

**CYPRESS POINT HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
November 6, 2017**

**Call to Order/Establish Quorum**

The Cypress Point Homeowner's Association annual meeting was held on Monday, November 6, 2017, at the East Baton Rouge Library-Goodwood Branch, Baton Rouge, LA 70806. A quorum of members was present in person and by proxy.

**Opening Comments/Introduction of Board and Property Manager**

The meeting was called to order by Brenda Williams at 6:30 P.M. The current Board of Directors were introduced: Brenda Williams, Rosemary Bickford, Sidney Vallon, Grant Herrin, Andrea Cassidy and Silvia Carboni. Whitney Jordan came later to the meeting. Debbie Reed of Lewis Companies was also introduced. Brenda Williams told the owners there was a change in the Agenda as Senator Claitor was added for a presentation to the owners concerning legislation.

**Guest Speaker**

Brenda Williams introduced Senator Dan Claitor, who had been invited to the meeting to address his opposition to the Crime Prevention and Improvement District legislation which had been proposed during the 2016 and 2017 legislative sessions. The senator began by quoting crime statistics for Cypress Point from January 2013 through September 2017. He stated that anyone would be thrilled to have stats like that and there is clearly no need for a crime prevention district. His contention is that the legislation should not be billed as crime prevention because he feels that is misleading. He did, however, acknowledge that the neighborhood does have "some spots that don't look that great but could be handled with a special assessment."

A lively discussion followed with questions concerning the 2014 engineering study and some background was presented on how this type of legislation is generally written to provide some flexibility. Grant Herrin explained how the district would be structured with a separate board to oversee it. Senator Claitor was asked if he would support a bill if the language was changed to make it only an improvement

district. He did not commit to that but did state that he was willing to meet with the board to discuss the language.

### **Roadway Issues**

Grant Herrin gave a presentation concerning the streets. He discussed general information and costs about dedicated (public) and undedicated (private) streets. Examples were presented. A discussion followed concerning the engineering study. It was requested that the study be posted on the website. Brenda Williams agreed to contact the engineering firm and request a digital copy of the study.

### **Approval of the 2016 Meeting Minutes**

Whitney Jordan moved to approve the minutes of the November 7, 2017, annual meeting with clarification of the dates of the annual meeting minutes. Victor Musso seconded the motion; all were in favor.

### **Condominiums vs. Townhomes**

Brenda Williams discussed the difference between Condominiums and Townhomes. Phase I And Phase II are considered townhomes, not condominiums. The association does not maintain the exteriors of the units for townhomes. Unit owners are responsible for the upkeep of their lot and home including exterior walls and roofs.

### **Financials**

- A. The financials were reviewed. At the time of the meeting, the association's current balances were \$53,106.10 in the operating account, \$29,013.91 in the insurance account, and \$29,855.29 in the reserve account. A copy of the 2017 twelve month cash flow was reviewed that showed all the income and expenses for the year to date. A list of delinquent homeowners was provided. Brenda Williams commented on the amount owed by owners.
- B. The 2018 Budget was reviewed. The proposed budget reflected a 15% increase in homeowner's association dues. Brenda Williams pointed out that the increase will be placed under streets category. A motion to approve the 2018 budget with a \$6.00 increase per unit was made by Nick Felton and seconded by Andrea Cassidy. The motion passed with 22 in favor and 4 opposed.

## **OLD BUSINESS**

### **Ward Creek**

Brenda Williams commented that according to James Kelly with DPW, Ward Creek has no erosion and is stable with no slides occurring. Common channeling towards the trees remains. The creek banks are stable with no slides occurring. There are areas where the lot run off has caused some channeling toward the creek, but, this is common and at this time poses no threat to private property.

### **Cameras**

Brenda Williams reminded the owners that the cameras have been installed at the front entrance and the pool. There was discussion as to whether signs should be posted. No motion was made.

### **Information Packets**

Owners in attendance were reminded about the Information Packets which were included in the meeting packets which were mailed out in October. It was pointed out that this packet should be made available by the owner when they are leasing property.

### **Crime Prevention & Improvement District (proposed legislation)**

A motion to pursue the legislation during the 2018 legislative session was made by Nick Felton and seconded by Mindy Brooks. There was no opposition recorded.

