

## **TEPOA Meeting Minutes November 15, 2022**

The meeting was held at the VFW# 8905 located at 21902 Northwest Fwy. Cypress, TX 77429 at 7:00 PM on Tuesday, November 15<sup>th</sup>, 2022.

### **In Attendance**

Board members in attendance were Doug Keith, Sherry Patterson, Norma Andersson, Nate Cameron and newly appointed Vice Chair, Wayne Griffen.

### **Call to Order**

Having a quorum present, the meeting was called to order at 7:15 PM. Attendees chose not to review the minutes from the previous meeting so we began discussion on the lake project.

### **Meeting Discussion**

We reminded the attendees that the lake project with HCFCD has been going on since 2018. The only original person from that meeting still with HCFCD is Florin. The original 2018 presentation has changed quite a bit and this is a concern for the Board. The Board wants to bring the community up to date with where we are today compared to the original meeting. Attorneys are currently reviewing the recent proposal. Doug reiterated that the Board will not do anything until we know their complete plans.

Neighbor Question: "Where do we stand regarding The Bridge?"

Doug: "They forgot to include with the revision but will be sending it to us with the cost to the community. Originally, the bridge was included in the proposal. The transparency has been vague and this concerns us."

Community members asked about the trees and were not aware the island was being dug up and replaced with a new island. The Board notified them of the change and that new saplings would be planted on the island to replace the all of trees the HCFCD is removing.

A neighbor stated she has called the County to clean out her culvert and stated her ditch and driveway were in a state of disrepair. They have yet to come out and fix it. Doug stated they will most likely not be doing any culvert cleaning until after we come to an agreement with HCFCD.

Another neighbor inquired if a trail would be going around the lake. Doug stated this is a negotiated item with HCFCD.

There was a wedding at the lake. It was nice to see it being used for the community.

### **Reports from the Board**

Security stated cameras are at the park and set on the playground and picnic tables. They are solar powered and we have one year service contract. Signs will be placed regarding security on premise.

Daniel reported an issue at The Lake in November regarding a male adult that was messing with the park tables and making neighbors uncomfortable. He was confronted by Daniel and has since left the neighborhood. 1.5 million gallons of water have been released into the lake. We cut back due to the drought. Christmas lights will be put up again for the community to enjoy.

A neighbor asked if we could re-mulch the playground. Everyone agreed this was a good idea and Daniel will have this done.

Doug stated we have held off doing lake repairs and projects as we have been waiting for the HCFCD but we have decided on proceeding since we realize it will be some time before the lake project moves forward. A playground committee was suggested.

Treasurer stated no money has been spent except for bills. Invoices for HOA will be mailed by February and emailed to property owners by the end of the year. Online payments are now available. This should save money on postage, is more secure due to stolen mail and make payments more easily expedited. We have a mailbox at the lake. Sherry notified us the bank is now charging \$1 for each deposit.

Doug stated we were working with the attorneys to finalize our HOA documents for the state. HOA documents are now required to be uploaded for potential homebuyers.

Meeting was adjourned at 7:49