

THE CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING WAS HELD ON WEDNESDAY, MARCH 29, 2017 AT 7:00 PM, AT WARNER ELEMENTARY SCHOOL AT 19545 CYPRESS NORTH HOUSTON, CYPRESS, TEXAS 77433.

DIRECTORS PRESENT

Robert Melloy
Dennis O'Connor
Stacey Thomas

IN ATTENDANCE

Liz Pettit 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

Director Melloy asked if there were any changes to the minutes of the December 21, 2016 Board meeting. The Board had no changes. Director Melloy motioned to approve the minutes. Director O'Connor seconded the motion. All were in favor. Director Melloy mentioned a copy of the minutes were posted on the table up front and would be available online.

FINANCIALS

Ms. Pettit presented the February 2017 Balance Sheet and Income Statement. As of February 28, 2017, the Association had \$969,939.05 in operating and money market accounts and \$196,244.81 in 3 CDs established for Capital Reserves. Accounts receivable totaled \$193,199.47. There were no questions regarding the financials. The Association's total Liabilities and Assets were \$1,374,151.76 as of February 28, 2017.

BOARD BUSINESS

Award Bid for Community Mosquito Spraying Services

Director Melloy stated three bids had been obtained for spraying the community for mosquitos with Cypress Creek Mosquito Control being the cheapest at \$100 per spray. One vendor adding spraying around the lakes however the Board felt that would be something the MUD would have to cover since the lakes belong to the MUD and the cost is prohibitive to the Association. Director Melloy motioned to approve Cypress Creek Mosquito Control to spray twice per week for now due to all the rain and see how much rain there is over the next few months. Director O'Connor seconded the motion. All were in favor.

Approve 2017 Scholarship Application for Graduation CCL Resident

Director Melloy discussed the application for a graduating senior to submit to be considered for one \$2,000 scholarship to be given to a Cypress Creek Lakes resident. The applications will be due by the end of April and a decision will be made by May 13th. The scholarship will go to a hard working Cypress Creek Lakes student who will be going to a college or trade school. A homeowner asked if this is coming from homeowners' assessments. Director Melloy stated that the scholarship is coming from assessments. Prior boards had given two-\$2,000 scholarships and they have reduced it to one-\$2,000 scholarship but did not want to discontinue it because they felt it created good will in the community. They will evaluate whether to continue the scholarship program in the future. A homeowner stated that

as a homeowner he wants it known that even though it may be allowed under the documents for the community, he is opposed to the POA giving a scholarship. Director Melloy motioned to approve the application. Director Thomas seconded the motion. All were in favor.

Additional Board Business

- Director Melloy stated the Board is waiting on a response from Mischer if they will contribute money for fences.
- The Board is waiting for a response from Caldwell if they will do a fence with stone columns.
- The Board is trying to put together a meeting with the approximately 53 homeowners who back up to Cypress North Houston. They are trying to get all of these homeowners email addresses so the meeting can be set up. Right now they have about half of the email addresses. Director Thomas is collecting the email addresses.
- The property that would be sold to the MUD is not the splash pad or playground property. Selling the property is only to provide a resource of funds for the community without the need to increase assessments, because a loan will not be sought for any non-emergency project. The homeowners would still have the same access to the property as it is enjoyed currently. The money would be used for other projects and ideas to enhancement the community as well as community events. The events that have been put on in Phase 3 that Phase 1 and 2 residents have been allowed to participate in have been funded by Mischer as part of their marketing for Phase 3 but as they wind down their building program in Phase 3 those events will go away unless the Associations for Phase 1 and 2 and Phase 3 step up and that will take money that the POA currently does not have.

