

THE CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING WAS HELD ON TUESDAY, NOVEMBER 12, 2019 AT 7:00 PM, AT THE CYPRESS CREEK LAKES REC CENTER LOCATED AT 10702 CYPRESS CREEK BEND DR., CYPRESS, TEXAS 77433.

DIRECTORS PRESENT

Rob Melloy
Dennis O'Connor
Jerry Ethridge
Stacey Fuselier

DIRECTORS ABSENT

Ross Gallup

IN ATTENDANCE

Liz Pettit with Crest Management Company and Brice Beale with Hoover Slovacek.

CALL TO ORDER & ADOPTION OF AGENDA

Director Fuselier called the meeting to order at 7:04 p.m. A motion was made, seconded and carried to adopt the agenda as presented.

BUSINESS:

CY-FAIR ISD ADMINISTRATION TO ADDRESS THE BOARD

Matt Morgan and Shonda Kidd with CFISD addressed the Board and the members present to discuss a new security fence that is being installed encasing the playground at Warner Elementary School. The fence will be chain link and will run behind approximately 9 homes. The fence will be 6' high and 8' from the homeowners' fence creating a walkway for children to use to safely get around the back of the playground. There will be gates to allow access that will have timers on them for opening and closing during specific school hours and will remain open for public use of amenities during non-school hours. The street-side portion of the fence will be ornamental fencing. The 9 homeowners have already been notified by the school district about the fence plans.

APPROVAL OF MINUTES

The Board reviewed the minutes from the September 24, 2019 Board Meeting. Director Ethridge motioned to approve. Director Fuselier seconded the motion. All were in favor.

FINANCIALS

Director O'Connor reviewed the October 2019 Balance Sheet and Income Statement. As of October 31, 2019, the Association had \$773,174.09 in operating and money market accounts and \$205,973.62 in 3 CDs established for Capital Reserves. Accounts receivable totaled \$170,062.84. The Association's total Liabilities and Equity were \$1,174,143.55 as of October 31, 2019. Director O'Connor reported the Association to be 98.11% collected as of October 31, 2019. Director O'Connor reviewed the October 31, 2019 Income Statement. There were no questions.

BOARD BUSINESS

The Board discussed the proposals for an On-Site Shredding project. The proposals were \$800 and \$1,200. The Board will consider this again in the spring possibly in conjunction with another community event such as a Food Truck Friday.

The Board reviewed landscape maintenance proposals from 5 vendors including the current vendor, IMS. After a discussion on the pricing and pros and cons of changing vendors, the Board chose the two lowest vendors, IMS and Vista Landscape Service and asked Ms. Pettit to have them review their numbers and determine if this is the best pricing they can offer. The Board discussed meeting with the companies and driving the community to get their ideas and input if necessary.

Joe Sykes with MUD 374 discussed the new electronic water meters the MUD is having installed at every home in Phase 1 & 2. A representative from Inframark and the meter installation company provided a demonstration of how the new smart meters work and how you can set up your account on your cell phone, tablet or computer to receive

information on water usage, water leaks and historical data as well as automatic notifications of increases in water usage indicating a possible water leak and how to determine where it is coming from. 300 meters are being installed at a time and all smart meters should be in by the holidays. A door tag with instructions is left when the new meter is installed.

Other Business:

Architectural Committee updates – There were no updates at this time.

Enhancement Committee updates – No updates at this time until the landscape contract situation has been addressed.

Activities Committee updates – Director Fuselier reported there will be a Santa & Mrs. Claus event on December 7, 2019 from 1pm to 4pm at the Phase 3 Rec Center. The Halloween decorating contest took place and the pictures of the winning decorations are posted on Facebook. There is an upcoming Holiday decorations event with Phase 3. They are planning to have the Spring Fling in the spring and they will be looking to incorporate the shredding project with another spring event.

OPEN FORUM

- A homeowner mentioned the two-street sign at Autumn Cypress and Cypress North is missing; possibly due to construction. *Ms. Pettit will report it to Precinct 3.*
- A homeowner discussed a visibility issue at the corner of Cypress North Houston and Autumn Cypress. – *Director Melloy explained he has been in touch with the manager of Towne Lake and discussed the issue with him. The manager reported back that he and the developer walked the area and discussed some possible landscape changes that can be made on one side but Director Melloy stated the east side of the street needs to be addressed as well. The manager said he will go back to the developer and discuss that side of the street and any changes that can be made. All of the landscaping that was installed along Cypress North Houston where the new westbound lanes were built was done by Towne Lake.*
- A homeowner asked when a traffic study will be done to address the increase in the amount of traffic with all the lanes open as well as the speeding due to long stretches with no lights or stop signs. *Director Melloy stated he believes a traffic study will be conducted sooner rather than later since there has already been multiple accidents. Towne Lake may request a traffic study as well once they have allowed time for the barrels to come down and traffic flow and increased traffic to begin. Director Melloy cautioned the members that feedback from a traffic study is not immediate and may take several months.*

EXECUTIVE SESSION SUMMARY

Collections

The accounts receivable report was reviewed and discussed in detail with the Association's attorney.

Deed Restrictions

The Board reviewed the most recent deed restriction violation report.

Enforcement Action

The Board reviewed two deed restriction violations that have received multiple letters with no response. A motion was made, seconded and carried to send the following accounts to the attorney for more enforcement action.

1200703016 – submit an EMR for a portable basketball goal in accordance with the ARCC Guidelines

1200603023 – clean the rust or discoloration from your home at the rear

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:22 pm.

APPROVED



Board of Directors

6/24/20
Date