

MINUTES

Cypress Lake Garden Property Owners Association, Inc.

Board of Directors Meeting, May 16, 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 - v | Donald - v | Dylan - v | Jackson - excused | James - absent | Joe - v
Kent – excused | Larry - v | Peggie - v | Michael C. - v | Michael S. - v | Scott - v
4. Welcome of Members & Guests
Janice Boyne, Kevin Boyne, Andrea Miranda, Wanda Wayne, Juan Quintanilla and Jessica Quintanilla
5. Announcements
 - Wanda Wayne has been appointed to be road committee chair for new Contour area near the golf course.
 - Volunteer Day was a success on Saturday. Dylan had things organized and had help from Jeannie, Joshua and Noah Postert and Ira and Rivers Gambill. Jeannie mowed in the park that day.
6. Approval of Prior Minutes: Larry Young
Minutes from April 18, 2024
Peggie motioned to approve with a correction. Mike C. seconded. Approval was unanimous.
7. Treasurer Report: Bruce Johnson
Bruce presented the report.
Scott suggested transferring funds out of the reserve account to keep that account at the intended level.
8. Departments/Committees
 - B. Office – Janice Boyne
Janice said that 1,242 ballots, invoices and newsletters have been sent out.
So far, 39 ballots have come back to office instead of going to the CPA. She has sent those back.
 1. Audit – Deb Copher
Deb has not yet given the audit to Bruce for approval. The audit from March was approved, however.

2. Bylaws – Peggie Schrader

The committee has been re-formed. Election of the committee chair will be at the next meeting on May 29.

3. Candidate Eligibility – Michael Coakley

The committee will remain in operation until after election results come in and winning candidates are checked for eligibility.

4. Legal – Scott Postert

- The county's illegal dumping case against the POA regarding the brush pile at CLG Park was dismissed by the justice of the peace on May 7.
- Scott received a letter from the Army Corps of Engineers saying that an explanation was needed regarding the work done so far on the dam, in addition to the previous "cease and desist" request. Scott called the Corps representative and is awaiting a call back.
- On the issue of the Powell lawsuit, the insurance carrier said the POA's counterclaim has not been severed from the original case, so that will continue to move forward. The lawyers will meet further on the situation.
- Scott received a letter from an attorney, Mr. Burke from Moat Management Company regarding a large number of cars parked on Western Skies. Scott talked with the attorney, and the POA's attorney and POA will join a suit, along with the management company, against the property owner who has been keeping close to 100 cars on the roadway and other properties.

5. Events – Peggie Schrader

- The Spring Fling was a success, with 24 adults and 12 children attending and enjoying a potluck dinner and desserts, a game of musical chairs, and stick horse races. The decorated hats were beautiful, Peggie said.
- Ladies' Night will be canceled for the month. The next one will be Sunday, June 30, at 6 p.m.
- The Fourth of July Family Fun Day will be held at Cypress Lake Gardens Park from noon to dark. Kevin will be there with his food truck. There will be games and water guns for kids.
- The annual member meeting will be Oct. 19, starting at 11:30 at Rebecca Creek Park. Volunteers are needed to help with planning and setup. Members will be asked to bring side dishes for a potluck dinner. A dessert contest, cake walk and raffle are planned.

6. Restriction Enforcement –

In the meeting the previous week, the committee reviewed all complaints and assigned course of action for them – either property reviews or letters to property owners.

7. RUC – Don Gonyer/James Burns

Permit approvals were requested for the following properties:

- 2574 Cypress Gardens
- 641 Turkey Canyon
- 1674 Western Skies
- 2514 Cypress Gardens
- 3159 Western Skies
- 1655 Hidden Valley

All permits were approved by the board.

Don reported that a renter has purchased and installed a shed without a permit on property on Deer Park. The shed is partly on POA property, according to Don. He said he will contact the property owner, as well as see how the shed can be moved to be fully on the property.

8. Security – Kevin Boyne

- Kevin noticed a large appliance and trash dumped on Knoll Schwope today. He will review security camera footage to see whether the culprit can be identified.
- On Saddlehorn, Scott raised the need for more action with security cameras. Kevin will make changes on the setup.
- Don said there has been no more dumping on Cypress Gardens since signage put up. Don is looking for more security coverage to eventually monitor the parked road equipment.

9. Social Media – Sidney Carpenter

Facebook posts and Nextdoor posts have been made for recent events. Larry needs verifying documents in order to set up a CLGPOA Nextdoor account.