Open Forum

- A homeowner asked what is the official forum for communication – cypresscreeklakeshoa.com
- How many board members are allowed – the community documents allow up to 7
- What is the MUD's incentive to purchase the property by the splash pad – MUD board member Mike Owens stated the MUD has no incentive. MUD board member Joe Sykes stated the MUD by law cannot donate money to the POA but the MUD can buy property from the POA to give the POA additional money. The MUD will not purchase the property unless the residents are in favor and vote on it. The sales price would be just over \$309,000 paid over 3 years and it was stressed that there would be no impact on MUD taxes. The MUD board members would not vote.
- Would something be built on the property – the residents would have to approve
- Homeowner asked what the timetable is for a decision to be made about the fences – Director Melloy stated the timeframe has not been set but they have no interest in dragging out the process any longer than it needs to be; the hope and intent would be that a meeting with the fence homeowners may be within the next 2 weeks depending on if they are able to get all the email addresses of the homeowners
- A homeowner asked who will maintain the property if the MUD purchases is – the MUD will maintain any property it purchases
- Will additional sidewalks and lights be added/completed – those things are part of other community projects and enhancements the Board is considering.
- All communication is on cypresscreeklakeshoa.com. Director Melloy encouraged everyone to register on that website.
- Where does MUD 374 post information – HCMUD373.com – there is a link on the Cypress Creek Lakes website

There being no further business, the Open Session was adjourned at 8:20pm.

EXECUTIVE SESSION:

COLLECTIONS

The Board discussed the current accounts receivable report. Ms. Pettit explained where the Association is in the collection process and answered questions from the board members.


DEED RESTRICTIONS

The Board reviewed the most recent deed restriction violation report. The Board discussed sending letters for trash cans visible from the street the day after trash pick days. The Board instructed Crest to not send letters for trash cans visible from the street if the inspection is done on the day after trash collection day. If the inspection is done on a day other than a day immediately following trash collection day then a letter can be sent for trash cans that are visible from the street.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:59 pm.

APPROVED



Board of Directors

CYPRESS CREEK LAKES POA

Board Meeting 3-29-17

NAME	ADDRESS
Myrtis Dudley	"Myrtis Dudley @ Yahoo . com" 26511 Ridgely Park Ln, Cypress 77433
Ronald Dudley	"Dudley Joe @ AOL, com"
Michael D. McGown	10710 Cortland Ridge Lane
Lou & Dana Garcia	11927 Cypress Creek Lakes Dr. Cypress, Tx 77433
Rent & Lisette Lee	11211 BRIGHT CANYON LN, CYPRESS TX 77433
Mike Owens	27106 Windy Grove Ln Cypress, Tx 77433
Jeery ETHRIDGE	26043 Jodie Lynn, Cir CYPRESS TX 77423
Shanna ETHRIDGE	
Rudy & Liana Salas	11319 WOODS CREEK W, Cypress TX 77433
Gigi Martencio	11301 Cypress Creek Lakes Drive
ARMISTEAD & CELIA ALDRICH	26318 MORNING CYPRESS LN 77433
Bill & Pat Koop	26211 Ridgely Park Ln, Cypress, Tx 77433
Elise Thomas	26819 Shovel Hollow Cir Cypress TX 77433
Joe Sykes	26302 Watercypress Ct
ALEX & ELSA GARCIA	26031 JODIE LYNN CIRCLE
Carol & Cathy Oland	26615 RIDGEWOOD PARK LN
Anga Buss	26314 Millies Creek Lane
MANDAR PHADKE	26903 Rockwood Park Lane
Larry Burleigh	27306 Windy Grove Ln
Jay Wester	11006 Hill Top Park Ln
Jamon Harrell	10411 Kingston Creek Ln
MAT WISSING	26306 Nicholas Park Ln.
LARRY ALLEN	51661 Cypress Creek Lakes Dr.
WABAN GANNON	11310 CYPRESS CREEK LAKES DR.