## **NEW BUSINESS**

### **Sale of Common Grounds**

Grant Herrin gave a presentation on the possibility of selling certain areas of common ground to owners. A motion was made by Andrea Cassidy and seconded by Nick Felton to pursue the sale of these areas. The board has 30 days to obtain the required 2/3 vote of members in good standing as of November 6, 2017.

### **Other Topics**

Discussions were held about owners' responsibility for their tenants, rules and regulations, no parking signs, towing, message boards, pool upkeep, landscaping, and lawn care costs. No motions were made concerning any of these issues.

A motion was made by Rosemary Bickford and seconded by Nick Felton to impose a special assessment in the amount of \$25 per month for (10? 20? years) on all owners for the purpose of street (alleyway) repairs. The board has 30 days to obtain the required 2/3 vote of members in good standing as of November 6, 2017.

### **Election of the Board of Directors**

All current board members committed to serve another year with the exception of Whitney Jordan. Nominations were also taken from the floor. Sharon Hattier was nominated by Kerry Cragin and seconded from the floor. Kimely Pitre moved to close nominations; motion was seconded by Ginger Sawyer. All were in favor. Kimely Pitre moved to nominate the slate by acclamation. All were in favor.

### **Adjournment**

With no further business, Kimely Pitre moved to adjourn the meeting at 8:45 P.M. The motion was seconded by Grant Herrin; all were in favor.

