

Cypress Forest Community Association, Inc.

Interim Meeting of the Board of Directors

Date: August 5, 2025
Time: 6:30 pm – 8:00 p.m.
Location: FOSRC Classroom, 627 Cypress Oaks Drive, Spring, Texas 77388

Board Members Present: Scott Hubert, EJ “Pat” Barbier, Karl Wolff, Rodney Alexander

Board Members Absent: None

Member of Management Present: Casandra Riddle (IMC Property Management)

Call Meeting to Order – The meeting was called to order at 6:36 pm by Director Hubert. Two members were present (one arrived midway through meeting).

Introductions – The Board of Directors, new management members and property owners were introduced.

Open Session – There were no concerns addressed with the board as noted by members.

Approval of Minutes from Prior Meeting – Motion was made and passed to approve the meeting minutes of September 11, 2024 (Motion – Hubert, Second – Barbier, Unopposed)

Approval of Minutes from Prior Meeting – Approval of minutes for 1/28/2025 is tabled until next annual meeting.

President’s Report – Scott Hubert presented status of items in the community. Summary is as follows:

New Management Company: New management company, IMC Property Management, is doing a fantastic job. Reports are streamlined, reporting is timely, communication with community (a focus of Cypress Forest) is drastically improved, and the management company has performed professionally and flawlessly.

Developer Personnel and proposed development: Hendricks Interests, LLC, the developer of Cypress Forest and surrounding areas, and subsidiaries, have recently been in discussions with a private developer and WCID #110 to sell a 15-acre plot of land along Cypress Oaks to be used for the construction of 2 large industrial warehouse spaces (unknown tenant at this time). The challenge will be for the board to continue to protect quality of life and home prices within Cypress Forest by working with all stakeholders in considerations such as traffic (especially heavy truck), flooding concerns, noise pollution, air pollution, light pollution, crime and other issues.

Hendricks has a new operations manager. Director Hubert has spoken with Steven Cox several times and feels he is a great addition to the developer and the health of Cypress Forest. Steven has been proactive in working to correct issues at the sign and also in getting Target shopping carts removed promptly.

Illegal Dumping: This problem continues and some new cameras have been installed by private and municipal entities to attempt to catch perpetrators. Cypress Forest will continue to clean up and dispose of waste dumped in and around the community.

Commercial truck trailers and commercial vehicles parked along Randal Way: Director Hubert is working with authorities, the local municipalities and law enforcement to determine a method to have these unhitched trailers and commercial vehicles removed. It is a difficult task as public parking is allowed and that area is not

within the direct jurisdiction of the community (zoned for commercial). The owner of trailers was recently found and a certified letter will soon be sent demanding removal by Hendricks and/or Cypress Forest CAI.

Holiday Decor: The board procured some new holiday decorations for the holiday season 2025. Director Alexander and his wife have graciously volunteered to affix the décor and decorate the sign in late November with removal the first week of January. Volunteers are needed to work on these decorations in the future as it takes considerable time and we'd like to expand the scope of the decorations.

Architectural Committee: We continue to search for new members for this committee. Anyone that might be interested is encouraged to contact the management company, Director Hubert or any board member.

Sidewalks: A topic that has been discussed in the past but temporarily diminished is stirring anxiety up in the community again. WCID #110 is considering installing sidewalks along certain streets in both Enchanted Oaks and Cypress Forest. While the intention is to improve mobility, there are many concerns for residents of Cypress Forest. Items such as aesthetics (which hurt home values for homes with sidewalks installed), maintenance and liability, tree removal and disease, crime/safety, loss of use of property and more are all of concern. Many neighbors have reached out to several of the board members with concerns. To date, no person within the community has shared any interest or positive outlook to such a project. The board will consider a motion after this session to determine how to respond.

Review of Financial Statements – Review of financial statements was led by Scott Hubert. The June 2025 financial statements were the latest package available, and the entire board reviewed. It is noted that interest rates have increased and as such, the board has opened certificate of deposit accounts at Amegy Bank. The CDs are “laddered” and should earn about \$3,800 in interest in 2025. It was further noted that at this period, the association had approximately \$68k (inclusive of CD's) in cash deposits. At the current period presented, the board notes that a surplus of \$8,571.97 exists regarding income from the association activities over what was budgeted for the period. However, it is also noted by Director Hubert that some adjustments are needed in relation to the transition from PMG to IMC property management companies. These adjustments will hopefully be agreed to and entered in at Q4 2025. There were no questions or concerns noted by members or board.

Budget Discussion – The board discussed specific questions regarding the proposed budget for FY 2026 (coincides with calendar year). The questions were addressed in totality and without objection. A discussion ensued regarding appropriate member assessment to be invoices to all members for 2026 assessments (invoices to be sent in late October or early November). The escalating and continuously increasing expenses were discussed. It was noted that in past years, the association has attempted every year to keep the assessments unchanged; increasing to only \$300 from \$195 since 2007 (or an average of ~\$6 increase per year in that period). However, in the current period, the association finds itself in a deficit position if the assessments are not increased. A proposal for assessments in the amount of \$325 was proposed by Scott Hubert to “zero budget”. A motion was made by Director Hubert to approve the FY 2026 budget as proposed. The second was made by Director Wolff. All were in favor. The board voted unanimously to approve this amount for invoicing by the new management company. The budget was finalized as proposed with assessments for FY 2026 set at \$325.

Sidewalks – A motion was made by Director Hubert that a letter would be drafted to Harris County Precinct 3 and Harris County WCID #110 expressing concern and opposition to the proposal to add sidewalks to areas within the community. Director Wolff seconded the motion. All were in favor.

Deed restriction violations – Director Hubert motioned to turn (4) four accounts from IMC Property Management over to the Association's attorney to pursue the noted violation through lawsuit, or other judicial means, if necessary. The motion was seconded by Barbier. All were in favor.

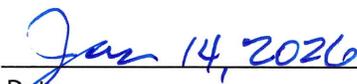
Collection of delinquent accounts - Director Hubert motioned to turn (7) seven accounts from IMC Property Management and having a balance greater than \$500 to the Association's attorney to collect the delinquency through lawsuit and foreclosure (including bidding on and purchasing the property at foreclosure sale) if necessary. The motion was seconded by Barbier. All were in favor.

Future Meeting – The next board meeting, an annual meeting, is set for 6:30 pm on January 14, 2026, and is to be held at Spring Fire Department Station 77 meeting room.

Adjournment – As there were no other pending items, the board adjourned at 8:07 pm.



Acting Secretary



Date