

**THE CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING WAS HELD ON TUESDAY, SEPTEMBER 24, 2019 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  
Jerry Ethridge  
Stacey Fuselier  
Ross Gallup

**IN ATTENDANCE**

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

**CALL TO ORDER & ADOPTION OF AGENDA**

Director Melloy called the meeting to order at 7:00 p.m. A motion was made, seconded and carried to adopt the agenda as presented.

**BUSINESS:**

**APPROVAL OF MINUTES**

The Board reviewed the minutes from the May 21, 2019 board meeting. Director Melloy motioned to approve. Director Gallup seconded the motion. All were in favor.

**FINANCIALS**

Director O'Connor reviewed the August 2019 Balance Sheet and Income Statement. As of August 31, 2019, the Association had \$904,193.52 in operating and money market accounts and \$205,550.78 in 3 CDs established for Capital Reserves. Accounts receivable totaled \$183,851.03. The Association's total Liabilities and Equity were \$1,320,794.33 as of August 31, 2019. Director O'Connor reported the Association to be 97.84% collected as of August 31, 2019. Director O'Connor reviewed the August 31, 2019 Income Statement. There were no questions.

**BOARD BUSINESS**

The Board member positions were announced; President – Jerry Ethridge, Vice President – Stacey Fuselier, Secretary – Rob Melloy, Treasurer – Dennis O'Connor and Director/Chairman of ACC – Ross Gallup.

Director Ethridge presented the proposed 2020 Budget and noted the 2020 assessment will remain at \$900.00. Director Ethridge motioned to approve the budget and assessment as presented. Director O'Connor seconded the motion. All were in favor.

Deputy Frank Salas with the Harris County Constable's Office provided information on the community over the last 7 months for the additional 20 hours per week patrol in Phase 1 & 2 that are paid for by the POA. There were 5 incidents, 13 suspicious persons, 7 suspicious vehicles, 11 traffic stops, 9 disturbances and 22 vacation watches. Deputy Salas mentioned there has been a slight uptick in tire/wheel theft in the area. Director Ethridge motioned to continue the additional patrol for another 6 months. Director O'Connor seconded the motion. The motion carried.

The Board discussed and voted on an appeal from a homeowner (acct#1200302075) on a denied Exterior Modification Request. After a brief board discussion, a motion was made to deny the Exterior Modification Request. The motion was seconded. The motion carried with 4 in favor of the denial and 1 in favor of approval.

The Board discussed adding trash containers for all homeowners provided by Best Trash to address a complaint received regarding bagged trash being put out at the curb the night before trash day and animals getting into the trash bags and spreading the trash around the street and into other homeowners' yards. After a Board discussion and input from the homeowners present, this matter was tabled pending the Board looking into alternates to have homeowners use trash cans instead of leaving bagged trash out.

#### Other Business:

Architectural Committee updates – Director Gallup invited anyone interested in joining this committee to contact him and requested ideas anyone may have for changes to the Architectural Review Guidelines.

Enhancement Committee updates – Director Melloy has taken over as Chairman of this committee. Director Melloy stated the purpose of the committee is to give ideas and suggestions to the Board on improving and updating the landscaping in the community. Director Melloy invited anyone interested in joining the committee to let him know.

Activities Committee updates – Director Fuselier reported there will be a Santa & Mrs. Claus event. As in the past there will be a community Halloween and Holiday Light decoration judging in various categories. Director Fuselier discussed bringing back Food Truck Fridays. The committee is looking for volunteers to help with set-up and take down at events. Director Fuselier stated she is interested in trying to put together another Spring Fling next year but would be looking to also get input/help from the Phase 3 board and will also gage any future community events based on participation from Phase 3 as well as the CCL residents.

#### OPEN FORUM

- A homeowner requested the shrubbery be removed from the center median south of Sunny Springs because it is too high and blocks the line of sight. He would like to see sod put down in place of the shrubbery. *The Board will look into and meet with the landscape company about options.*
- A homeowner asked if the Board would consider having Iron Mountain bring a truck to the Rec Center twice a year to shred homeowners' documents. *The Board liked the idea and Ms. Pettit will get a price from Iron Mountain.*
- Mike Owens who is a board member on the WHCRWA board invited homeowners to their meeting on October 23, 2019. They will be discussing the increase in the water bill and things they are doing. He discussed what the WHCRWA fee on the water bill is for and that the water bills will continue to increase until 2023 – 2025 when the larger water pipes will be installed.
- Joe Sykes with MUD 374 commented that MUD taxes for the upcoming 2020 year will decrease by two cents.

#### EXECUTIVE SESSION SUMMARY

##### Collections

The accounts receivable report was reviewed and discussed in detail.

##### Deed Restrictions

The Board reviewed the most recent deed restriction violation report and approved the following action:

- Send Account 1200301030 to the attorney's office due to failure to store inoperable vehicle out of public view;
- Send Account 1200202014 to the attorney's office for failure to replace garage doors;
- Send Account 1200202037 to the attorney's office for failure to remove the black mildew and dirt from driveway and sidewalk; and
- Send Account 1200901038 to the attorney's office for failure to re-stain or repaint their front door

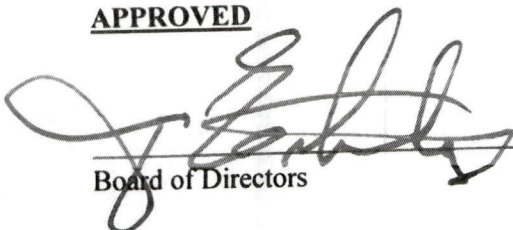
The Board tabled further action on one account until they have a better picture of the violation.


The Board requested the wording on the violation letter be changed and re-sent to the homeowner on another violation.

##### ADJOURNMENT

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

##### APPROVED

  
Board of Directors

  
Date