

The Reserve at Cypress Creek Community Association, Inc.

Agenda for Board Meeting
4/12/2022 at 7:00pm
Pool/Clubhouse

7:00 PM - Call to Order – Board members, Joe, Michael, Ross, Tricia and Sherry present

7:05 PM – Reading/Approval of Minutes Annual Meeting Dec. 2021 – Dennis Benotte made motion to accept. Ruth Jones seconded motion.

7:10 PM - Treasurer's Report – Ross – 110 residents fully paid – approx. 20+ are late and are being assessed late fees.

- Are we staying w PMG? – we are discussing it and what are our options. Failed to notify residents of the upcoming MUD district Bond Vote.
- Resident – prev. owner still hasn't seen transfer of deed – 3 calls no response. Randel Greer – moved in Jan. 2021. 15134 Woodford Hollow. – totally lack of resolution of his issue.

7:15 PM – Committees Reports

- o ARC Committee (Tricia) – Ted committee chair discussed role of ARC committee and Deed Restriction committee.
- o Deed Restrictions (Tricia) – Luis – we walk the neighborhood and PMG writes the letters and send notice.
- o Landscape (Joe)
 - o Recap of work done – Lights in front of neighborhood – uptick of landscape at front – “franken” tree inside gate is gone and will be a garden. Seven trees removed and 6 trees trimmed. With that, hydroseeding and power washing has been completed as well as sanitizing and washing playground.
 - o Ruth Jones and Cheri Kline – instrumental in helping revitalize landscape around pool and common areas. Grazie!!! Mike Weiland very helpful in saving the contract issues and coordinating with HouScape.
 - o Ross to check with Hou Scape about sprinklers being turned on. We need it for new landscape.
 - o Restock lake – 500 blue gill, 30 bass and minnows.
- o Lake – update on previous years work on the lake. Lake is holding water. Project is completed. Too early to tell if we are saving large amounts of water but summer will tell the story.
 - o Steven asked if there are plans to mulch the playscape around playground equipment. We should confirm that there will be maintenance of some kind.
- o Gate/Security (Sherry)
 - o Review of Final Proposal for Gate and Pool system update. Houston Security Gate won the bid \$31,500 and we will be updating residents on timeline of gate work and the details of transmitters and gate code updates that are going to be important for residents
- o Pool (Steven Schaefer) – opening April 23rd. Power washing April 21st. Bathroom plumbing all repaired. Residents are encouraged to come out Friday April 22nd to help put summer furniture out by the pool.
- o Website (Michael) – thanks to Saint power washing for the \$250 gift certificate. Massive improvements to the website. Brian Wiggins has done a fantastic job at reworking the entire site! Well done! Survey results, Blog page all added this last month.
 - o Directory – Kathy Fisher has done a great job to launch the directory in the next month. Password protected. Will also include a back page of businesses to better patronize our resident businesses. Annual and Quarterly minutes will also be included.

- Events – (Michael) Amazing job for the neighborhood! Catfish Tournament and Eggstravaganza were a huge success!! Ice Truck, Bounce house Face Painting, Relay Races. Well done from the whole committee.
- Garage Sale – coming up April 30th – coordinated with local neighborhoods surrounding us. RACC is going to have a food truck. •
- Summer Social event – is in the works to host on a monthly basis.
- Welcome packages for new neighbors is being worked on!

8:10 PM - New Business

- Sprinkler repairs in front of neighborhood outside the complex – Bid is \$3K to find and repair 30 sprinkler heads broken or buried. Very positive resident feelings.
- Fence – proposal of 13 families on border of Louetta submitted by Steven.
 - Steven summarized a statement – to be included in minutes. 13 residents are seeking board to fully fund the perimeter fencing along Louetta Rd.
 - Phil suggested we take on 2 issues:
 - § What is the minimum capital reserve we should maintain?
 - § What was the discussion when we decided on the Telge fence.
- Have road bumps been discussed- yes, we have and we have dismissed it as an option. Maintenance and aesthetics are a concern.
- Resident – proponent of speed bumps – she suggested even if we put in 2 sets of speed bumps it would greatly reduce neighborhood speed. Board agreed to research it.
- Resident – asking what electricity bill is – we have some lights out. Is there a way to change mercury vapor lights to an LED.

Tricia – brings up MUD bond coming up \$100M – Early vote is April 25th. Vote is May 7th. Important to our area.

9:11 PM – Adjournment –ra Dennis Benott made motion to adjourn. Ross Walton seconded.