Board Meeting 3-29-17

ADDRESS

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

DATE: Wednesday, March 29, 2017
TIME: 7:00 pm – 9:00 pm
PLACE: Warner Elementary
19545 Cypress North Houston Rd.
Cypress, Texas 77429

AGENDA

Open Session - 7:00 pm

- I. Call to Order and Adoption of Agenda
- II. Approval of Minutes: 12/21/2016
- III. February 2017 Financials
- IV. Board Business:
 - A. Award bid for community mosquito spraying services
 - B. Approve 2017 Scholarship Application for graduating CCL resident
 - C. Additional Board Business
- V. Open Forum

Executive Session

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

CYPRESS CREEK LAKES, P.O.A.
BALANCE SHEET
February 28, 2017

ASSETS:

CASH

ALLEGIANCE BANK - OPERATING	\$	26,596.92	
ALLEGIANCE BANK - MONEY MARKET		214,660.84	
FIRST INTERNET BANK - MMKT		4,875.00	
MUTUAL OF OMAHA - OPERATING		723,806.29	
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TOTAL CASH	\$		969,939.05

CAPITAL RESERVE

1ST INTERNET-12 MOS CD 9/2017	45,255.81	
1ST INTERNET-18 MOS CD-3/2018	50,321.39	
1ST INTERNET-24 MOS CD-9/2018	100,667.61	
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TOTAL CAPITAL RESERVE		196,244.81

ACCOUNTS RECEIVABLE

2009 MAINTENANCE FEES	1.90	
2010 MAINTENANCE FEES	870.00	
2011 MAINTENANCE FEES	1,090.00	
2012 MAINTENANCE FEES	1,202.80	
2013 MAINTENANCE FEES	1,800.00	
2014 MAINTENANCE FEES	1,909.58	
2015 MAINTENANCE FEES	5,345.00	
2016 MAINTENANCE FEES	13,790.65	
2017 MAINTENANCE FEES	128,298.32	
2018 MAINTENANCE FEES	(1,963.49)	
FINANCE CHARGES	17,818.90	
PENALTIES	6,429.01	
LEGAL FEES	16,496.80	
DEED RESTRICTION EXPENSES	110.00	
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TOTAL ACCOUNTS RECEIVABLE		193,199.47

CYPRESS CREEK LAKES, P.O.A.
BALANCE SHEET
February 28, 2017

OTHER ASSETS

PREPAID INSURANCE	\$	10,564.00
ASSOCIATION ATV		10,511.27
VEHICLE DEPRECIATION		(6,306.84)

TOTAL OTHER ASSETS		\$	14,768.43
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TOTAL ASSETS		\$	1,374,151.76
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LIABILITIES:

ACCOUNTS PAYABLE - TRADE	\$	38,672.21
DEFERRED MAINTENANCE FEES		734,250.00
NOTE PAYABLE		32,343.02

TOTAL LIABILITIES		\$	805,265.23
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EQUITY:

CAPITAL RESERVE

CAPITAL RESERVE FUND	195,835.91
CAPITAL RESERVE INTEREST	408.90

TOTAL CAPITAL RESERVE		196,244.81
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MEMBERS EQUITY	328,374.33
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CURRENT YEAR SURPLUS (DEFICIT)	44,267.39
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TOTAL MEMBERS EQUITY		372,641.72
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TOTAL LIABILITIES AND EQUITY		\$	1,374,151.76
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FEB ACTUAL	FEB BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
73,425	73,425		146,850	146,850		881,100	734,250
2,053	566	(1,487)	2,435	1,132	(1,303)	6,800	4,365
103	25	(78)	206	50	(156)	300	94
	41	41		82	82	500	500
				(25,000)	(25,000)	(25,000)	(25,000)
75,581	74,057	(1,524)	149,491	123,114	(26,377)	863,700	714,209
3,000	3,000		6,000	6,000		36,000	30,000
	50	50		100	100	600	600
100	100		200	200		1,200	1,000
37	41	4	37	82	45	500	463
108	208	100	272	416	144	2,500	2,228
69	333	264	146	666	520	4,000	3,854
25		(25)	60		(60)		(60)
2,114	2,291	177	4,228	4,582	354	27,500	23,272
						1,000	1,000
	200	200		200	200	200	200
						3,000	3,000
40	208	168	100	416	316	2,500	2,400
60	50	(10)	120	100	(20)	600	480
5,553	6,481	928	11,163	12,762	1,599	79,600	68,437
6,149	250	(5,899)	7,774	500	(7,274)	3,000	(4,774)
745	1,666	921	745	3,332	2,587	20,000	19,255
(280)		280	(280)		280		280
	83	83		166	166	1,000	1,000
						1,000	1,000
6,614	1,999	(4,615)	8,239	3,998	(4,241)	25,000	16,761