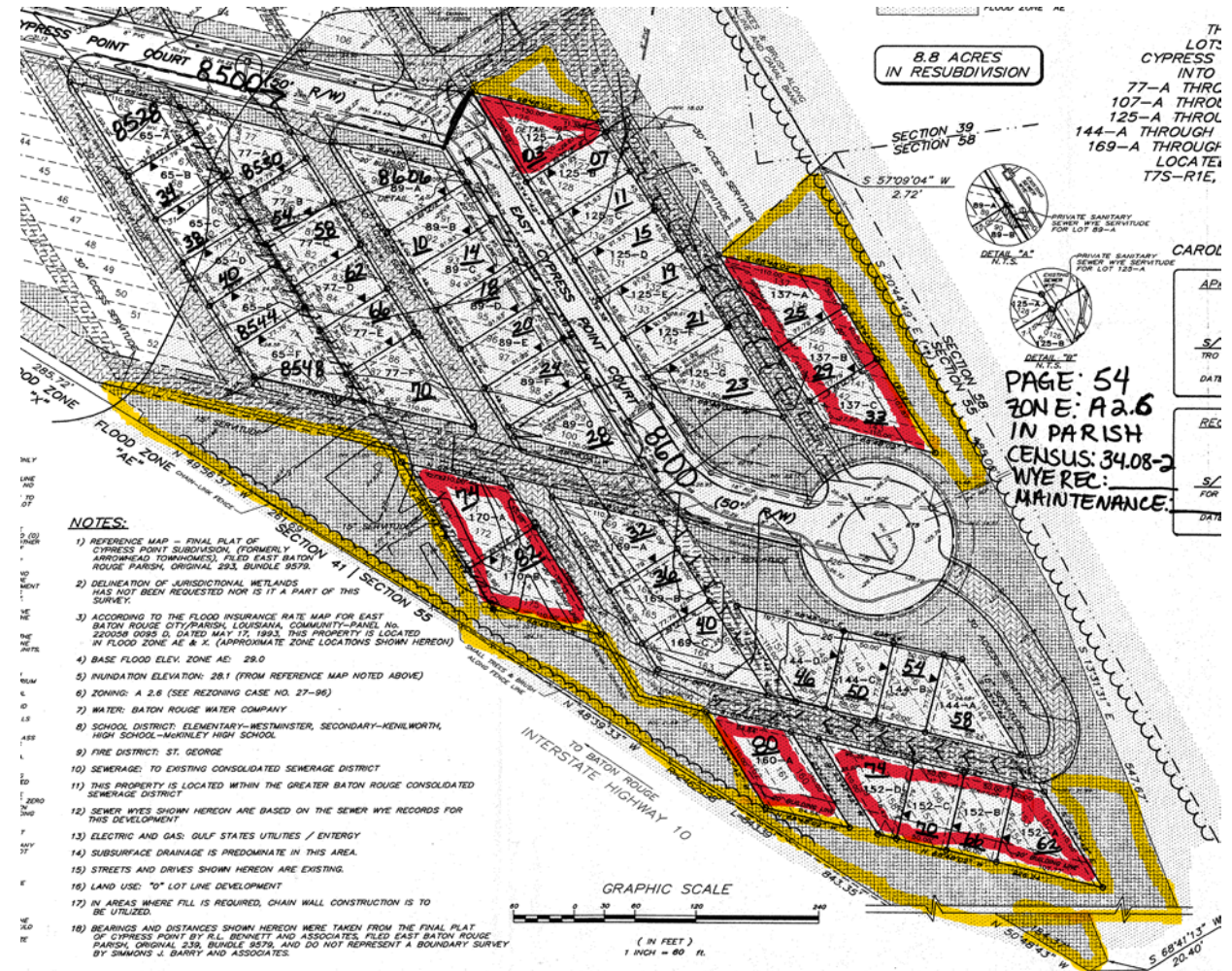
# Sale of Common Areas

**CYPRESS POINT HOA**



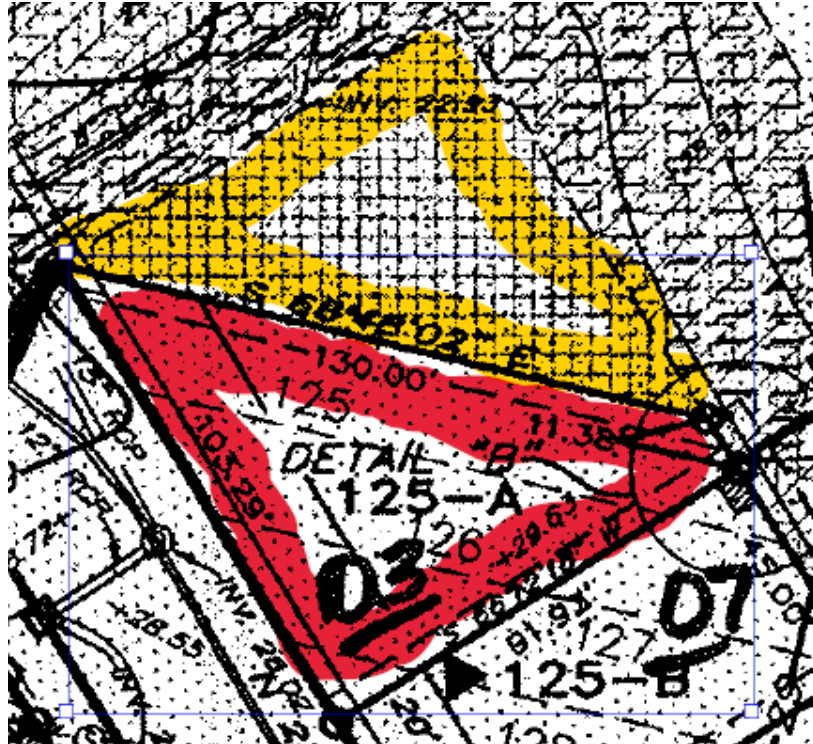
# POTENTIAL AREAS FOR SALE

- 11 lots adjacent to common areas that are capable of purchasing common ground to expand their lots.
- Said lots would be offered option to purchase land at a nominal, uniform price per square foot.
  - Ex: \$1/sq. ft.
- Purchasers will be responsible for survey, appraisal, closing costs, etc.



# COMMON PROP. SALE OF \$1/SQ.FT.

Example:  
Lot 125-A (8603) - easily calculable:



**Square Footage Calculator**

Area Shape:

Side a Length =  ft

Side b Length =  ft

Side c Length =  ft

Quantity =

Optional Cost Calculation

price per square

\$  foot (ft<sup>2</sup>)

Answer:

