

MINUTES
Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, June 20, 2024, 6:00 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 - excused | Donald - v | Dylan - v | Jackson - excused | James - absent | Joe - absent
Kent - v | Larry - v | Peggie - v | Michael C. - v | Michael S. - v | Scott - v
4. Welcome of Members & Guests
Janice Boyne, Zip Gist
5. Announcements
Ballot results for proposed bylaw changes and board members could not be presented because the person responsible for providing results to the board was not present.
6. Approval of Prior Minutes: Larry Young
Minutes from May 16, 2024
The June agenda was updated to reflect that prior minutes were from May 16, 2024.
Kent motioned to approve the May minutes with corrections. Peggie seconded. Approval was unanimous.
7. Treasurer Report: Bruce Johnson
Scott provided the report, noting that expenses reflect a large amount of money spent toward road work.
8. Departments/Committees
 - A. Office – Janice Boyne
Nothing to report. Six new members were added in the past month.
 1. Audit – Deb Copher
Janice reported that the audit was done and Bruce had approved it.
 2. Bylaws – Peggie Schrader
The committees first meeting of the year was held May 26. Several new items have been raised since that meeting. Peggie invited others to volunteer.
 3. Candidate Eligibility – Michael Coakley
Nothing to report.
 4. Legal – Scott Postert
Scott said he had received a letter from the county regarding trash at the Saddlehorn

entrance. He called the county office and said it will be cleaned up again as soon as possible. The county will check again within 30 days.

5. Events – Peggie Schrader

- Peggie reported that the POA received a donation from HEB for the Fourth of July Family Fun Day. Any members who provide their member card will receive a free hot dog and soft drink from the POA and HEB. Kevin will also offer barbecue sandwiches and drinks for sale. A time change for the event was announced: The starting time will be at 4 p.m.
- The annual meeting is set for Oct. 19. Peggie is looking for volunteers to help with setup and breakdown. As usual, there will be a potluck lunch, with side dishes from members welcome. There will also be a cake walk, dessert decoration contest, a raffle of camping permits, and more.

6. Restriction Enforcement –

Meeting was held last week. Larry worked on a secure, sharable report for better tracking and resolution of member complaints. Scott requested Larry to chair the committee.

7. RUC – Don Gonyer/James Burns

- Permits for five properties required approval:
 - 561 Lariat Pass
 - 235 Shallow Springs
 - 1056 Leaning Oak
 - 829 Mustang Trail
 - 752 Line Camp Loop

Don made a motion for approval of the permits. Mike C. seconded. Approval was unanimous.

- Don reported that a couple of home builders have apparently begun building without permits. He is investigating.
- Mike S. asked whether mobile home purchasers need to pay RUC fees. Scott said that installing a mobile home without a permit can carry a \$5,000 RUC permitting fine. Newly setup mobile homes need to be reported to confirm whether the permit has been issued, Scott said. He said the focus should be on those that are newly installed or in the process of being installed. Larry suggested the topic should have more review in committee. Scott agreed but said that action still should be taken in the meantime on those that appear to be missing permits. Don said he's been actively following up on those.

8. Security – Kevin Boyne

Janice said Kevin is waiting to get new memory cards before installing five recently purchased security cameras. He also is working to get Internet connectivity in new locations.

9. Social Media – Sidney Carpenter

Updates and interactions have continued on Facebook and Nextdoor. Larry has set up a new shared business account for the POA to make posts on Nextdoor.

10. Website – Larry Young

Updates were made for calendar events, agenda and minutes. New photos from members have been added.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

Nothing to report.

2. CLG Park – Kevin Boyne

- Larry replaced a soccer net that was finally worn out after almost two more years of use since the used goals and nets were donated. A group of teens was making good use of the other net and field last weekend. Larry picked up trash in the pavilion and elsewhere in the park.
- Scott reported that, after an incident at the park in which several teens were asked to leave because they were there outside of park hours, the POA received an email from the teens asking whether they were allowed to be in the park after dark. They were told they are not, according to park rules, and they seemingly accepted that answer.