10. Website – Larry Young

- Updates have been made for agenda, minutes, calendar events and special notices. He will review storage size, at Kevin's request.
- Janice requested an update on the website to correct the newsletter calendar date for the annual meeting.
- Scott recommended gathering member emails for POA communications. This will be reviewed in committee.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

The fence around the park meadow has been painted green and looks fabulous, Scott said. Kent also painted fence at the Saddlehorn and main park entrances for Rebecca Creek Park. Mike said he needs an access point for mowing the fenced-in meadow.

2. CLG Park – Kevin Boyne

- Mike C. mowed at the park.
- Mike S. asked about spreading out material from the burn pile.

- Larry asked about the condition of the soccer goal nets. Kevin said they're getting close to needing replacement. Larry will provide replacements.
 - Mike C. asked about getting a trash can for Cypress Lake Garden Park. Scott reminded Mike that there was a concern about dumping once a can is there. He will take the idea to committee.
3. Guadalupe River Park – Larry Young
The river park needs to be mowed. The shredder needs a tire. Scott or Don will order one.
 4. Rebecca Creek Park – Joshua Postert
 - A truck wrecked into the creek two weeks ago after hitting a tree. No one was seriously injured and no serious damage was done to the tree.
 - A pecan tree fell near the dock. Scott removed it from the creek.
 - Scott mounted a sign near the low-water crossing indicating that the park is for members only.
 - The park is being well used.
 - Jeannie and Noah mowed.
 - Janice said she needs the fire truck moved from the pavilion.
 5. Turkey Creek –
A lock was cut on the entry gate. Scott said a stronger lock will need to be purchased for that gate.
 6. Park Maintenance – Michael Sowder
Mike mowed near the entrance to the park.
 7. Environment and Conservation – Dylan Gambill
 - Last Saturday was Volunteer Day. A lot of trash and limbs were removed, but Dylan said he will need more volunteers for the next volunteer day. He will get more word of mouth and social media about the event. Scott said we need to encourage more participation from the kids. The ones who helped Saturday loved the competition and the donuts.
 - Dylan wants to check water quality again on a weekly basis over the summer.
- C. Roads - Don Gonyer
- The water truck is in need of repair, with a brake problem. The roller needed a belt and fan, but it's up and running again. The grader had a hydraulic leak and a fuel leak. Mike and Don fixed both.
 - The crew has completed work this year on West Laguna, Line Camp Trail, Line Camp Loop. Recent work was completed on Hillcrest and Leaning Oak. Work continues on Campfire, Deer Valley Pass and Mustang Trail. Pothole patching has been done on other roads, including Turkey Creek, Western Skies and Cypress Gardens Blvd.
 - Don will order more bags or piles of cold patch asphalt.

1. Road Equipment Maintenance – James Burns
No work has been done yet on the skid steer.
2. Big Sky – Michael Coakley
The crew recently put 4 loads of stone on Hillcrest. He said they did well with volunteers. Next work will be on Rimrock.
3. CLG –
4. RCP – Michael Sowder
No recent work has been done. Pothole work will need to be done on Saddlehorn.
5. RCP Golf – James Burns
The next project will be on Contour and Fawn. Scott said the roads department needs to coordinate volunteers with a paid worker to get more progress over near Fawn. Wanda Wayne was appointed as the new committee chair for the Contour section of the golf course area. Wanda said some residents in her area may have access to asphalt and concrete. She's been rounding up volunteers, who are ready to go.
6. RCP River – Joe Alegria
The work on Campfire was more difficult than expected, with the dump truck getting stuck for several hours while trying to move 10 tons of chipped limestone to be spread on the back half of the road. Joe will work on a large rut near the front next. He is looking into installation of a culvert there.

9. Old Business

N/A

10. New Business

- Variance for 1103 Martingale
A request for a variance was received because the house is 4 inches over the line for a 10-foot setback. Don motioned to approve. Peggie seconded. The variance was granted unanimously.
- Variance for 561 Lariat Pass
Another setback request was received – this one for a home to be built either 2½ feet over the front setback and 2 feet over a side setback or 5 feet over the front setback and meeting side setback. The home owner preferred the option of being 5 foot over at the front. The variance was requested to allow adequate room on the property for the home. Mike motioned to approve. Don seconded. The variance was granted unanimously.

11. Questions and Answers

- Peggie is hoping to update Fourth of July banners. Scott said it can be updated if it's within the budget and if wording is approved by the board. Peggie will get the design ready for approval.

- Mike C. asked whether there will be another free Dumpster day. Scott said the POA had problems last time, so it would need to be much better organized.
- Joe asked about the noise ordinance. Scott said it was agreed in committee that the topic will be raised to a vote at the annual meeting.

12. For the Good of the Order

- Scott gave kudos to Tony, a West Laguna resident, for clearing out the community pocket park near West Laguna.
- Mike S. asked about setting up a dog park in another POA property. Scott said more review would be needed because of risk.

13. Adjourn

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