

THE CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING WAS HELD ON TUESDAY, MARCH 26, 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
Joe D'Virgilio
Stacey Thomas
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 November 15, 2018 board meeting. Director Melloy motioned to approve. Director D'Virgilio seconded the motion. All were in favor.

FINANCIALS

Director O'Connor reviewed the February 2019 Balance Sheet and Income Statement. As of February 28, 2019, the Association had \$1,257,052.95 in operating and money market accounts and \$202,587.58 in 3 CDs established for Capital Reserves. Accounts receivable totaled \$283,858.29. The Association's total Liabilities and Equity were \$1,754,498.69 as of February 28, 2019. Director O'Connor reported the Association to be 88.25% collected as of February 28, 2019. Director O'Connor reviewed the February 28, 2019 Income Statement. There were no questions.

BOARD BUSINESS

Director Melloy discussed the continuation of the 20 hours per week additional police patrol for another 6 months. The cost is \$40,600 per year. Deputy Frank Salas, who coordinates the patrol officers for the additional hours that are not part of the patrol contract paid for by the MUD, reported there were 23 vacation watches, 3 car break-ins, 17 suspicious vehicles and 33 traffic stops in the past 6 months in Cypress Creek Lakes Phase 1 & 2. Deputy Salas reported there are no major concerns in the community at this time. The heaviest stops are on Cypress North Houston. They patrol in marked and unmarked cars but are always in uniform. The best number to call if an officer is needed is 281-463-6666. This is an emergency and non-emergency number. Deputy Salas answered questions. Director Melloy motioned to continue the additional patrol for another 6 months. Director O'Connor seconded the motion. All were in favor.

Director Melloy discussed a request from a homeowner to have security cameras installed at all Phase 1 and 2 entrances into the community. Homeowner, A.A. Aldrich reported he obtained a proposal for the camera system and a rough estimate is \$17,000 per location, multiplied by (9) entrance locations estimates the overall cost at roughly \$153,000. This information along with an additional proposal obtained by MUD board member Scott Spidle was presented at the last MUD board meeting however, the MUD said they are not allowed to contribute to this type of neighborhood enhancement. Director Melloy discussed the pros and cons including the volume of data that would have to be monitored, accessed and reviewed in the event it was needed and who would provide that service and at what cost. Director Melloy requested feedback from Deputy Salas, Crest Management and Brice Beale. It was noted the cameras at the Blackhorse Ranch entrances were installed and are maintained by their MUD but are monitored by a company that is contracted by the Sheriffs' Department. Director Melloy stated that based on the additional liability that would be assumed by Board members, feedback of current overall effectiveness of such cameras being inconclusive, combined with existing low crime rate in Cypress Creek Lake, as well as the other associated costs that are unknown (like monitoring and maintenance) this request will be tabled for a few years when perhaps it could be

revisited with possible technological advances that may also potentially offer more operating options and a cost effective installation.

Director Melloy discussed the current security cameras at the splash pad and playground and also the pool and playground. There is a 4-camera system at each location with a DVR to record data. All of these cameras are old and do not function very well. Director Melloy provided a proposal from ICSH for a new camera system at each location that does not need a DVR. Data is accessible through the internet. Liability exposure to the POA is mitigated by the fact that the cameras are to protect assets of the POA. The first proposal was for a 6-camera system with the capability of adding two additional cameras if needed. These cameras would cover the splash pad, gazebo, park and storage room. The total cost for this system including installation with a 3-year warranty on the cameras and recorder is \$9,996.80. The second proposal was for a 4-camera system with the capability of adding four additional cameras if needed. The system also comes with a 3-year warranty on the cameras and recorder. The cameras would cover the park, pool entry gate, storage rooms and exterior of the pool bathrooms. The cost for this system is \$5,863.14. Director Melloy motioned to approve both bids. Director Thomas seconded the motion. All were in favor.

Director Melloy discussed the 2019 CCL Scholarship Program. This program for the last 2 years has provided 1 Cypress Creek Lakes resident with a \$2,000 scholarship. Director Melloy stated two years ago there were around 10 entries but last year there were only 4. Due to the diminished interest the Board unanimously agreed to discontinue the scholarship program for 2019 and will re-evaluate if there is a lot of feedback from homeowners wanting the program reinstated.

Director Melloy stated the installation of the traffic signal at Cypress North Houston and Cypress Creek Bend is almost complete. There will be testing then the lights should be fully functioning on Thursday, March 28, 2019. There will be a flashing yellow light at the left turns on Cypress North Houston.

Brice Beale gave an update on the installation of the flag bollards in the medians on Cypress North Houston. Harris County requested a small visibility easement at the corner of Autumn Cypress and Cypress North Houston. He has been working with county officials to trade the visibility easement for authorization to erect one of the two new bollards to be installed within the median on Cypress North Houston (the other will be installed on Autumn Cypress). This plan was approved at the top level but never followed through when it got to a lower level in the Commissioner's office. In the meantime, a condemnation hearing for the easement was held last week. The Commissioners Court was informed of the previous discussions and approval of the trade. The county adjourned the hearing for two weeks to work out the details of the swap. The bollards are being paid for by Mischer Development.

Other Business:

Architectural Committee updates – Director Gallup invited anyone interested in joining this committee to let him know. He also reported homeowners are using the revised guidelines.

Enhancement Committee updates – Director D'Virgilio reported this committee has been somewhat inactive. Mike Owens with the Garden Club reported the Yard of the Month is being handled by the Garden Club and done 3 times per year. They have been discussing butterflies and encouraging homeowners to use plantings that attract butterflies. Another butterfly garden will be constructed in Phase 3 soon.

Activities Committee updates – Director Thomas reported the Spring Fling event will take place on Saturday, April 13th from 4pm to 9pm at the Phase 1 Park. The committee is looking for volunteers to help with set-up and clean-up. There will be a movie night at the pool on June 15th with the new pool company providing the screen and the movie. The committee is looking into a possible Fall Festival. There will be another Santa event at Christmas time at the Phase 3 Rec Center. They are still working on plans for that event. Director Thomas encouraged anyone interested to join the committee.

OPEN FORUM

- A homeowner asked who is responsible for the sidewalks. *The homeowner is responsible for maintenance and repair of the sidewalks on their property.*
- A homeowner asked what the lawn days are for the landscaper. *Right now they have not started their spring mowing schedule so they are not mowing as often but weekly maintenance will start in April.*
- A homeowner asked if the garage sale signs for the community garage sale could be located out of the line of visibility at the intersections. – *Yes, this has been discussed with the landscaper who puts them out and he*

will be reminded again.

EXECUTIVE SESSION

Collections

The accounts receivable report was reviewed and discussed in detail. The Board approved suspending trash service on some accounts that were not making their payments as required under their payment plans. The Board also authorized the trash service to be suspended on all accounts that have not paid as soon as the 209 letter has expired. Mr. Beale stated he will provide an updated status report more frequently to Crest Management.

Deed Restrictions

The Board reviewed the most recent deed restriction violation report.

Additional Business

The Board agreed to hold the next quarterly board meeting on Tuesday, May 21, 2019 at the Phase 2 Recreation Center and the Annual Meeting on Thursday, July 24, 2019 at the Phase 3 Recreation Center.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:30 pm.

APPROVED

Board of Directors