

Summary of Cypress Creek Lakes CNH Meeting

This past Sunday the Board met with the residents along Cypress North Houston who need to be directly involved with the decision process of the fencing situation since it involves their property. Overall the meeting went well and seemed constructive as everyone who attended seemed to be engaged in the process and shared thoughts and opinions that were helpful towards finding a resolution that hopefully we can move forward with. As expected, however, this was a stepping stone of sorts in that we were able to narrow the field of options to continue giving consideration, but it is understood another meeting will be necessary as well before a final preference is made and whether that will require the vote of all Phase 1 and 2 residents. A large determining factor has been, and continues to be, what (if any) assistance Mischer is willing to agree to contribute. As we approached the meeting date the Board was able to make some progress with learning Mischer's intent, but they have yet to commit to any decision yet and so we had to go into the meeting with the mindset that there would be no financial help and get everyone's feedback accordingly. Another discussion with Mischer this week continued to show positive signs that they are interested in working with us and we anticipate a response from them in the near future. The top (3) options that the CNH residents chose to keep under consideration are as follows:

- A brick wall remains of the utmost interest as the preferred option to replace the existing wood fencing, however without financial support from Mischer to contribute this option was simply too costly. Everyone agreed to revisit this option if Mischer responds with a financial commitment, and then based on what amount they are willing to contribute will dictate how serious that consideration can be. Additionally, this option may have ancillary considerations and costs associated with it, including the possibility of whether any property may need to be deeded over to the POA from each affected CNH resident as a condition to construct the wall. Since everything surrounding this option relies on a commitment from Mischer, it was decided by everyone in attendance that there were too many hypotheticals to try to work through until the Board received a response, and so it was taken off of the table and did not make the final (3) (again it may be revisited once an official response from Mischer is learned).
- The 6' cedar wood fence option that would replace the existing wood fencing and subsequently meet current community guidelines had the most opposition of the final (3) but not enough to necessarily knock it out of consideration at this time.
- The 8' Towne Lake option was the second most favored with very little opposition.
- The option that garnered the most support was the 6' Towne Lake option.

Notable takeaways:

- The Endwood option, in every package, was quickly dismissed by a large percentage of the CNH residents as its cost and overall appearance differing from the rest of what already exists in the community simply did not offset its benefits.

- The lone concern expressed about the 6' TL option was what to expect in the form of communication and cooperation from a POA Board that is not affiliated with CCL but yet has the obligation of maintaining the fence that is on their property. The Board has requested a copy of the document from Caldwell that these homeowners would need to sign in order for that option to be executed by TL that includes the language spelling out expectations from both parties.
- Cost for each option was the predominant factor throughout the discussions and constructive compromise was evident by most in the room as everyone individually weighed out their options. During the next meeting the CNH residents will strive to find a single option with which they wish to move forward with, and that option will then be carried forward by the Board and presented for a vote by Phase 1 & 2 residents IF that option also includes a request for financial assistance through the POA. If such a vote is required then any sources of such funding will also be presented. At this time, the Board will refrain from scheduling the next meeting with CNH residents for now in anticipation that a formal response from Mischer is forthcoming. Once such information has been communicated with the Board we will immediately start making plans to pick up where we left off on Sunday.