome to increase resident participation. Director Melloy also mentioned there will be a Spring Fling on April 28<sup>th</sup> at the Phase 1 splash pad. Details are still being worked on and more information will follow.

### **EXECUTIVE SESSION**

#### **Collections**

The Board discussed each count on the attorney status report with Brice Beale. The Board approved moving forward with litigation on three (3) accounts.

#### **Deed Restrictions**

The Board discussed the deed restriction process with Crest and the violations that are cited for and the timing to get a better understanding of the process. Director Melloy provided Crest with some clarification on how the Board would like certain violations to be addressed in the future.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 9:55 pm.

### **APPROVED**