

MINUTES

Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, March 21, 2024 6:02 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert
2. Opening Prayer: Chaplain Michael Coakley
3. Roll Call of Officers & Directors: Secretary Larry Young
Bruce - excused | Donald - v | Dylan - v | Jackson - excused | James - X | Joe - v
Kent - v | Larry - v | Peggie - v | Michael C - v | Michael S - v | Scott – v
4. Welcome of Members & Guests
Janice Boyne, Nola Fillbrook
5. Announcements
The fishing tournament has been postponed. Fish stocking took place and was successful.
6. Approval of Prior Minutes: Larry Young
Minutes from February 15, 2024
Don motioned to approve. Mike C. seconded. Approval was unanimous.
7. Treasurer Report: Bruce Johnson
Scott provided the report in Bruce's absence.
8. Departments/Committees
 - A. Office – Janice Boyne
Janice shared the committee meeting schedule and announced that the POA had eight new members in the past month.
 1. Audit – Deb Copher
Deb hasn't returned the audit yet because she was out for Spring Break.
 2. Bylaws – Peggie Schrader
The last meeting was held for any proposed bylaw changes to be voted on this year.
 3. Candidate Eligibility – Michael Coakley
No problems were reported.
 4. Legal - Scott Postert
 - A summons was received from the county by Scott regarding the burn pile near Cypress Lake Gardens Park, and a 60-day extension given. Don received a fine

from the county fire marshal for the same burn pile. April 15 is the expected court date. The entire lot is clear except for two small piles.

- The POA's insurer's attorney, who had supported the POA's successful defense against the Powell lawsuit, has removed herself from the POA's counterclaim. The POA is still moving ahead with the counterclaim but has dropped a motion for summary judgment. The POA does not intend to provide a list of POA members, as it could be misused by the defense in the counterclaim.

5. Events – Peggie Schrader

- The fishing tournament is this Saturday from 5 a.m. to 5 p.m. Donuts and cookies will be provided. The prizes are ready, and the weather should be good, if a little chilly. More banners touting the tournament were added around the community. A fish fry will be offered, with plates for \$10 and proceeds going to the parks.
- Next month's Yard Sale will be at Cypress Lake Gardens Park on Saturday, April 6, from 8 a.m. to 4 p.m. Hill Country Junk will be there, with a price list for trash hauling. A bounce house will be available for the kids.
- Spring Fling is Saturday, May 4, from 6 until late. A potluck dinner, piñata and live music are planned.
- The next events committee meeting will be April 3.
- The committee needs to buy banners for the Spring Fling, for Big Sky and Campfire areas.

6. Restriction Enforcement –

The next meeting is April 10. Janice has been mailing letters on deed restrictions violations that have been reviewed by the committee.

7. RUC – Don Gonyer, James Burns

- No new permits to report.
- Problems have been reported regarding people moving in, and living in, RVs. It was noted that deed restrictions state the following:
 - “No lot or tract shall be used except for residential purposes ...”
 - “No building shall be erected, altered, or placed upon, or permitted to remain on any lot or tract other than a single detached family dwelling ...”
 - “No garage may be erected except simultaneously with the or subsequent to the erection of the dwelling.”
 - No structures of a temporary character, and no basement, tent, shack, garage or bar or other outbuildings shall be used at any time on any lot as a residence, either temporary or permanent.”

It was also noted that RUC rules, which are based on those deed restrictions, say that if people haven't requested a permit before improving the property for residential purposes, they are in violation of the permit requirement and subject to a \$5,000 fine. Larry motioned for the board to approve to apply a \$5,000 fine

for any type of improvements for residential use – other than land clearing – without applying for a permit. Mike C. seconded. Approval was unanimous.

- One stop-work order was issued for a building start at 752 Line Camp without a permit. The builder said he will be coming in Saturday to apply for a permit.

8. Security – Kevin Boyne

- Cameras are operational at the guard shack and office.
- Dumping was reported on Knoll Schwope. Deputies were called.
- There was a youth trespassing issue at Rebecca Creek Park. Individuals refused to leave after being asked by the park host. A sheriff's deputy was called and came out but left without helping resolve the issue. The sheriff was called and, after hearing that the deputy provided no business card and had his body cam turned off during his interaction with the park host and the youths, agreed that the deputy lacked needed training.
- Kevin requested a body cam for the park host for use when interacting with park guests. Scott proposed use of a group text by park host when needing assistance dealing with park guests.

