

**THE CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING WAS HELD ON THURSDAY, NOVEMBER 15, 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  
Joe D'Virgilio  
Stacey Thomas

**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 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 September 25, 2018 board meeting. Director Melloy motioned to approve. Director Thomas seconded the motion. All were in favor.

**FINANCIALS**

Director O'Connor reviewed the October 2018 Balance Sheet and Income Statement. As of October 31, 2018, the Association had \$552,921.34 in operating and money market accounts and \$200,889.93 in 3 CDs established for Capital Reserves. Accounts receivable totaled \$282,945.43. The Association's total Liabilities and Equity were \$1,057,257.33 as of October 31, 2018. Director O'Connor reported the Association to be 97.53% collected as of October 31, 2018. Director O'Connor reviewed the October 31, 2018 Income Statement. There were no questions.

**BOARD BUSINESS**

Director Melloy discussed the three bids received for re-plastering the pool. Two of the bids had an extra charge for stripping as a charge separate from the re-plaster estimate. Lone Star Pools had four levels of plaster options but did not state if their pricing covered stripping. After discussing the bids with the Board, Director Melloy requested Ms. Pettit to ask Lone Star Pools about stripping versus re-surfacing/re-plaster. Director Melloy motioned to approve the Lone Star Pools option 3 re-plaster with Tier 1 Quartzscape Plaster for \$32,760 and 10 year warranty if that price also included any necessary stripping and does not exceed A-Beautiful Pools cost with stripping. Otherwise the motion is to drop down to Lone Star Pools option 2 re-plaster with finest finish white plaster for \$27,877.50 and 7 year warranty if stripping were to be necessary and at a cost greater than that of A-Beautiful Pools \$6,750.00 stripping quote. Director Thomas seconded the motion. All were in favor.

Director Melloy gave an update on the installation of the traffic signal at Cypress Creek Bend Dr. and Cypress North Houston. Originally the county offered the mast arm signal light pole with black powder coating which would require the community sign a maintenance agreement. The Board agreed to go with the black powder coating and the additional maintenance agreement expense. After notifying the county of the option that was chosen, the county stated the black powder coated mast arm option was no longer available, so they will install a galvanized steel pole with a steel mast arm. Director Melloy spoke with the contractor hired by the county and he said there may still be a possibility to install the black powder coated pole and mast arm. Installation is currently projected to begin in January pending receipt of all materials that were special ordered.

Director Melloy gave an update on the bollards to be installed along Cypress North Houston. Director Melloy explained the Board wants to install two Cypress Creek Lakes flag bollards, one on Cypress North Houston between

Cypress Creek Bend and the gas pipeline and the other at the Autumn Cypress Lane entrance. Both locations would then better reflect the community. Initially the county was approached to request permission to install the bollards in the center median but his request had been denied. The county later approached the Association and requested a visibility easement from Cypress Creek Lakes at Cypress North Houston and Autumn Cypress Lane. Brice Beale, the Association's attorney has been working with the county and they have agreed to allow the bollards to be installed in the center median in exchange for the visibility easement. Brice is working with the county to get the necessary approvals to get this completed. After being approached by the Board, Mischer has agreed to pay for the bollards and have already made the down-payment to the contractor.

#### Other Business:

Architectural Committee updates – The revised guidelines approved at the previous Board meeting have been filed with the County and will be posted on the website once returned. In the meantime, if anyone has any questions they can contact Crest Management.

Enhancement Committee updates – The Enhancement Committee met to discuss landscaping ideas for the neighborhood. Such topics included replacement of dead shrubbery, possible locations for new landscape beds, and converting an under-utilized area of property to promote butterfly attraction (but that ended up being MUD property so was ruled out). They hope to be meeting again in the coming weeks to continue these discussions so that they can have solid proposals for the Board's consideration in time for a spring installation. The Enhancement Committee was formed to update the landscape in the community; though it is open to all CCL residents it currently is comprised of members of the CCL Garden Club.

Activities Committee updates – A Santa and Mrs. Clause Meet and Greet will be held at the Phase 3 clubhouse on Sunday December 2<sup>nd</sup> from 1-4pm. This event is being sponsored by both CCL Boards. The Girl Scouts will also be there collecting gift cards for the victims of the California wild fires. Information has been posted on the website for both the Meet and Greet and Girl Scouts activities. Once again there will also be a Holiday Decorating Contest to award prizes and bragging rights for the best decorated homes. The committee will also be planning Food Truck Fridays as well as another Spring Fling for 2019.

#### OPEN FORUM

- A homeowner asked if there will any more obligations to Mischer after the bollards. *No. Cypress Creek Lakes Phase 1 and 2 have no obligations or commitments to Mischer, now or after the bollard installation is complete.*
- A homeowner asked if Mischer is going to put up any monuments on Cypress North Houston. *No. But after discussions with them this is one of the reasons why the bollards are going to be installed and paid for by Mischer.*
- A homeowner asked if there has been any talk about installing streetlights along Fry Rd. – *No. The County has not expressed any interest to date with the Board about installing streetlights down Fry Rd..*

#### EXECUTIVE SESSION

##### Collections

The accounts receivable report was reviewed and discussed. The status of the accounts at the attorney's office was discussed with Brice Beale with Hoover Slovacek. The Board approved having trash service suspended on nine accounts that made payment plan commitments but have not paid as agreed.

##### Deed Restrictions

The Board reviewed the most recent deed restriction violation report, the Enforcement Action Report. The Board agreed to refer the following accounts to the attorney for additional enforcement action:

- 1200402052 – repair rusted sections of fence and repaint
- 1200402052 – remove dead trees from your yard at rear
- 1200902043 – clean the light mildew, residue and/or discoloration from your home at rear
- 1200402035 – remove dead vines from the wooden fence
- 1200602031 – trim dead branches from the fir tree in the plant bed at right of home
- 1200101014 – comply by repairing roof shingles over the right side of the driveway entrance

Director Melloy discussed having a vehicle removed from a driveway per the CC&Rs. Ms. Pettit will discuss with a towing company.

#### **EMRs**

The Board discussed two EMRs relating to front yard tree requirements.

#### **CREST MANAGEMENT CONTRACT RENEWAL**

Director Melloy reviewed the Crest Management contract renewal and discussed items in the contract that were not applicable. Director Melloy marked through and initialed the items not applicable and motioned to approve the 2-year contract with the adjustments. Director O'Connor seconded the motion. All were in favor.

Director Melloy asked about the contract addendum relating to the monthly fence inspections. Ms. Pettit will check the addendum and let him know.

#### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 9:24 pm.

#### **APPROVED**

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Board of Directors