**Square Footage = 5,596.57 ft<sup>2</sup>**

**Square Yards = 621.84 yd<sup>2</sup>**

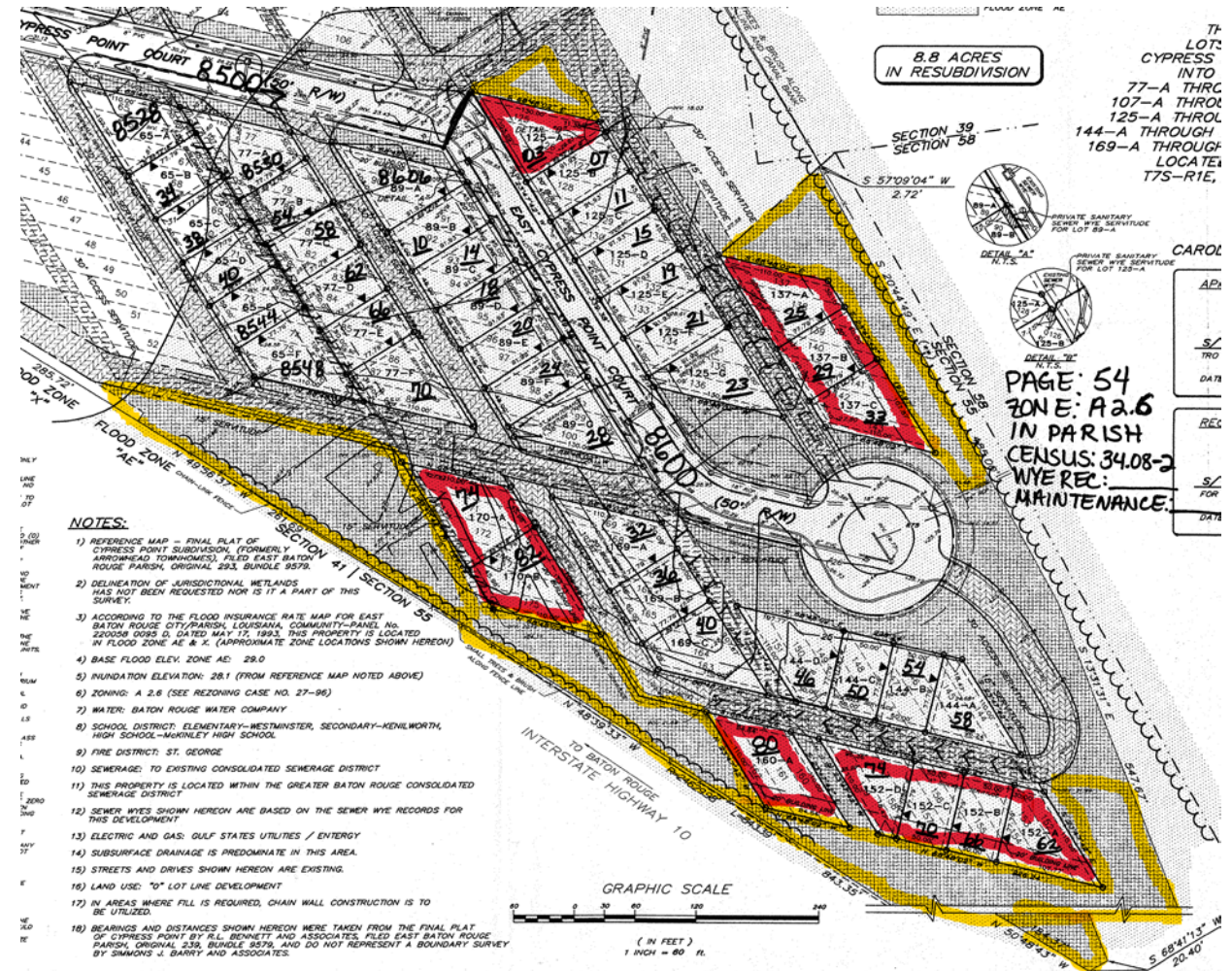
**Square Meters = 519.94 m<sup>2</sup>**

