

Cypress Forest Community Association, Inc. Meeting of the Board of Directors

Date: August 12, 2026
Time: 6:30 pm – 9:00 p.m.
Location: Community Room, Spring Fire Department #77
2900 Cypresswood Drive, Spring, Texas 77388

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

Board Members Absent: None

Member of Management Present: None

Establish Quorum - A quorum was found with three (3) members of the board present.

Call Meeting to Order – In an effort to wait for more of public to participate in the meeting, the meeting was delayed by 10 minutes. The meeting was called to order at 6:40pm by Director Hubert.

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 January 14, 2026 (Motion – Hubert, Second – Barbier, Unopposed)

Approval of Minutes from Prior Meeting – Motion was made and passed to approve the meeting minutes of May 27, 2026 (Motion – Hubert, Second – Alexander, Unopposed)

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

Klein ISD Start: Klein ISD started back to class today for the 2025-2026 session. An effort will be made to publicize school bus traffic procedures and remind everyone to slow down/be cautious as drivers via social media and website.

Graffiti: Continuing to occur, but at lesser volume. The HOA and directors will continue to cleanup, but it is important that residents and board document and report such that when vandals are caught, proper evidence is present.

Centerpoint: The board, with assistance of community members, continues to push Centerpoint to both better maintain infrastructure while keeping right of ways free of growth. Some good news is that Centerpoint has tree companies currently working in the community to clear rights-of-way and easements.

Cypress Oaks Road Condition/TxDOT Frontage Road Separation: With Fidelis project wrapping up, it is near time for a push to work with Precinct 3/Tom Ramsey’s office to get the yellow divider curb repaired and the south entrance updated. Further, it has been noted that a large pothole/separation between sections of the frontage road bridge has appeared on the recently completed TxDOT bridge project. While not a community responsibility, it does affect our neighbors, and Director Hubert will work to get both items resolved prior to year-end.

Landscaping Contract and Irrigation Inspections: As board is aware, our landscape contract with Autrey Bros. just renewed with a 3% price increase. Further, MOC, the operator for WCID #110, recently requested our annual backflow certification reports. Autrey Bros., a licensed irrigator, performed testing on all PVB circuits and found one needed repair. The repairs were made and all eight PVB units were certified and reports submitted to MOC.

Commercial ("FIDELIS") Project – Cypress Oaks Drive: This project is nearing completion. No tenant is known yet and it is noted that the owner has property listed both for sale and lease. The required brick wall around the structure is to be completed within 2 weeks. There are still concerns being addressed with the owner/developer, WCID #110 and Harris County. Notably, those concerns are:

Flooding Threat – Members of the board have been in contact with both Harris County Engineering and WCID #110 about a) the amount of silt allowed down the storm drains during construction, and b) long-term flooding concerns. This conversation will continue. Both HC Engineering and WCID #110 stated their personnel will be looking into both camera and jetting of this infrastructure.

Truck Traffic – A true threat to the sanctity and safety of our community. There is an operation in place to get trucks banned from using streets of surrounding communities as throughways for large, commercial trucks (i.e. 18-wheelers). A traffic study was begun by the county approximately 2 months ago and hopefully this will lead to enacting a provision disallowing these large trucks. The board will continue to pursue interest in this topic and will fight until the signs go up.

Other Considerations: Sound pollution, light pollution, crime, air pollution, loss of value of homes within Cypress Forest. All of these are serious and omnipresent issues that will continue to be addressed, discussed and acted upon when possible. Until a tenant is found for the project, things will likely be quieter and pollution concerns low. Once a tenant is found, the community will have to determine what mitigation is required and will respond accordingly.

ACC Committee: Volunteers are greatly needed for the ACC Committee. With two vacancies, additional members are needed to avoid placing too much strain on the remaining member. The board will discuss efforts to recruit volunteers and other possible alternatives.

New Construction (Residential): A new home is under construction on S. Rim Trail, which is to be completed in next few weeks, leaving only two unimproved lots within Cypress Forest. The board and management company will monitor construction to help ensure the project does not create unnecessary disruption for nearby residents.

Holiday Decorations: The board intends to do this again at Christmas season 2026, but dates and volunteers to assist in decorating are undetermined at this time.

Review of Financial Statements – Review of financial statements was led by Director Hubert. The unaudited July 31, 2026, financials were made available by the management company.

It is noted that the association has approximately \$159k in cash or cash equivalents at July 2026 with an account receivable due of \$10.6k. Almost all categories of expense are under budget and remain consistent and expected in 2026 and a net surplus exists.

There were no questions or concerns noted by members or board.

Executive Session Summary – Hearing was held for owner of account CFCA62417 who appealed a 209 violation related to improper driveway fence. Property owner did not personally appear and did not present

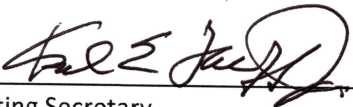
substantive information for consideration by the board. The board, upon review and discussion, noted a proper ACC application was not filed in regard to this project and as such, the ACC has not had the opportunity to review the project. The board recommended that the owner either remove the fence structure in compliance of CCRs or properly submit an Architectural Control Committee ("ACC") application to be considered by ACC. Motion made by Director Hubert to effect this decision. Seconded by Alexander. All were in favor.

Collection Escalation – No accounts outside of those already with the attorney were escalated during this meeting.

DR Violation Escalation – Motion was made by Director Hubert to turn account #CFCA62417 over to the Association's attorney to pursue unapproved yard and home modifications through lawsuit if necessary. This account was previously submitted to attorney for other DR violations, but this latest motion will include additional violations – such as unapproved fence addition. Motion seconded by Director Barbier. All were in favor.

Future Meeting – The next board meeting, an interim and budget planning meeting, to be held remotely, is set for 1 pm on October 5, 2026. Details of meeting will be posted on website and social media.

Adjournment – As there were no other pending items, the board adjourned at 7:00 pm.



Acting Secretary

October 5, 2026

Date