

MINUTES
Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, July 18, 2024 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert
Meeting called to order at 6:00 pm.
2. Opening Prayer: Chaplain Michael Coakley
Michael led in prayer.
3. Roll Call of Officers & Directors: Secretary Larry Young
Bruce - X | Donald -X | Dylan - excused | James - x | Joe - x
Kent -x | Larry - excused | Peggie - x | Michael C - x | Michael S-x | Scott – x
4. Welcome of Members & Guests
Welcomed Dianna Coakley
5. Announcements
CPA Ballot results for bylaws and board.
Ratify results.
Welcome new board members
Scott presented CPA ballot results which Board ratified. New board members welcomed
6. Approval of Prior Minutes: Larry Young
Peggie made motion to approve June minutes after review. Don seconded. Approval was unanimous.
7. Treasurer Report: Bruce Johnson
Bruce reviewed and summarized the Treasure Report.
8. Departments/Committees
 - A. Office – Janice Boyne
Had member praise board member that mowed walking path, also that we had 4 new members.
 - 1.Audit – Deb Copher
Deb Copher not present, however Bruce reported to board that everything was accurate and up to date.
 - 2.Bylaws – Peggie Schrader

Peggie reminded everyone that the bylaw committee will be meeting on July 31, at 6 pm. and invited all interested parties to attend.

3. Candidate Eligibility – Michael Coakley

Michael Coakley said that it was on hold due to the ballot results.

4. Legal - Scott Postert

Scott relayed that more information is needed for our counter suit regarding Tim Powell's suit.

5. Events – Peggie Schrader

Peggie requested volunteers to help set up for October annual meeting. Scott suggested that we consider not scheduling CLGPOA events on major holidays as it conflicts with family activities.

6. Restriction Enforcement –

A spreadsheet was developed to help in keeping up to date on these issues. Letters to be sent out to violators.

7.RUC – Don Gonyer

Co-chair- James Burns

Don stated that he reminded builders that they must post their building permits along with the address of the site of construction. Permits for four properties required approval.

1037 Buckskin Pass

9170 Rebecca Creek Rd

9221 Rebecca Creek Rd

135 Windy Hill

Don made a motion for approval of the permits. Michael Coakley seconded. Approval was unanimous.

8. Security – Kevin Boyne

Kevin reported that some of our old equipment was broken and we need to replace it. He explained the capabilities of the new equipment said we have 2 wi-fi cameras and that he's not sure where they will be placed at this time. Scott explained the capabilities of the new equipment. He also explained why placing cameras at trash can location near mailboxes would not help at this time.

9. Social Media – Sidney Carpenter - Not here

10.Website – Larry Young - not here

11. Trash Committee – Michael Coakley

Scott appointed Michael Chairman

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

Kent thanked Michael Sowder for mowing. It was agreed that signage and a gate to the park is needed. It was recommended that we should use a gate we have instead of buying one.

2. CLG Park – Kevin Boyne

Kevin said will need to be mowed and potty cleaned. Said there was still an issue with vehicles in the park. Placing large rocks to block entry was suggested. Kevin said he might have rocks that could be used.

3. Guadalupe River Park – Larry Young

Nothing reported

4. Rebecca Creek Park – Joshua Postert

Scott reported that auto gate was damaged. A new motor was needed and he was able to repair it. No video of who damaged the gate

5. Turkey Creek –

Nothing to report

6. Park maintenance - Michael Sowder

Michael S. said he would bring trash to office to be put in containers.

7. Environment and Conservation – Dylan Gambill

Scott presented water test which showed that our creek water is within the safe range for swimming.

C. Roads - Don Gonyer

Don said that 7.25 miles of roads have been repaired this year. Parts are here for grader repair. The dodge truck as well as the fire truck are not working.

The dump trailer needs to be inspected. Free millings may be available, will look into it soon. Spending is over budget at this time. Scott said that it was OK, money needed to be spent on roads

1. Road equipment maintenance – James Burns

Wanda Wayne was appointed chair of maintenance committee. James will still be in charge of repairs.

2. Big Sky – Michael Coakley

Michael said all was good at this time.

3. CLG – Nothing to report

4. RCP – Michael Sowder- Nothing to report

5. RCP Golf – James Burns- Nothing to report

6. RCP River – Joe Alegria-

Joe said some work to be done was rained out, but will put rock out soon. Work needs to be done on Laguna. Some rock will be needed there. Some bull rock is already there.

9. Old Business

N/A

10. New Business

- a. Discuss and vote on capacity & size limits on trailers in RCP.
Michael Sowder made motion to have trailer and campers no larger than 25'.
Seconded by Peggie. Motion passed with 1 abstaining.
- b. Approve list of members allowed to press charges for illegal dumping and trespassing and ID badge system.
Letter to Mark Reynolds presented to board for approval. Don made motion, Michael Coakley 2nd. Unanimously approved. I.D. cards will be issued to approved persons.
- c. Discuss and vote for a one-time CLGPOA Special Assessment in the amount of \$73.00 to proportionally supplement the road budget of CLGPOA due to budget shortfall and to be billed with the October 2024 Statement to all CLGPOA property owner accounts. Special assessment will be due upon receipt unless payment arrangements are made before December 31, 2024.
Regarding special assessment Scott said there has been misunderstanding about when a special assessment can be voted on. Can be outside of annual meeting. Special assessment needed if road improvements and repair to continue. Motion made by James, seconded by Don. Board approved unanimously.
- d. Election of officers.
Don expressed view that officers could not be elected due to runoff results not in yet. Scott pointed out conflicting view that it had to be done for several reason in accordance with our bylaws.

Results of election

President – Scott Postert –	8 yea	1 abstention
Vice President – Kent Gillespie	8 yea	1 abstention
Secretary – Larry Young	9 yea	
Treasurer – Bruce Johnson	9 yea	

11. Questions and Answers

N/A

12. For the Good of the Order

13. Adjourn

Motion made to adjourn by Bruce, Seconded by Don.