**Acres = 0.12848 acre**

**Cost = \$ 5,596.57**  
at \$ 1.00 per square foot

# VOTE OF MEMBERS AT 2017 ANNUAL MEETING

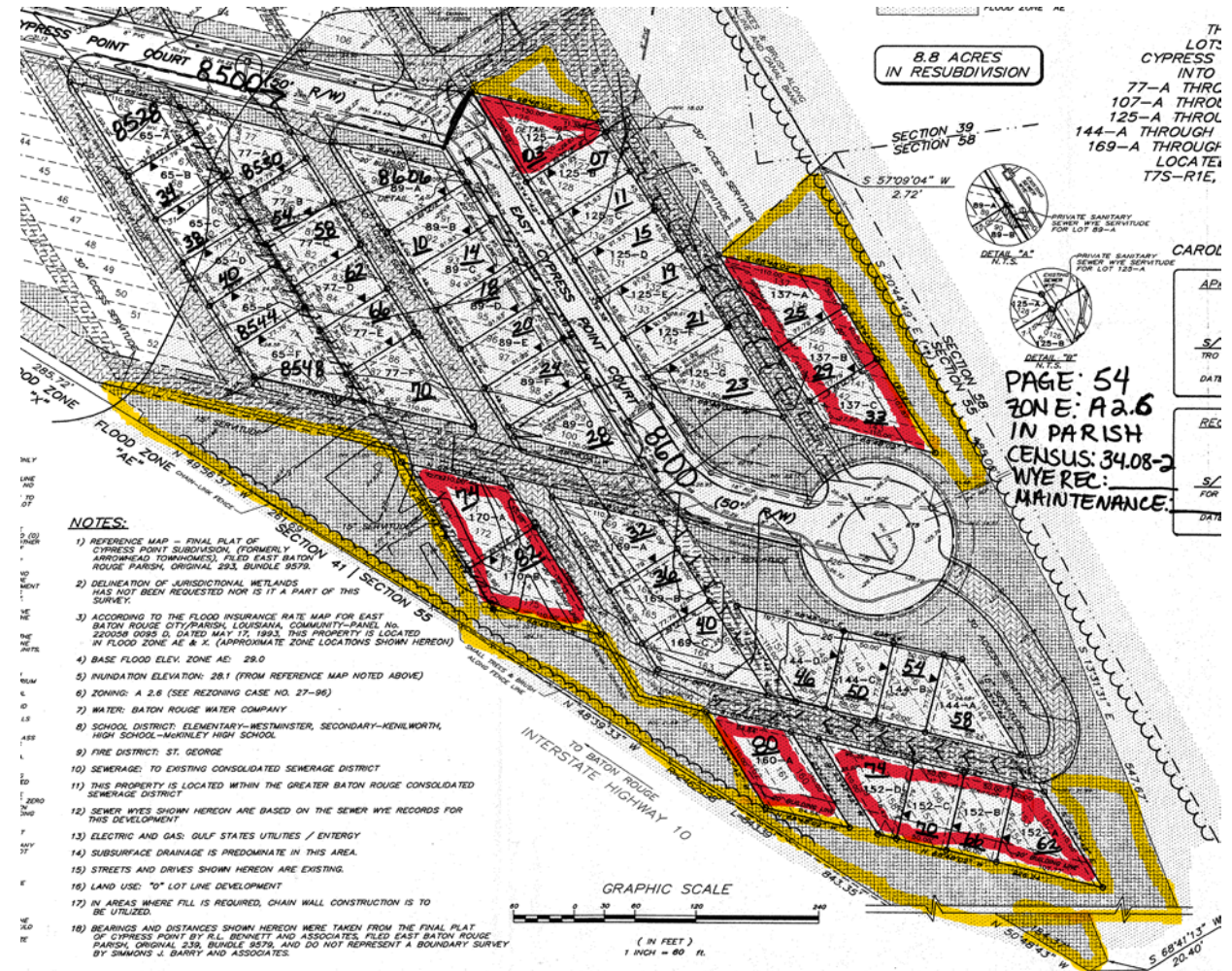
- A motion at the 2017 Annual Meeting was made to set the value of each square foot at \$1.
- The members at the 2017 Annual Meeting also voted to dedicate any proceeds from any sale to the road improvements fund.
- This requires a 2/3rds vote of the members in good standing to approve.





