

Minutes
Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, January 15, 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert called the meeting to order at 6:02pm
2. Opening Prayer was given by Chaplain. Michael Coakley.
3. Roll Call of Officers & Directors: Secretary Judith Seagroves
Brandon - present | Dylan - present | Jeff - present | Joe - present | Judith – present
Kent – present | Larry - excused | Peggie -present| Michael C -present | Michael S- present
Scott – present. There was a quorum.
4. Welcome Members & Guests- Janice Boyne, Jeannie Postert and Brandi Rodriguez
5. Announcement
6. Approval of Prior Minutes: Judith Seagroves
Peggy made the motion and Kent seconded that the Minutes December18, 2025 be approved and accepted as written.
7. Treasurer Report: Jeff Bowles reviewed the Financial Report
8. Departments/Committees
 - A. Office – Janice Boyne indicated that there has been one new member this month
 - 1.Audit – Jeff Bowles reported that the audit for December has been completed
 - 2.Bylaws – Peggie Schrader stated that the first meeting of the Bylaws committee is 1/28/2026
 3. Legal - Scott Postert no report
 4. Events – Peggie Schrader had the list of this year’s events attached to the minutes
 5. Restriction Enforcement – no new issues
 - 6.RUC – Request for refund at Lot1 Blk 12 on Contour Dr. – it is a failure with trash, trees down and a rock wall. Motion was made by Michael C. and seconded by Jeff to keep the bond at this time.

No permits to approve currently.

2574 Cypress Garden Blvd. request for final inspection. However, there is debris, fence out in easement. There will be a stop work issued.

7. Security – no concerns

8. Social media – Sidney Carpenter continues to help Peggy

9. Website – Larry Young continues to update the website as needed

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie reported that the Bluebonnets are coming in.

2. CLG Park – Kevin Boyne – no report. Peggy reported that there is graffiti on the big tree and basketball court.

3. Guadalupe River Park – no report

4. Rebecca Creek Park – There are trees and limbs down. Dylan and Scott are making plans on how to remove.

5. Turkey Creek – There has been a complaint by a member of cow pies off Forest Lake

6. Environment and Conservation – Dylan indicated that there is trash on Knoll Schwope and he needs help to pick up. He is going to reach out and inquire about feeder fish.

C. Roads

1. Road equipment maintenance – still need a maintenance chairman to oversee equipment and see where it is going.

Michael S. fixed the backhoe and continues to fix other equipment.

The news from James Burns is asking for \$1300.00 credit for storage regarding the bobcat. He asked for his POA account to be credited. This will be taken to the road committee on 1/21/2026

The budget meeting is 1/20/2026 and RUC account has \$14,000.

2. Big Sky – Michael Coakley no report

3. CLG – Vince Cooper no report

4. RCP – Michael Sowder no report
 5. RCP Golf (Contour)- no report
 6. RCP River – Joe Alegria indicated that the roads are holding.
5. Old Business – Variance request for 1920 Campfire – tabled from last month.
Ms. Rodriguez was present to answer any questions. There are no neighbors. They placed the home on lot 25. They paid \$1000.00 for post variance. Asking for the front setback to be set at 10 ft instead of 30 ft. Scott made the motion to grant the variance and Michael C. seconded. Motion carried.
6. New Business –
- A. Special Assessment of \$85.00 to supplement the CLGPOA Road Budget. The ballot would be sent out to the general membership to vote.
Discussion included whether to make it a one-time assessment or a recurring assessment. Consensus was that recurring would be more likely to pass. Michael S. made the motion and Peggy 2nd to make the request for a recurring assessment. Motion carried.
Dylan asked if it is approved what if a member doesn't pay. This would be the same as with an unpaid maintenance fee – they would not be in good standing and could not use the common areas.
Motion made by Judith and seconded by Jeff. The ballot will be mailed to the general membership in February to be returned within 30 days. They will be asked to vote on a recurring special assessment of \$85.00 per POA member account to supplement the CLGPOA Road Budget. The assessment will be billed each January in addition to the annual maintenance fee billing.
- B. Formal Notice of Default and demand for Emergency Road Remediation
An email was received in the POA office from Rosa Edna Fairfax at 3299 Western Skies. The email demanded that the road be professionally repaired in 14-30 days. They will be informed by email that they are on the list for repairs and will be invited to attend the road committee meeting and the monthly Board meeting.
7. Questions and Answers - none
8. For the Good of the Order
9. Adjourn - Peggy made the motion to adjourn and Jeff seconded. Adjourned at 6:57pm