

Minutes  
Cypress Lake Gardens Property Owners Association, Inc.  
Board of Directors Meeting, October 16, 2025, 6:00 p.m.  
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert called the meeting to order at 6:00pm
2. Opening Prayer was given by Chaplain. Michael Coakley.
3. Roll Call of Officers & Directors: Secretary Judith Seagroves  
Brandon - excused absence | Dylan - absent | Jeff - present | Joe - present | Judith - present  
Kent – present | Larry - present | Peggie -present| Michael C -present | Michael S- present  
Scott – present. There was a quorum.
4. Welcome Members & Guests- Janice Boyne and Jeannie Postert
5. Announcement Saturday, October 18, 2025, is the Annual General Meeting
6. Approval of Prior Minutes: Judith Seagroves  
Kent made the motion and Michael C. seconded that the Minutes September 18,2025 be approved as amended.
7. Treasurer Report: Jeff Bowles reviewed the Financial Report
8. Departments/Committees
  - A. Office – Janice Boyne indicated that the office has received approximately 50 ballots for the Special Assessment Vote. The last mail pick up will be Saturday morning. There have been 6 new members. There have been 2 permits applied for this month.
    - 1.Audit – Jeff Bowles reported on the audit. He has reviewed the report. August and September will be included in the report at the Annual Meeting.
    - 2.Bylaws – Peggie Schrader reported that the 2/3 votes did not stand and the 75% will be required. The next by-law committee meeting will be Wednesday, October 29 at 6:00 pm. She encouraged anyone interested to attend.
    3. Legal - Scott Postert no update

4. Events – Peggie Schrader

- 10/18 Annual Meeting- set up will begin between 8:30-9:00
- 10/26 Final Ladies Night at 7:00 in the western shack
- 11/1 and every Saturday at 9:00-12:00 will be testing Christmas lights
- 11/5 Event Committee Meeting at 6:00
- 12/5- 12/7 will be hanging of lights in RCP and CLG
- 12/13 at 6:00 Lights in the Park
- 1/10-11/26 at 9:00 take down the lights in RCP and CLG

5. Restriction Enforcement – no new issues

6.RUC – Scott made the motion to approve the permit and Jeff seconded. Vote was unanimous to approve the permit for 201 Country Haven

7. Security – no report

8. Social media – covered by Sidney Carpenter. She listed the annual general meeting. The permissions for next door have been retrieved and are now waiting on the next door.

9.Website – Larry Young continues to update calendars and the Board of Directors List. Members have continued to request the ability to pay online. Scott continues to not be in favor of online payments. Larry indicated that online payment would cost everyone more money. Members still have the option to call the office to make payments.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie no report
2. CLG Park – Kevin Boyne – The porta toilet is down again. Solution may be to put it on a trailer and take it to the park for events.
3. Guadalupe River Park – still needs to be mowed but need to mark off trees before mowing. Scott will contact Ethan to ask if he can mow.
4. Rebecca Creek Park – Scott indicated that had dealt with maintenance issues including limbs, the gate and electrical.
5. Turkey Creek – Ethan Santell – no report

6. Environment and Conservation – Dylan Gambill has removed a dead deer from the creek
- C. Roads – Scott reported that the Road Committee Meeting was 10/15. Suggests having chairman of area be the director of their area
  1. Road equipment maintenance – need a maintenance chairman to oversee equipment and see where it is going.  
Michael S. has the key to the roller and grader  
Material Availability – Wanda stated it is not available. Michael S. has a material contact. Scott indicated that there is supposed to be material on Spring Branch Road. There is still no news from James Burns regarding the bobcat. It may not be able to be repaired.  
Scott/Office will reach out to Fernando. Need a central location to stockpile rock – possibly in Bluebonnet Park
  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 would like some base to fix potholes in his area. Must find a driver – Joe will contact Fernando to see if he is a possibility.
9. Old Business - none
10. New Business - none
11. Questions and Answers - none
12. For the Good of the Order
13. Adjourn - Peggy made the motion to adjourn and Michael C seconded. Adjourned at 6:44pm