

MINUTES

Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, January 18, 2024, 6:01 p.m.
Rebecca Creek Park Western Shack

Opening Prayer: Michael Coakley

1. Call to Order: President: Scott Postert
2. 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. - v | Scott - v
Sergeant at Arms: Jackson - excused
3. Welcome of Members & Guests
Kevin Boyne, Janice Boyne, Jeff Segovia, Jeff Segovia, Augustin Perez.
4. Announcements
Approve resignation of Jackson Durbin from committee duties.
Jackson resigned from all committee positions and has asked to take a leave of absence from his board duties as he takes on a new job and new dad responsibilities. Scott made a motion to approve a 6-month leave of absence for Jackson. The board approved unanimously.
5. Approval of Prior Minutes: Larry Young
Minutes from October 21, 2023, & December 21, 2023
Scott called for a 5-minute recess for everyone to have time to review the multiple sets of minutes. After the board returned, Michael C. motioned to approve both sets of minutes. Kent seconded. Approval was unanimous.
6. Treasurer Report: Bruce Johnson
Bruce provided report.
7. Departments/Committees
 - A. Office - Janice Boyne
116 members have already paid dues. Some are paying for multiple years' back dues.
A few new members have been added.
 1. Audit - Deb Copher
Bruce said everything looks good with the audit.
 2. Bylaws - Peggie Schrader
Next meeting is on Wednesday, Jan. 31, at 6 p.m. The committee is finalizing wording on proposed bylaw changes.
 3. Legal - Scott Postert

- Scott is working on a new easement agreement with GVTC for mailbox access in the Campfire/Laguna area.
- Regarding the hearing in November on the Powell counter claim, the judge denied a motion for summary judgment and clarification of the old Coffman agreement, and the POA paid attorneys' fees for work related to the motion for summary judgment. The judge is seeking a list of members names and addresses.
- Scott and Larry met with POA attorneys. POA's counsel will request that the member list be protected under seal and used only for purposes authorized by the judge.

4. Events – Peggie Schrader

- A fishing tournament will be held at Rebecca Creek Park on March 16, starting with a 5 a.m. sign-in and ending at 5 p.m. Trophies will be offered in multiple categories. Hotdogs, chips, hot chocolate, coffee and soft drinks will be offered, and a raffle will be held. If anyone has things to donate as prizes, contact committee members or the office.
- Yard sale / community cleanup will be April 6, from 8 a.m. to 4 p.m. at Cypress Lake Gardens Park. A bounce house and balls will be there for kids. A portable toilet will now be available at the park on a permanent basis.
- Spring Fling will be May 4 from 6 p.m. until late. A potluck dinner will be held. Members are requested to bring a side dish or main dish.
- The next committee meeting will be Feb. 7 at the office at 6 p.m.
- Lights in the Park was a great success, according to Peggie. A lot of people turned out, the tree looked fantastic, and the participants did not run out of hot chocolate.
- Scott is hoping to get video for the Spring Fling and for more of the other events. Scott is hoping to do blurbs for more events, as well, with the help of a resident who is a videographer.

5. Restriction Enforcement –

- The committee had its first meeting of the year, which Scott said went well. The committee worked through its complaint list. Letters were being drafted for property owners regarding complaints.
- Next meeting for the committee is Feb. 14 at 6 p.m.
- Residents sought to get and provide updates regarding the property at 1267 Western Skies. County commissioners are now involved because the Comal County Engineer's Office said issues on the property did not meet requirements for that office to do anything. The property owners have said no one was living in the trailer on the property, and residents said that means it's an abandoned property and still should be addressed. The county said the POA may have more authority to help resolve. Deed restrictions or RUC rules regarding construction time limits may apply. New construction has occurred, according to residents.

with septic system pipe laid. A septic permit has been approved previously, but it is expected to no longer apply because of the new structure and the county's allowance of a 5-foot setback, which conflicts with deed restrictions' 10-foot easement. No RUC permit has been requested for the previous structure, although a permit was requested for the new structure. The restrictions committee will send a violation letter based on the complaint and violations.

6.RUC – Don Gonyer, James Burns

No new permit requests have been received.

7. Security – Jackson Durbin

- With Jackson's resignation as committee chair, Kevin Boyne has been asked to be new security committee chair, and he has accepted.
- Mike Sowder asked about the cameras near the trashcans at Saddlehorn and asked whether fines can be levied for people littering and not using the trash cans. Scott said that changes are in the works relating to the trash cans and said that the issue can be raised within committee.
- Mike S. also said a resident asked that we help get out the word for people to check on their elderly neighbors. Scott said that could be raised in committee for action to be taken.

8. Social Media – Sidney Carpenter

No report. Scott said Facebook and Nextdoor have been updated with posts on events.

