



44 **1. Cypress Creek Aquatics – Quarterly Mowing Events**  
 45 Quarterly pond mowing at \$5,700 per year and \$1,425 quarterly from *Cypress*  
 46 *Creek Aquatics*. The Board requested Ms. Aninipot return to vendor one time clean-up cost,  
 47 instead of quarterly.

48  
 49 On MOTION by Mr. Golglazier seconded by Mr. Falcon, with all in favor,  
 50 to authorize Alize Aninipot return to vendor one time clean-up cost, instead  
 51 of quarterly, was approved. 4-0

52  
 53 **E. Yellowstone Landscape Proposal #596867 for Cleanup**

54  
 55 On MOTION by Mr. Golglazier seconded by Mr. Valle, with Jose Falcon  
 56 opposing, and Felix Leno voting aye, *Yellowstone Landscape Proposal*  
 57 *#596867 for Cleanup*, at a cost of \$3,600 was approved. 3-1

58  
 59 **F. Complete IT Service & Solutions Proposal for Direct Email**

60  
 61 On MOTION by Mr. Falcon seconded by Mr. Valle, with all in favor,  
 62 *Complete IT Service & Solutions Proposal for Direct Email*, in the amount  
 63 of \$450.00 initial charge and \$101.00 per month, was approved. 4-0

64  
 65 **G. Consideration of 60-Day Right to Cure**

66  
 67 On MOTION by Mr. Falcon seconded by Mr. Golglazier, with all in favor,  
 68 60-Day Right to Cure, as of September 9, 2025, was approved. 4-0

69  
 70 **H. Discussion of Pool Rules & Signage**

71 Management requested feedback and to please send changes that the Board requested  
 72 within the next 30 days, also Mr. Falcon requested no dogs/pets with exception of service  
 73 animals in pool area.

74 **I. Discussion of Access Readers/Cameras**

75 In agreement the Board would like proposals for access readers/cameras for the pool  
 76 area.

77  
 78 **J. Consideration of Sidewalk Repairs**

79 **1. Inframark Sidewalk Grinds & Replacement Maintenance Solutions**  
 80 **Proposal**

81 **2. CPLM Concrete Sidewalk Repairs Proposal #18860925**

82 Inframark sidewalk cost of \$15,762.50 for sidewalk repairs minus sidewalk  
 83 grinding and *CPLM* cost \$14,894. Request to review previous reports on sidewalk damage as

84 well as schedule another walk through on specific areas of damage sidewalks. *The Board*  
85 **TABLED** until next meeting.

86  
87 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

88 **A. Approval of Meeting Minutes (August 12, 2025 Public Hearing & Regular**  
89 **Meeting Minutes)**

90  
91 On MOTION by Mr. Leno seconded by Mr. Valle, with all in favor,  
92 Meeting Minutes - August 12, 2025 Public Hearing & Regular Meeting  
93 Minutes, was approved. 4-0

94  
95 **B. Acceptance of Financials (July 2025)**

96  
97 On MOTION by Mr. Valle seconded by Mr. Leno, with all in favor,  
98 Financials (July 2025), was accepted. 4-0

99  
100 **C. Acceptance of the Check Registers (July 2025)**

101  
102 On MOTION by Mr. Valle seconded by Mr. Golglazier, with all in favor,  
103 Check Registers (July 2025), was accepted. 4-0

104  
105 **D. Consideration of Operations and Maintenance Invoices (July 2025)**

106  
107 On MOTION by Mr. Valle seconded by Mr. Falcon, with all in favor,  
108 Operations and Maintenance Invoices (July 2025), was approved. 4-0

109  
110 **FIFTH ORDER OF BUSINESS** **Staff Reports**

111 **A. District Counsel**  
112 There being none, the next item followed.

113 **B. District Engineer**  
114 Mr. Radcliff read an email report sent by Mr. Waag. Pond 1 and 6 are looking to have  
115 a GO service groundwork radar service. RFPs in process. Review of manhole on Sharkeye.

116 **C. District Manager**  
117 There being none, the next item followed.

118 **1. Field Inspection Report (August 2025)**  
119 The Field Inspections Report was presented a copy of which was included in the  
120 agenda package. Mr. Young presented item two (2) drip lines that are broken and requested  
121 repairs. *Yellowstone* will schedule next week. Also, two (2) holes in the fences on Allen Road.  
122 Item five (5) tract thirteen (13) mowing, sidewalk has a washout.

123

124 **SIXTH ORDER OF BUSINESS** **Other Business, Updates and Supervisors'**  
 125 **Comments**

126 Mr. Falcon requested Parking/Towing Policies be added to agenda for next meeting.  
 127 Concerns regarding speed bumps and a request to assist Mr. Babbar in clarifying enforcement.

128 Mr. Valle requested no parking signs; amenity use only sign near mailboxes and a new  
 129 light for Harvest Ridge entrance sign.

130  
 131 **SEVENTH ORDER OF BUSINESS** **Adjourned**

132 There being no further business,  
 133

134 On MOTION by Mr. Golglazier seconded by Mr. Valle, with all in favor, 135 meeting adjourned at 12:17 pm. 4-0 136 137 138
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139 \_\_\_\_\_  
 140 Brian Radcliff  
 141 District Manager

\_\_\_\_\_   
 Michael Valle  
 Chairperson