

MINUTES

Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, February 15, 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 - v | Donald - v | Dylan - v | Jackson - excused | James – v | Joe - absent
Kent - v | Larry - v | Peggie - v | Michael C - v | Michael S - v | Scott – v
4. Welcome of Members & Guests
Janice Boyne, Kevin Boyne
5. Announcements
Scott announced the birth of Jackson’s baby girl.
6. Approval of Prior Minutes: Larry Young
Minutes from January 18, 2024
Peggie motioned to approve the minutes. Bruce seconded. Approval was unanimous.
7. Treasurer Report: Bruce Johnson
Bruce provided report.
8. Departments/Committees
 - A. Office – Janice Boyne
 - Janice reminded existing directors planning to run again for office this year that they will need to submit their application paperwork by March 15. Directors up for election are Larry, Don, Bruce, Kent, Dylan and Jackson.
 - A candidate eligibility committee chairperson was needed. Scott nominated board member Mike C. He was approved by the board. Scott also requested putting a notice on Facebook and Nextdoor to ensure that others are aware of the deadline and that there are enough candidates for the six positions.
 - About eight new members joined this month. Janice also noted that 241 members have paid their dues so far this year. Scott said that RUC fees are dropping, as expected. Scott raised the idea of a “new owner” fee, which he said is not uncommon in other community POAs and HOAs. This could help offset costs involved with new owners being registered. Scott recommended that this be discussed in committee.

- In the context of raising funds for the POA, Kent asked about the potential sale of water from springs owned by the POA. Scott said we currently have rights to use for road work, but water sales are probably off the table at this point.
- Mike S. asked whether any of the new property owners have begun building without obtaining permits. Scott said, while that's possible in some locations, it's more common that new development has already happened on other lots.

1. Audit – Deb Copher

Bruce reported that all looked good on the audit.

2. Bylaws – Peggie Schrader

Peggie said the committee will be ready with proposed changes at its next meeting – Wednesday, Feb. 28.

3. Legal – Scott Postert

Scott said that lawyer fees had been paid for a motion for summary judgment in the Powell counterclaim. Regarding the judge's request to send a list of all members, the attorney said that the list likely cannot be a closed record. With the inability to keep the list secure, Scott said the consideration is that the POA remove the motion for summary judgment and continue with the counterclaim.

4. Events – Peggie Schrader

- Two banners are on order for the fishing tournament, which will be held March 16, from 5 a.m. to 5 p.m. The events committee has added an afternoon fish fry to the event. Also, the conservation committee is working on stocking fish in the creek ahead of the tournament.
- April 6 is the date for the community yard sale. Negotiations are in progress with a junk hauler. There will be a bounce house for the kids, and the new portable toilet should be in place.
- May 4 is the date for the Spring Fling. There will be a potluck dinner. The event starts at 6 p.m. and goes until late that night. The event is BYOB. The committee is working on getting musical entertainment.

5. Restriction Enforcement –

- No meeting is planned for Valentine's Day.
- Letters have been sent to members in violation regarding excess cars on their property or on the road easement.
- Deed restriction violations regarding trailers with no houses have been reported and are being reviewed.
- Questions have been raised on time limits and extensions for property owners building on their own. For now, extension for such builders likely will be granted if requested. The committee will assess changes to RUC rules to ensure limits on extensions.

6. RUC – Don Gonyer, James Burns

Four permits were up for approval:

- 129 Lake Park

- 1050 Sunset
- 9190 Rebecca Creek Road
- 1120 Deer Valley Pass

Don motioned for approval of the permits. Mike S. seconded the motion. The motion passed unanimously.

More permitted construction efforts were completed, with property owners requesting their bonds. All looked good, Don said.

- 315 Line Camp Loop
- 134 Bee Tree
- 1225 Covered Wagon
- 1806 Line Camp Trail
- 1814 Line Camp Trail

If there is no concern on a permit, Scott said, property owners shouldn't have to wait until a board meeting to get approval to get their money back.

7. Security – Kevin Boyne

- A computer hard drive failed for cameras at Rebecca Creek Park. It has been replaced.
- Lights are to be mounted on the Rebecca Creek Park gate, with a motion sensor, as well as reflectors. This should help with nighttime visibility for the automatic gate.
- More cameras are needed at Cypress Lake Gardens Park after damage was done to the field.

8. Social Media – Sidney Carpenter

Updates about events and meetings have been made. The committee will look to add information about upcoming board election.

9. Website – Larry Young

Numerous updates have been made to the website, including park location updates, photos and a park map.