9. Social Media – Sidney Carpenter

Updates were made for the fishing tournament and other events.

10. Website – Larry Young

Updates were made for the latest agenda and minutes, as well as for the fishing tournament notification and other calendar events.

B. Parks – Scott Postert

1. Bluebonnet Park -
Holes have been drilled for the new fence around the roadside meadow.
2. CLG Park – Kevin
Graffiti has been cleaned up.
3. Guadalupe River Park – Larry Young
Larry's ready to go with well installation. He needs to coordinate on a good time to do the work with help from others.
4. Rebecca Creek Park – Joshua Postert
The dock needs repair.
Park was mowed by Jeannie.
5. Turkey Creek –
No progress with no park chairperson.
6. Park maintenance - Michael Sowder
Trash cleanup was done near Saddlehorn, as well as mowing and cleaning near the back of Rebecca Creek Park.
7. Environment and Conservation – Dylan Gambill

- The fish stocking was awesome. The fish were purchased from Herman's in Robstown. Dylan got 12 adult fish for the tournament, along with hundreds of small pan fish and thousands of feeder fish. It may be necessary to restock with feeder fish at some point. It's experimental, Dylan said. The fish included Florida bass and large-mouth bass, he said, noting that TPWD also stocks with Florida bass.
- Dylan has noticed more trash in the creek, possibly because of the rain. It was agreed that an annual cleanup signup sheet is needed at the fishing tournament. Giving awards for cleanup at tournament was also proposed. Also, Scott said there will be a bounty for any carp caught at the fishing tournament.

B. Roads - Don Gonyer

- Don said the roads department has had problems since last month. Brauntex's machines have been down, unable to produce the ¾" road base material. This has delayed the road work schedule, including the current work on West Laguna.
- Don obtained three estimates for repairing the poorly applied asphalt millings on Campfire.
- Although the POA has the needed water permit for pumping from Rebecca Creek, it now needs to provide gallons/week reporting based on a pump meter. So, Don needs to order the meter.
- No progress has been made on the repair of the skid steer or grader and other small equipment. Don needs to get the equipment back to the office.
- The chipper is operational and is being used, including with the brush piles at CLG Park.

1. Road equipment maintenance – James Burns

2. Big Sky – Michael Coakley

- Mike is waiting on material from Brauntex.
- Scott said there was talk in committee about working with the county and Comal Hills to take ownership of the unclaimed portion of High Drive so that our roads department can begin repairing it.

3. CLG –

No chair. One is needed.

4. RCP – Michael Sowder

No report.

5. RCP Golf – James Burns

No report.

6. RCP River – Joe Alegria

Joe and Don are looking to do pothole repairs with an alternate supplier or with crushed limestone repair next week.

9. Old Business

None.

10. New Business

A. Bylaw ballot approval

- Peggie congratulated committee for work on proposed changes.
- Two changes were proposed: one regarding POA presidential term limits and one regarding committee authority limits.
- Peggie motioned for approval of the ballot. Larry seconded. Approval was 7-0, with Scott abstaining.

B. Barbara & Joshua Ferrari – Refund on sq. ft. permit

The couple built smaller than their permitted square footage, so they were seeking a partial refund. The couple was told the fee is refundable in the rules, although the fee is based on a provided plan. No new plan was submitted in this case. The committee was against giving a refund but had said it might be approved, so the issue was brought to the board. The board agreed that the fee is nonrefundable without a new plan, so no refund can be given. Scott proposed that the couple be offered a free use of the Western Shack, because they may have been misled about whether a refund was possible. The board agreed.

11. Questions and Answers

Dylan said he wants to buy a skating half pipe for CLG Park. The proposal was tabled until the park chairperson is present.

12. For the Good of the Order

N/A

13. Adjourn

Don motioned to adjourn. Peggie seconded. The meeting was adjourned at 7:48 p.m.