

**TEPOA Meeting Minutes
June 27, 2023**

The meeting was held at the VFW# 8905 located at 21902 Northwest Fwy. Cypress, TX 77429 at 7:00 PM on Tuesday, June 27th, 2023.

In Attendance

Board members in attendance were Doug Keith, Sherry Patterson, Norma Andersson, Jeff Hellig Wayne Griffen, and Nate Cameron.

Call to Order

Having a quorum present, the meeting was called to order at 7:05 PM.

26 Residents were in attendance and 6 Board members were present.

Meeting Discussion

Ballots for moving forward with negotiations for the Lake Project were counted by volunteers. Residents Janice, Shamron and Vey volunteered.

A total of 224 ballots were mailed to residents. 126 were returned.

Doug began the meeting stating the Harris County Flood Control District had offered TEPOA \$456,000 toward the easement. TEPOA will begin negotiating with HCFCD regarding the plans as they have changed over the past few years. The negotiations will involve the following:

1. Who will pay the income taxes for the easement purchase? TEPOA feels HCFCD should assist in paying these taxes as they will be a significant amount and not leave much for TEPOA. There is roughly a 20% tax burden for this dollar amount.
2. The well will be still usable so in case of a drought, we will still be able to fill it.
3. Maintenance Agreement regarding the 10' path around the easement that is required by the county for their vehicles to have maintenance easement. We want a say in the presentation for use and materials.
4. Any amenities they offer, we will be able to "shop" for vendors in case we don't like their prices.

Doug stated if we can't agree on these items during negotiations phase we won't move forward.

A resident inquired about a gate for controlled access for residents only. Most likely can't happen but questions like this should be presented and are open for discussion.

The lake will remain a private lake and will not be labeled a Harris County park or lake.

Accepting the monetary value for the lake is what the recent vote was for.

Harris County will agree to pay TEPOA for the maintenance so we can ensure it is done to our standards.

We don't want to ask for permission to do anything to the property. We should be able to get bids outside of their quotes.

Resident Rober Key made a motion to create a sub-committee to over see the lake project. He agreed to lead the sub-committee and we had residents raise hands to volunteer on the committee. The following residents volunteered:

**Robert Key
Laurel Minton
Roger Messtinger**

**Theresa Ruiz
William Ford
Sean Doyle**

Carl Bentin

Debbie Miglicco

The TEPOA has been communicating with the County regarding the cleaning of the ditches. Hurricane season is upon us and residents all expressed concern the Board keep pressure on them. The lake is important but the drains and culverts are still extremely important.

Doug stated we received the Inter Local Agreement, ILA, from another neighborhood and presented it to our attorneys for review and advice as we proceed with our negotiations. We want to ensure that we are protected.

VOTES WERE TALLIED AND RECORDED AS FOLLOWS"

88 APPROVE

39 DISAPPROVED

Doug made a motion to move forward with the \$450,000 offer.

Residents asked questions.

Resident: How long will it take to get moving forward?

Doug" It has been since before Harvey when this began and now we are finally at this point. The project is expected to take 18 months to do both the lake and repave the roads. You can find a link to the project on the neighborhood website at www.tepoacypress.com on Page 1.

Resident: Can you clarify the types of drainage ditches?

Doug: There will be square box drains and the ditches will be dug deeper. There will be grates at the discharge sites. There is a video on the website of the HCFCD page.

Doug noted the next step is initiating with the County regarding their offer and start moving forward with the ILS. It's not over yet.

Doug noted Ravensway has halted their negotiations with HCFCD. He stated our acceptance will keep us engaged. We need to get the ILA in order for them to start the project in October 2023.

One resident volunteered to restock the lake once the project was complete.

Resident Vey announced that we did not meet the numbers for Best Trash so rates would increase. Also noted the new Best Trash garbage days are Wednesday and Saturday and recycling is also on Saturday.

Resident stated the ditch in the back of the neighborhood, along the creek is not getting mowed. Asked if we have any say or contact regarding this. Doug stated we did not.

Motion to adjourn at 7:45 PM