

THE CYPRESS CREEK LAKES PROPERTY OWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING WAS HELD ON TUESDAY, MAY 21, 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

Debbie Spaw 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 March 26, 2019 board meeting. Director Melloy motioned to approve. Director Thomas seconded the motion. All were in favor.

FINANCIALS

Director O'Connor reviewed the April 2019 Balance Sheet and Income Statement. As of April 30, 2019, the Association had \$1,171,839.68 in operating and money market accounts and \$203,925.04 in 3 CDs established for Capital Reserves. Accounts receivable totaled \$209,755.40. The Association's total Liabilities and Equity were \$1,592,020.12 as of April 30, 2019. Director O'Connor reported the Association to be 96.32% collected as of April 30, 2019. Director O'Connor reviewed the April 30, 2019 Income Statement. There were no questions.

Agent provided the 2018 Federal Tax Return for the Board to review. With no questions, Director O'Connor signed the return.

BOARD BUSINESS

Director Melloy discussed the problem of owners letting their animals run freely around the lake which has become a nuisance. He noted the POA could be more proactive and install signs informing the public of the Leash Law that could be enforced by law enforcement. He proposed to install up to 12 - 12x18 signs throughout the community. A motion was made by Director Melloy and second by Director Thomas to purchase the signs for approximately \$37.50 each if less expensive versions could not be found. There were four (4) yes votes and one (1) no vote.

Director O'Connor presented two proposals submitted from the Garden Club to install a butterfly exhibit at the Cypress N. Houston intersection or install an additional garden behind the splash pad. enhance the current exhibit at the splash pad. Director Melloy noted the land behind the splash pad belonged to the MUD so any approval would need to go through them but proposed possibly expanding the existing garden where there currently is ground and if they were interested to submit a quote for further discussion. There were some concerns with the Cypress N. Houston proposed location due to the current construction, and that money was already recently allocated for all of the installed landscaping along this road so it may be better to consider another location at this time. This topic was tabled.

Director Melloy discussed a problem with homeowners not storing the recycle bins out of street view. He suggested sending a 10-day fore letter hoping this would bring the property in compliance. Several other things he suggested was losing amenity privileges, have trash service suspended, removing recycling bin and charge \$25 to get the bin back. The topic was tabled for the time being to allow the directors time to consider all options.

Brice Beale gave an update on the installation of the flag bollards in the medians on Cypress North Houston and the

County's latest response being that they had already allowed Mischer a specific number of variances for bollards on the County ROW with the promise not to request any more. Therefore the project will move forward with bollard installations on POA property rather than County ROW.

Other Business:

Architectural Committee updates – Director Gallup invited anyone interested in joining this committee to contact him.
Enhancement Committee updates – Director D'Virgilio reported other than the earlier Butterfly Garden proposal presented by Dennis there was nothing to report at this time.

Activities Committee updates – Director Thomas reported the Spring Fling had to be cancelled due to weather. The committee is looking for volunteers to help with set-up and clean-up for any future events. She reminded everyone of the movie night at the pool on June 15th hosted by the pool management company (TAE). Director Thomas announced the same Santa and Mrs. Claus has been booked for the Christmas event at the Phase 3 Rec Center. They are still working on further details for that event. Director Thomas encouraged anyone interested to join the committee.

OPEN FORUM

- A homeowner asked who is planting shrubbery at the end of Castlemore Court. *Joe Sykes noted MUD 374 was responsible for this beautification program intended to conceal some of the neighboring Towne Lake fencing.*
- A homeowner asked about the conservation letter they received. *Joe Sykes stated MUD 374 purchases the water from the City of Houston. Towne Lake, Bridgeland, and Cypress Creek Lakes were the highest users. He encouraged homeowners to be conscience of how much water is being used.*
- A homeowner asked if a janitorial committee was going to be formed. *Director Thomas noted the vendor forgot to change the cleaning schedule from twice a month to every week during the months of May through September.*

EXECUTIVE SESSION

Collections

The accounts receivable report was reviewed and discussed in detail. No decisions were made.

Deed Restrictions

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

- Send Account 1200203008 to the attorney's office due to failure to repaint/restrain the front door;
- Send Account 1200603007 to the attorney's office for failure to clean the discoloration from home; and
- Send Account 1200601014 to the attorney's office for failure to define flower beds and removing grass.

The Board asked for a special letter sent to Accounts 1200402015 and 1200901035 to find out if the homeowner has done anything to rectify the violation.

Additional Business

Director D'Virgilio announced he would be resigning from the Board.

ADJOURNMENT

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

APPROVED

Board of Directors

Date