

The Reserve at Cypress Creek Community Association, Inc.

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

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

7:05 PM – Reading/Approval of Minutes HOA Meeting 06-July-2022. Addition to Minutes were read and requested a motion to accept. Steven Schaefer requested the board's response recorded in the additional minutes (italicized print) be stricken. The present board members agreed. Ross made a motion to accept. All present agreed.

7:10 PM - Treasurer's Report – Ross

- Provided paper copies to the meeting attendees:
 - Major Improvements / Repair Costs Excel Sheet
 - P&L Budget Performance for the Community dated June 2022
 - Balance Sheet as of 30-June-2022
- Discussion on why PMG was released.
- Discussion regarding the renewal of the community's power contract. Board made the decision to switch from Reliant to Cirro based on price per kWh.
- Discussed the funding of the capital reserve fund. Questions were raised when the last reserve study was conducted and what the appropriate amount of reserve should be (ex. 70%). An official study has not been performed in recent years to the board's knowledge. A suggestion was made to update the current assessment of assets and perform a financial analysis.

7:15 PM – Committees Reports

- ARC Committee – No old or new business discussed
- Deed Restrictions – No old or new business discussed
- Landscape / Playground (Joe)
 - Recap of work done. Completed re-mulching of the playground area. Discussed the current state of the community's sprinkler system. Currently Qty 51 sprinkler heads to be replaced, 6-12 required adjusting, and Qty 3 known valve boxes are not working. Rick Fisher spoke about the current maintenance and replacement program being undertaken with these sprinkler heads. Recommended a professional company be looked at to resolve the remaining significant issues of the valve boxes not functioning
 - Ruth Jones asked about the outside-gate sprinkler systems not functioning. This control system current knowledge resides with Pat. Pat was out of pocket the past weeks. We will get them turned on when he returns.
 - Outside gate lights (right-side as your facing the community) will be serviced in the coming week.
 - MUD5 requested we repaint the well fence located on the reservoir. We've had the work done to repair the fence where needed, repaint, and re-trench around the area for proper drainage. The repair included providing a top cover for pump. Alan Jones had been tarping this area for years.
 - The old STOP signs being replaced (qty 6) as well as the existing speed limit signs being lowered to a level where they may be better seen by drivers.
- Lake (Joe) –
 - New fountain was installed to replace a very aging pump system. The underwater electrical plug gland had some water ingress and must be replaced (warranty). Should see this happen in the next week or so. Just waiting on the new part.
- Gate/Security -
 - New gate system is working beautifully. We have reduced the gate time-open to reduce the number of vehicles attempting to piggy-back enter into the community. Database has been established and working extremely well. Changes/additions on the database are seamless. Board will check on the

Astrofence maintenance contract to ensure this agreement and the phone-line contract are cancelled.

- Pool (Steven Schaefer)
 - Steven presented the new hours for the pool as well as how these hours were determined, and the new protocol centered around the pool maintenance crew. This has been working excellently. Talked about possibly changing the pool signage (hours) should this experiment continue to work well. There were 2 rentals of the pool in the past months since it's been opened.
 - Alcohol and the presence of alcohol at the pool was discussed only as it relates to the community holding community-wide functions at the pool. The pros/cons. The reason(s) behind the alcohol policy. Concluded we should re-iterate safety in and around the pool during these functions.
 - Steven announced that Carrie will be taking over the library at the pool! It was mentioned that more adult-books should be collected and rotated through the library. Michael will post this on the community website/Facebook.
- Website / Social (Michael)
 - Continued improvements to the website. We've included the quarterly and annual meeting minutes onto the stie. We've integrated the directory into the website.
 - Directory – Kathy Fisher has done a great job to launch the directory. Password protected. The password can be requested via email.
 - Events thus far. 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. We took lessons learned from these events and recorded them for next year.
 - Discussed the Goodbye to Summer Pool Party on the 13th of August.
 - Discussed the TGIF Adult Socials being held the first Friday of each month from 7pm-9pm. Differing locations but we've begun at the pool.
 - Garage Sale for the Fall to e established on the 15th or the 22nd of October – will be coordinated with local neighborhoods surrounding us. RACC is going to have the breakfast tacos again! Just more of them. 😊
 - Welcome packages for new neighbors is being worked on!

7:45 PM - New Business – Questions /Answers

- Fence – proposal of 13 families on border of Louetta submitted by Steven was responded to by the board. These were included in the handouts to the residents in attendance. There was a healthy discussion as to the reasons behind the board's decision to not fund the fence border replacement on Louetta.
- There was discussion as to where the decision-responsibility lain. Is it with the board or the community? It is the boards position that a huge financial decision for an asset that is not the responsibility of the community (as per the by-laws) shall lie with the community and therefore the issue would need to be brought forward to the community for vote.
- There was multiple statements as to the Louetta fence being a item that needs to be uniform and aesthetically pleasing for the sake of the community and therefore should be the neighborhoods responsibility.
- There was discussion as to how the decision to provide an 8ft fence and extended fence around to Louetta (2 yards) was made by the previous boards. It was concluded we would research this with the previous board members that are available.
- Some fence costs/proposals have been presented. These will be updated in the coming weeks to represent an accurate fence length and updated lumber prices.
- We determined 4 important questions needed to be addressed and answered in the coming weeks:
 - Will the board initiate a capital reserve study to ensure an accurate statement of assets, and determine the health of the reserve fund? (This could be quite important when

understanding where fence funding could be or could not be coming from prior to any type of vote being conducted)

- Why did the previous board choose to extend the height of the fence upwards from 6' to 8'?
- Why was the Telge Rd. fence wrapped around to include 300' onto Louetta Rd.? Did either of the residents affected by the wraparound contribute to paying for any portion of the fence?
- Did Brandon Taylor conduct research on the fence that was used in the board's decision? Understanding he was no longer on the board at the time of the decision. Is that research available?

9:00PM – Adjournment –Rick made motion to adjourn. Tom seconded.