FEB ACTUAL	FEB BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
12,511	16,745	4,234	21,899	33,490	11,591	200,950	179,051
	1,666	1,666	575	3,332	2,757	20,000	19,425
	833	833		1,666	1,666	10,000	10,000
						20,000	20,000
13,462	833	(12,629)	16,115	1,666	(14,449)	10,000	(6,115)
	166	166		332	332	2,000	2,000
	125	125		250	250	1,500	1,500
	20	20		40	40	250	250
	583	583	570	1,166	596	7,000	6,430
	416	416		832	832	5,000	5,000
	41	41		82	82	500	500
	125	125		250	250	1,500	1,500
	41	41		82	82	500	500
	41	41		82	82	500	500
25,973	21,635	(4,338)	39,159	43,270	4,111	279,700	240,541
550	550		1,100	1,100		39,500	38,400
	83	83		166	166	1,000	1,000
	41	41		82	82	500	500
	83	83		166	166	1,000	1,000
50	333	283	50	666	616	4,000	3,950
	250	250		500	500	3,000	3,000
	166	166		332	332	2,000	2,000
	41	41		82	82	500	500
600	1,547	947	1,150	3,094	1,944	51,500	50,350

CYPRESS CREEK LAKES, P.O.A.
INCOME STATEMENT - BUDGET COMPARISON
For 2 Months Ended February 28, 2017

	FEB ACTUAL	FEB BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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UTILITIES & SERVICES								

ELECTRICAL - STREET LIGHTS	13,015	6,916	(6,099)	13,015	13,832	817	83,000	69,985
ELECTRICAL - ENTRY/IRRIGATION	426	666	240	948	1,332	384	8,000	7,052
TRASH SERVICE	14,009	14,000	(9)	28,019	28,000	(19)	168,000	139,981
WATER & SEWER	1,086	625	(461)	1,088	1,250	162	7,500	6,412
TELEPHONE	246	291	45	988	582	(406)	3,500	2,512
REPAIRS AND MAINTENANCE		166	166		332	332	2,000	2,000
IMPROVEMENTS		166	166		332	332	2,000	2,000
TOTAL UTILITIES & SERVICES	28,782	22,830	(5,952)	44,058	45,660	1,602	274,000	229,942
OTHER EXPENSES								

TAXES - PROPERTY							100	100
COMMITTEE EXPENSES	500		(500)	500		(500)	7,000	6,500
COMMUNITY EVENTS	140	1,666	1,526	140	3,332	3,192	20,000	19,860
SPECIAL PROJECT					52,046	52,046	52,046	52,046
LOAN INTEREST	160	93	(67)	335	186	(149)	1,120	785
MISCELLANEOUS EXPENSES		166	166	55	332	277	2,000	1,945
WEBSITE		416	416		832	832	5,000	5,000
CAPITAL RESERVE							25,000	25,000
DEPRECIATION EXPENSE	175		(175)	350		(350)		(350)
BAD DEBT	75	250	175	75	500	425	3,000	2,925
TOTAL OTHER EXPENSES	1,050	2,591	1,541	1,455	57,228	55,773	115,266	113,811
TOTAL EXPENSES	68,572	57,083	(11,489)	105,224	166,012	60,788	825,066	719,842
SURPLUS (DEFICIT)	7,009	16,974	9,965	44,267	(42,898)	(87,165)	38,634	(5,633)
NOTE PAYABLE	3,152	3,152		(32,343)	6,290	38,633	38,634	70,977
NET CASH SURPLUS (DEFICIT)	3,857	13,822	9,965	76,610	(49,188)	(125,798)		(76,610)