

## MINUTES

Cypress Lake Garden Property Owners Association, Inc.

Board of Directors Meeting, April 18, 2024, 6:01 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 - v | Donald - v | Dylan – v | Jackson - excused | James - excused | Joe - v  
Kent - v | Larry - v | Peggie - v | Michael C. - v | Michael S. - excused | Scott – v
4. Welcome of Members & Guests  
Janice Boyne
5. Announcements  
Things went quite well with the yard sale, Scott said.  
Ron White, a resident on Hidden Valley and “a fine, fine man,” Scott said, has passed away.  
He will be missed.
6. Approval of Prior Minutes: Larry Young  
Minutes - March 21, 2024  
Peggie motioned to approve the minutes. Mike C. seconded. Approval was unanimous.
7. Treasurer Report: Bruce Johnson  
Bruce provided the report.
8. Departments/Committees
  - A. Office – Janice Boyne
    - Janice noted that, from January to the end of April in 2023, there have been 42 new property transfers. In 2024 so far, the POA has seen 41 property transfers. Scott suggested that the board consider, for a future board meeting, a property transfer fee to go directly to the road repair budget.
  1. Audit – Deb Copher  
Deb still has the most recent audit to complete.
  2. Candidate Eligibility – Michael Coakley  
As soon as results are seen, Mike C. will need to get background checks, including on any winning write-in candidates.
  3. Legal – Scott Postert

- Scott said there has been no change regarding the motion for summary judgment and the Powell counterclaim.
  - Scott went to JP court regarding the brush pile near Cypress Lake Gardens Park, but the court date was postponed. Don's fine regarding the burning of the same brush pile was dismissed on April 15. TCEQ completed an assessment on the situation and found no violations.
  - The Army Corps of Engineers sent a cease-and-desist letter on the dam repair. The POA had already ceased and desisted several months before, after opting not to seek a county permit and engineer's report to continue with the repair.
4. Events – Peggie Schrader
- The yard sale was a success, according to Peggie, although not as many people showed up to sell their items as had paid in. The event made a profit for the POA, she said. The Hill Country Junk representative stayed past noon and had extra drop-offs of junk from members.
  - Spring Fling is May 4 at Rebecca Creek Park. Peggie said the theme is Kentucky Derby Day, She asked that people make hats for fun, and the committee planned to have stick horse races for the kids. Jeff Bowles will provide live music during the event, which will include a potluck dinner.
  - The Fourth of July event at Cypress Lake Gardens Parke will run from noon until dark. Everyone is encouraged to bring a picnic lunch. A bounce house will be available for kids. Kevin Boyne plans to offer burgers and barbecue, with a discount for members. The possibility of allowing fireworks was put forward, weather permitting, if approved by the board. Scott made a motion *not* to have fireworks, so as not to go against park rules. Kent seconded. The vote was eight in favor of the motion, with one abstention.
  - Peggie asked for everyone to join the events committee at the next meeting. Scott requested that those at Ladies' Night, whose event is sponsored by the POA, also be invited to help with planning of the annual meeting.
  - Kent noted that there should be more of a push to have more women on the board. Scott suggested that those at Ladies' Night also be made aware of the opportunity to run for the board as a write-in candidate.
  - Scott spoke with Sheriff Mark Reynolds, and Reynolds has agreed to attend as a guest at the annual member meeting.
  - Ladies Night is Sunday, April 28 at 6 p.m.
5. Restriction Enforcement –
- The past Wednesday meeting was a dual committee meeting, for Roads and Restrictions Enforcement. Scott said there was agreement to work through RUC rules, where relevant, to enforce deed restrictions.
6. RUC – Don Gonyer/James Burns
- Don said things have been quiet for the committee. He reviewed a couple of

properties for final inspections and saw no issues. He said it did have to put a stop-work order on one commercial builder's own property where a home was being built without a permit.

7. Security – Kevin Boyne

Scott said the only item to report on was regarding the recent trespass violation at Rebecca Creek Park, which had not been enforced by sheriff's deputies. Sheriff Reynolds, who spoke with Scott after the occurrence, agreed that, if the department is called for a trespass violation, it will be enforced at the POA's discretion. For minors, it was agreed that they must leave on their own or they will be taken home.

8. Social Media – Sidney Carpenter

She's been adding members and making event posts on Facebook. Scott recommended opening a CLGPOA Next Door account. Larry will follow up.