9.Website – Kevin Boyne

With Kevin becoming security committee chair, Larry was appointed as website committee chair. Larry reported that updates have been made for the latest agenda, minutes and events.

B. Parks – Scott Postert

1. Bluebonnet Park -

- The parks committee is working on establishing an entry with gate and fencing to secure and improve the park.
- Scott reported seeing no fish in the upper creek while fishing recently. He said that, despite the lack of rain last year, this seemed unusual historically. He will seek input from the conservation committee regarding possibly restocking with native fish.

2. CLG Park – Kevin

- A portable toilet with a sink has been acquired, but he will need to put down a concrete pad to secure the toilet.
- Kevin is planning to also put concrete under the pavilion and add signage regarding appropriate use of vehicles.

3. Guadalupe River Park – Larry Young

- Larry is obtaining final material so that he can install the well pump and camp sink.

- He requested that, whenever road work is done on Campfire Drive, some amount of road base be added to large potholes in the park road so that cars can have safer access.
4. Rebecca Creek Park – Jeannie Postert
 - Jeannie is resigning as chair, but she will continue to volunteer. Scott appointed Joshua Postert as park chair.
 - The park fared better from the most recent cold weather than before, but one pipe burst in women’s restroom. It’s being repaired.
 5. Turkey Creek –
Still no chairperson has been appointed for the park in that area.
 6. Park maintenance - Michael Sowder
 - Tree cutting was done by multiple people; the high road in Rebecca Creek Park has been cleared of downed trees. Mike S. plans to take care of a burn pile at Rebecca Creek Park.
 - The chipper is operational for work on the brush pile at Cypress Lake Gardens Park. Burning has been done. Scott is working with the county to address concerns about the brush pile there.
 7. Environment and Conservation – Dylan Gambill
Dylan is assuming the bacteria level in the creek will increase with vultures continually congregating in the bare cypress trees. He is interested in measuring to learn more about that. He will work with Scott on any fish restocking plan for Bluebonnet Park.
- B. Roads - Don Gonyer
- The committee had its first meeting of year this week and is working on a month-by-month road work plan. More contacts have been coming in from residents on smaller roads, so Don is looking to coordinate work on both large and small roads. He will also be looking to post on the website and social media seeking volunteers to help on specific work events, based on the preplanned schedule.
 - Don ensured that all work vehicles were set with antifreeze for the recent and upcoming cold weather.
 - The road crew will fill in holes in the entry road at Bluebonnet Park with base, for ease of water collection for other road use.
 - Mike S. asked everyone to talk with neighbors to help with cutting back trees along road easements ahead of road work being done. The committee will talk about coordinating to get any cut brush ready for the chipper or other disposal.
 - Don said the Ford F-250 has been broken down, with water getting into the engine block. He requested approval for up to \$30K for an operational crew-cab utility truck with heat and air for the crew. Scott suggested looking further into repairing the old truck. The request was tabled and will be taken to committee.

1. Road equipment maintenance – James Burns

No report.

No additional reports from:

2. Big Sky – Michael Coakley
3. CLG –
4. RCP – Michael Sowder
5. RCP Golf – James Burns
6. RCP River – Joe Alegria

8. Old Business

- A. Mark Powell & Austin Ingram discuss vehicles on easement situation.

The office and restrictions committee have been working up letters for property owners.

- B. Nathan Segovia – Hidden Valley – permit, discuss what he has planned.

Nothing new to report.

9. New Business

- A. Variance request - Christian Paterka – Two-story house at 9190 Rebecca Creek Road – The owner wants a smaller footprint for the home, to leave more room in the yard for kids and pets on the property.

Scott read the variance request and the board reviewed house plans and location, adjacent to Rebecca Creek Natural Area. Based on plan submitted, the board determined that the house is not a two-story by legal definition, and so a variance is not required. It's a "front-to-back split," which does not require the variance.

- B. Approval of New Budget for 2024

In a budget meeting this week, the year's budget has been developed. The same numbers were used from last year, since spending overall across committees generally fit well within that plan. (It was noted that last year's spending did go over budget based on Knoll Shwope work and park dam work.) Kent motioned to approve the budget. Don seconded. Approval was unanimous.

10. Questions and Answers

- A. Zerep Enterprises – Augustin Perez is seeking to have a driveway access easement for a road across POA property. Scott recommended writing up a residential access-only easement agreement to allow access to the road across the unused POA property. Perez also asked about access for a commercial dump truck. That would require an additional clause and possible payment requirement, Scott said.

11. For the Good of the Order

Scott thanked everyone for coming to the meeting.

12. Adjourn

Don motioned to adjourn. Larry seconded. Meeting adjourned at 8:11 p.m.