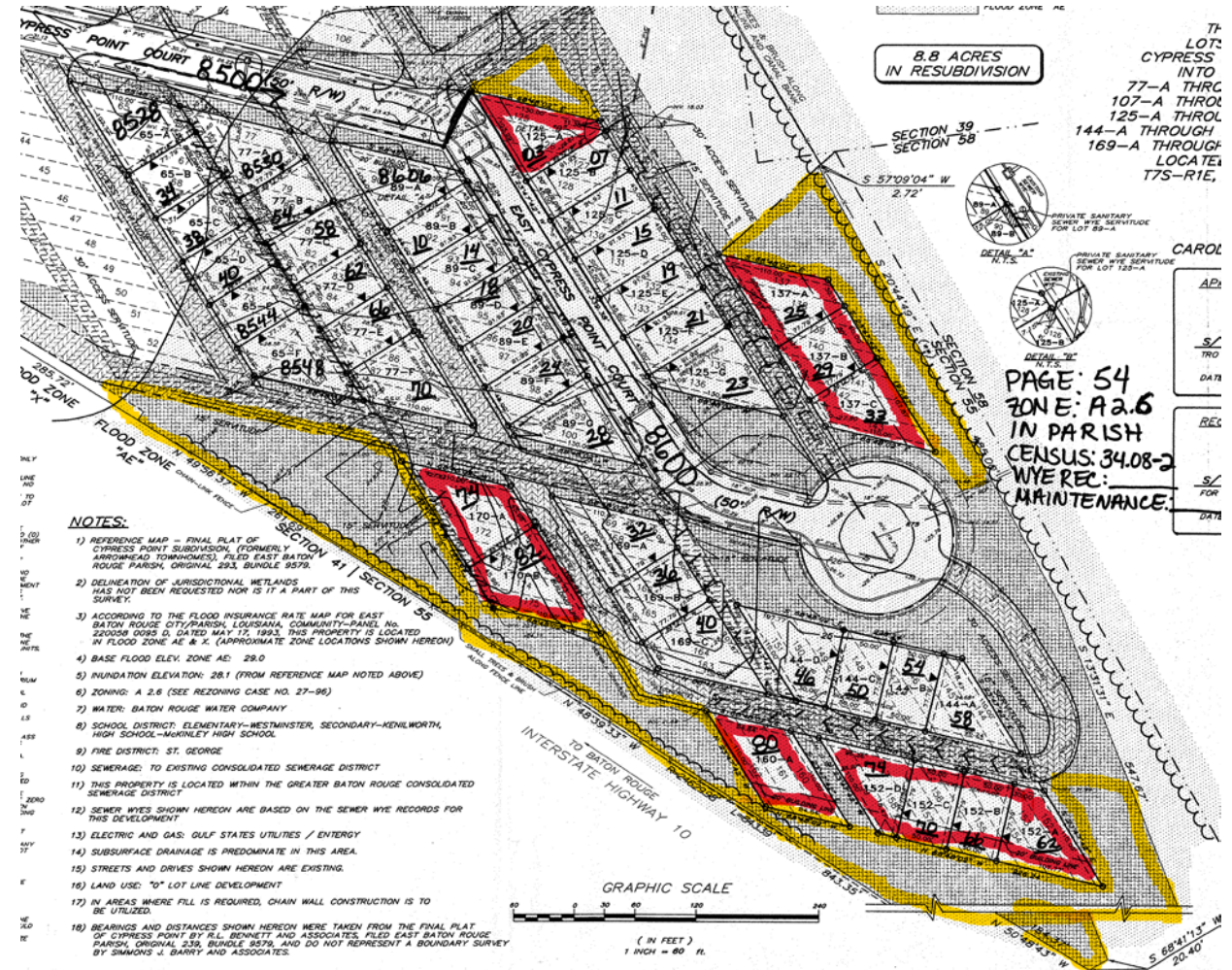
# VOTE OF MEMBERS AT 2017 ANNUAL MEETING

- Not enough members in good standing were at the 2017 Annual Meeting to pass the motion.
- The vote is currently pending and the Board has 30 days (until Dec. 6<sup>th</sup>) to collect votes from 2/3<sup>rd</sup>s of the members.
- Once passed, these potential funds could not be used for any other purpose without approval of 2/3<sup>rd</sup>s of members in good standing.



# OFFER TO AFFECTED LOT OWNERS

- When and if the motion is adopted, the Board will inform the potential purchasers of their ability to purchase common ground.
- The amount and extent of the land purchased by any lot owner will be at the request and discretion of the Board.



# OWNERS ENCROACHING ON COMMON GROUND

- Certain lot owners have been discovered to be encroaching on common ground by encompassing common ground within their fenced yard.
- Such encroachments expose the HOA to potential legal liability.
- The Board has begun to notify these encroaching owners and if the motion is approved, will offer for sale the common ground encompassed in lieu of moving their fence line.
- Any owners not purchasing will be required to move their fences by legal action, if necessary.