9. Website – Larry Young

Updates were made to the site for the new agenda, the latest minutes and calendar events.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

A pipe fence has been put up around the meadow. Eric Gonzales did the work and was commended for doing a good job at a good price. Painting the fence is the next step. The plan is also to put in a gate at the inset driveway. The committee will look at one gate that's available in the park.

2. CLG Park – Kevin Boyne

The toilet, with water tank included for hand washing, has been installed.

3. Guadalupe River Park – Larry Young

The park needs mowing, particularly in the picnic area. There is still no water in the river despite recent rains.

4. Rebecca Creek Park – Joshua Postert

Unauthorized mowing, by people preparing for a private event at the pavilion, was stopped in the park.

5. Turkey Creek –

No report.

6. Park maintenance - Michael Sowder

Volunteers picked up trash at Saddlehorn.

7. Environment and Conservation – Dylan Gambill

- Dylan had planned to have a volunteer cleanup during fishing tournament, but will now instead request for volunteers to sign up for a cleanup on the second Saturday of May, at 9 a.m. He plans to have it promoted on social media. The plan is to start at Rebecca Creek Park, but with the option to split up and do cleanup at multiple locations with truck and trailer coordinated for trash bag pickup. Park bucks will be available.

- Dylan asked about the trash can situation at Saddlehorn. Scott said the item needs to go to committee for further planning.
- During the fishing tournament, Dylan saw carp, as well as good numbers of the recently stocked large bass and the feeder fish.

Peggie asked about establishment of a dog park at Rebecca Creek Park. Scott suggested that she take the idea to the committee.

#### C. Roads - Don Gonyer

- Road work has been completed on West Laguna and Cave Road. The crew is back on track, with Brauntex providing road base material again. The next project started this past Tuesday at Line Camp Loop and Line Camp Trail.
- The water truck is still at Cave Road; it needs its brakes repaired. One repair person is available next Thursday. Scott will check on another option for repairing it.
- Cold patch asphalt was deemed not a viable option for repairing Line Camp because of the price. For the 20 loads needed, cold patch would cost \$36,000. Don will instead book at using millings after prepping the road for their use.
- Next Friday, Don will try to get chipped limestone dropped at Hillcrest so Mike C. and other volunteers can spread it.
- The committee is waiting to hear back from Comal County Engineer's Office about a plan repairing the part of High Drive that is not owned by CLGPOA but that is not being maintained by the county.
- Janice reported that the foreman from Asphalt Depot, which did faulty roadwork on Campfire Drive, came into the office demanding payment. He was directed, as before, to address his concerns with the POA's attorneys.

Items for the below areas were addressed above where relevant.

1. Road equipment maintenance – James Burns
2. Big Sky – Michael Coakley
3. CLG –  
No chair in place. No report.
4. RCP – Michael Sowder
5. RCP Golf – James Burns
6. RCP River – Joe Alegria

#### 9. Old Business

N/A

#### 10. New Business

- A. Variance request – Juan Carlos Sandoval – 752 Line Camp Loop  
Sandoval's house has been built with only a 5-foot setback instead of the required

10-foot setback. He already has laid the slab and done other work. No complaints have been received from adjacent neighbors. Approval for the variance was given, with eight in favor and one abstention.

B. Variance request – Condor Construction – 933 Covered Wagon

A variance was requested because the home was built 7.5 inches over the 10-foot setback. The requester said the mispositioning of the slab was unintentional and that the construction crew was positioning the foundation to keep as many trees as possible. The variance was approved unanimously.

C. Members running need to choose ballot position.

The resulting ballot positions were:

1. Dylan Gambill
2. Don Gonyer
3. Kent Gillespie
4. Larry Young

D. Discuss, propose and vote on solutions to noise in neighborhoods.

Numerous complaints about loud music and loud people on Angus Trail, Line Camp, Covered Wagon have been made to the office and to board members. No county-level noise ordinance exists, but there is the ability at the county level to enforce disturbing the peace. Scott said that If POA has a noise ordinance with rules with consequences, then it can be enforced. The board members agreed that they are in favor of taking the issue to committee to come up with rules and consequences. It was proposed that the issue then be taken to the annual meeting, for members to assess consequences of what the committee comes up with. It was noted that the committee will need to consider implications for any POA-sponsored events.

E. Discuss, propose and vote on parking in POA road right of way

It was agreed that this item will be taken to committee to determine rules and consequences.

11. Questions and Answers

N/A

12. For the Good of the Order

N/A

13. Adjourn

Scott motioned to adjourn. Peggie seconded. The meeting was adjourned at 7:56 p.m.