3. Guadalupe River Park – Larry Young

Larry mowed and weedeated at the two picnic sites. He noted that several pecan trees in that area appear to be suffering from the combination of recent drought and last winter's freeze. He suggested that planting new trees there, once water is available from the well, may be needed for keeping shade in the picnic area. Scott raised the idea of tree donations from local nurseries. Larry and Dylan will investigate.

4. Rebecca Creek Park – Joshua Postert

- There also have been dead trees at the creek park. Scott said the maintenance crew and volunteers will need to plan for removal and trimming.
- Dylan painted the bathrooms after a graffiti incident. Graffiti on some of the park tables still needs to be addressed.
- Scott revisited the dumping issue, saying that there was a bad dumping issue on Saddlehorn on the same day the graffiti was found. He said he talked with the sheriff about the dumping and said it wasn't long after that that he received the letter about it from the county. Dylan took a load of trash from the area to the dump that day.
- Dylan suggested a project for the bathroom walls and ceiling.
- Scott said the park gate was damaged again but has been fixed.

- In another incident, some campers were locked in after dark by accident and removed a secondary lock on the gate. That old locking mechanism has since been removed.
 - Scott said there have been several problems with the riding mower. Dylan repaired the main drive belt, which has slipped off, but the problem recurred. Dylan will investigate again. Scott said he thinks the mower needs to be replaced. Dylan and Mike S. suggested a used mower.
5. Turkey Creek –
Nothing to report.
 6. Park maintenance – Michael Sowder
As mentioned, the mower needs to be fixed.
 7. Environment and Conservation – Dylan Gambill
 - Dylan spoke to recent cleanup efforts and said he wants to change the listed time on the park entrance sign regarding Volunteer Day to say 9 a.m. to noon. He hopes that a shorter volunteering time might draw more volunteer interest from residents.
 - Dylan said he has restarted testing the Rebecca Creek water in the park for E. coli. The first test of the summer was done Saturday, and the results were more than satisfactory for swimming. The test showed a bacteria count of 13 npm/100ml.

C. Roads – Don Gonyer

- Don reported that 50 tons of road base had been dropped for Joe to fill potholes and problem areas on the hilly parts of Campfire Drive. Four loads of material were delivered to Rimrock for filling potholes there, but more work needed.
- Work on Line Camp Loop, Line Camp Trail and Mustang Trail is done for now. Work also was done on Lake Park Drive near CLG Park. Work is needed on Western Skies.
- In the golf course area, work is being done on Contour. Haulers dropped 160 tons of limestone and 75 tons of bull rock. Full road repair is being done there. Roads in the Contour area requiring millings will have to wait, Don said, because the supplier has had an equipment outage. In the meantime, the crew has been filling potholes with crushed limestone.
- A new road worker, Treavor Edge, has been working for about 3 weeks, learning from Mike S. on the road equipment. The addition has significantly increased crew efficiency.
- Don and Treavor will look to repair the brakes on the water truck tomorrow.

No other reports below.

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

9. Old Business

N/A

10. New Business

A. VARIANCE request for 1361 Deer Park Drive.

Location of shed in front of home. See letter. The owners apologized for not following the 30-foot setback requirement from deed restrictions. According to the owners, the septic field prevents movement of the shed. The shed, which was made and painted to match the home, was built for security of personal property and to prevent clutter on the property, the owners said. Don reported that the shed has actually been placed 2 feet into the road easement, and only 5 feet from the neighbor's property line, violating both the front and side setbacks.

The vote to approve the variance was 7 against, with 1 abstention. The request was denied. Don will notify the owner and will let the owner know to move or remove the shed. Also, it was noted that the owner will need to request an RUC permit or face a fine.

B. Discuss, propose and vote on solution for loose dogs.

The board has received numerous complaints regarding loose dogs, and the county has not enforced its rules regarding violations. Scott said a bylaw change proposal will need to be added by the bylaw committee, for member input at the annual meeting on rules regarding loose animals.

11. Questions and Answers

- Mike S. asked about rules on parking in the road easement. Scott said that any rules beyond or different from current deed restrictions would require a member-approved amendment to the bylaws.
- Zip has a pile of brush and asked about burn ban rules. Scott notified him to go to the county fire marshal's site for information.

12. For the Good of the Order

N/A

13. Adjourn

Scott motioned to adjourn. Peggie seconded. The meeting was adjourned at 7:17 p.m.