B. Parks – Scott Postert

A. Ratify committee's park rule amendments

Scott shared that the park committee put in place an emergency park rule changes for the purpose of preventing people from attempting to rent the entire park, since that would prevent other members from using the park during the rental period. Larry motioned to ratify. Peggie seconded. Approval was unanimous.

1. Bluebonnet Park –

Water lines have been marked, so volunteers can drill post holes for a new fence around the park. Also, James identified a swing gate potentially available for use at

the park entrance. The skid steer is not ready for digging holes, so the team will use the blue tractor's auger or other options. More bull rock needed for new road at entrance.

2. CLG Park – Kevin

Besides the destruction to the field from ATVs, the park is mostly good. Graffiti was removed from the basketball court. More work is needed there, as well as removal of new graffiti from tables.

3. Guadalupe River Park – Larry Young

All equipment has been purchased for well pump installation. Larry and others have also been looking for metal stairs for the path from the picnic area to the river.

4. Rebecca Creek Park – Joshua Postert

Joshua has been checking the park on Tuesdays and Fridays. Things are going well. Fire ants have been controlled, and general cleanup has been done. There was discussion regarding the best way to deal with leaf cutter ants. Dylan will assess the level of problem to the trees and to members.

5. Turkey Creek –

Nothing to report.

6. Park maintenance – Michael Sowder

Mike had mowed East Rebecca Creek Park, leaving the new bluebonnets.

7. Environment and Conservation – Dylan Gambill

Dylan called about fish restocking. He got a quote of \$2,290 for fully stocking 1.2 surface acres of park creek. Dylan said he didn't think that much was needed and suggested \$500 for a number of bass and feeder fish. Scott suggested using the full quoted amount for stocking before the fishing tournament, and using it not just for creek in the park, but also for the upper creek and lower creek. James motioned to approve the purchase. Kent seconded. Approval was unanimous.

C. Roads – Don Gonyer

- Don bought 12 new battery chargers for the road equipment, to keep it ready to use.
- He also got two portable toilets and changing tents for use during road work.
- Leaks have been patched on the Dodge's tires, but they are bare. Don plans to spend \$800 on new tires for the vehicle.
- Work was finished Tuesday on the portion of West Laguna and Cave at the top of the hill. Don plans to have the team work next on the hill down from West Laguna to Rebecca Creek Road. He also needs to get with Scott about talking with the golf course owners, who have some responsibility for road maintenance there.
- Tentative Road Work Plan:
 - Mustang Trail in March
 - Rimrock in April
 - Line Camp Trail and Line Camp Loop in May

Don is planning to get out communication to members seeking volunteers to help with the planned work.

- Maintenance:
 - Skid steer and second grader need work.
 - Dump truck needs inspection and registration.
 - Don added antifreeze before the cold snap for vehicles needing it.
 - The chipper needs its alternator and wiring reassembled. No burning or chipping has been done yet at Cypress Lake Gardens Park.
- 1. Road equipment maintenance – James Burns
- 2. Big Sky – Michael Coakley
- 3. CLG –
- 4. RCP – Michael Sowder
- 5. RCP Golf – James Burns
- 6. RCP River – Joe Alegria

Nothing else was reported for any of the committees.

9. Old Business

- A. Mark Powell & Austin Ingram discuss vehicles on easement situation. Letters sent. One response.
- B. Nathan Segovia – Hidden Valley – permit, discuss what he has planned. Nothing to report.

10. New Business

- A. Asphalt Depot work on Campfire
A company, Asphalt Depot, offered a deal on asphalt millings. They quoted prices per cubic yard and per ton and offered to spread and roll the material. In committee, it was agreed to contract with them. They then offered more material. The committee expressed expectations for a final price but agreed in principle on a deal. No final price was agreed upon. After work was done, the company demanded \$40,000. Work was inadequate and was not as offered, and the cost was not close to what had been discussed, so the committee disputed the cost and said it would take the issue to the POA's attorneys. Since then, the company owner made threats, and then offered a price of \$15,000. The issue is being handled by the attorneys, who have been in communication with the company's attorney.

11. Questions and Answers

Two lots on Mustang and Western Skies owned by the POA may be designated as a new park. Kevin assessed. One is wooded. The other is currently being infringed upon by an adjacent property owner. The infringement will need to be addressed.

12. For the Good of the Order
N/A

13. Adjourn

Larry motioned to adjourn. Peggie seconded. The meeting was adjourned at 7:46 p.m.