

MINUTES
Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, May 15, 2025 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President Scott Postert
The meeting was called to order at 6:03 p.m.
2. Opening Prayer: Chaplain Michael Coakley
3. Roll Call of Officers & Directors: Secretary Larry Young
Alan - absent | Donald - excused | Dylan - v | Jeff - v | Joe - v | Judith - excused |
Kent - excused | Larry - v | Peggie - excused | Michael C. - v | Michael S. - v | Scott - v
4. Welcome of Members & Guests
Janice Boyne, Wanda Wayne, Vince Cooper
5. Announcements
N/A
6. Approval of Prior Minutes: Larry Young
Minutes April 17, 2025
Dylan motioned to approve the minutes as written. Jeff seconded. Minutes were approved unanimously.
7. Treasurer Report: Jeff Bowles
Jeff provided the report.
8. Departments/Committees
 - A. Office – Janice Boyne
Nothing to report.
 1. Audit – Deb Copher
Jeff said previous audits look good. The April audit is still with Deb.
 2. Bylaws – Peggie Schrader
Meetings are on hold until results to the bylaw change ballot.
 3. Legal - Scott Postert
The committee is waiting on a next meeting with attorneys for several issues:
 - Powell lawsuit counterclaim
 - Road funding plan
 - Restriction violation letters

- Registered agent
- Pavement scam follow-up

Scott offered to be the registered agent for free, rather than paying the new law firm to receive registered POA mail. Larry motioned to updating the filed registered agent from the previous attorney's office to Scott Postert. Michael C. seconded. Scott abstained. All others voted in favor.

4. Events – Peggie Schrader

Meetings are on hold until August. Janice showed the quilt that available from the Spring Fling raffle. The raffle for the quilt and kayak is ongoing, with tickets at \$5. Janice will look to posting notices at campsites.

5. Restriction Enforcement –

- One new violation report was reviewed.
- Second letters need to be sent out to previously notified violators.
- The board discussed cost of lawsuits as an enforcement approach discussed additional possibilities for legal action.

6. RUC – Don Gonyer

Scott said the committee intends to begin enforcing, with specific board approval, the \$5,000 "failure to apply" fine for those property owners who have moved in or added something on their property without applying for an RUC permit. If the property owner then requests a permit after the board rules that a fine should be assessed, the intent is that it will be possible for the fine to be removed, as long as the permit is approved and the improvement meets all RUC rules. If the property owner applies for a permit after the fact but then doesn't adhere to rules, the fine may stay in place, and the required bond will not be returned.

7. Security – Kevin Boyne

- Scott wants to revisit the approach of having help with security after it was necessary to remove kids from the creek park. Dylan asked about expectations for the park host, and Scott responded that park host duties are limited and that security enforcement is needed beyond what the park host can do.
- More vandalism was seen at Cypress Lake Gardens Park.

8. Social Media – Sidney Carpenter/Wanda Wayne

Nothing to report, but Wanda said she will post updates about the raffle.

9. Website – Larry Young

Minutes and calendar items have been updated.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

Nothing to report.

2. CLG Park – Kevin Boyne

Vandalism on tables, as reported above.

3. Guadalupe River Park – Larry Young

Larry reported on the removal of two dead pecan trees and a large number of dead

limbs in the picnic area during the previous volunteer day. The turnout by committee members and residents was much appreciated. Some of the larger pieces were removed, but more work remains, including use of the chipper to eliminate multiple large piles of limbs. With any work on the larger remaining dead trees, care will be needed to ensure adherence to rules regarding heritage trees, he said.

4. Rebecca Creek Park – Joshua Postert

- Routine maintenance has been done, and Scott said Dylan was instrumental in taking down a dead tree there.
- Repair on the damaged park fence is needed; Scott is looking to take care of that with existing material and volunteer labor.
- Bathrooms were cleaned after being vandalized.
- Scott said someone new may be needed as chair for the park, possibly someone from the CLG area.

5. Turkey Creek – Ethan Santell

Ethan has ideas for getting campsites in shape, Scott said, noting that he doesn't want Ethan to be doing security work alone over there.

6. Environment and Conservation – Dylan Gambill

Dylan said that while cutting down tree limbs at Guadalupe River Park, he noticed a large number of saplings in the area. He said it would be good to stake them out so they don't get cut down when the picnic area is mowed. He also said a visiting arborist suggested a different cutting approach for some of the remaining trees at the river park. Larry suggested they coordinate on approach.

B. Roads - Don Gonyer

Scott and Don discussed roads before the meeting, but Don left before the meeting started. A complaint had been made about the state of Campfire Drive, with home health care services not being willing to drive on it. Don had said that it wasn't a lot owner complaining and that there was no one to operate equipment and no funds for material and labor. Scott said we need to support the road even with lack of funds and need to support the roads for acreage members, as well as lot owners, and we have people who can volunteer. Wanda said there's a resident, Aubrey, who has offered to operate the road grader and that he could help with repairs there.

1. Road equipment maintenance – Wanda Wayne

- A resident who joined the roads committee recently was supposed to help James with repairing the skid steer, but that's not the case anymore after a heated conversation including threats. The resident will not be permitted to work with the POA anymore.
- Wanda wants to pursue using a different material delivery provider, considering that the current option is more expensive than others. She also said she has an opportunity to get free material that can be spread with the available grader.

- The water truck's brakes need repair. A resident with mechanic skills offered to fix them at a discounted price. Scott asked if he can give an estimate. Vince offered to look, as well, or get help from a friend to look for free.
 - Scott suggested that the resident Aubrey be asked to test out the grader on Knoll Schwope, to help repair there but also to become more familiar with the POA's particular piece of equipment.
2. Big Sky – Michael Coakley
Michael C. said a resident was going to help clear rubble and correct the road boundary. Vandalism damaged the work that was done previously. The roads are holding up well but need to be graded. One resident filled holes near their residence.
 3. CLG – Alan Brooks
Vince - Discussion of speed bump
Vince brought a proposal for adding speed bumps on Western Skies. He said he will need to get some resident buy-in. He also is intending to put signage and paint the speed bumps. Scott said the roads department will supply signs, paint and a tamper. Michael S. motioned to approve the proposal to add the speed bumps. Jeff seconded. Scott amended the motion, to approve the proposal using private funds, but with a signed contract specifying the requirements, timeline and process. Larry seconded the amended proposal. Approval was unanimous.
 4. RCP – Michael Sowder
 - Scott wants to look at the high road with Michael S. and reassess current signage for clarity when needed as a flood detour.
 - Michael S. wants to prioritize work on washout near the front of Saddlehorn. This would require shutting down of road, with communication to residents. Scott noted that Saddlehorn is within the parks, so it would need to be well coordinated but also might use park budget funds.
 5. RCP Golf (Contour) – Wanda
Already reported.
 6. RCP River – Joe Alegria
It was agreed that there's a need for free material, given the limited budget and the scale of the need. Joe said extra material currently on the side of Campfire isn't of good quality to use on its own. Scott suggesting using it for the deeper holes, beneath subsequent loads of better material, either free or purchased. Dylan suggested getting estimates for using a milling machine on the hills. This was investigated previously for implementation on a larger scale and was seen as too expensive, but it was agreed that this should be revisited at least for the roughest areas on the hills.

9. Old Business

N/A

10. New Business

Discuss and vote to remove CLG Road Chairman

Scott said that Alan hasn't attended board or committee meetings in months. His term on the board will be over in June, and he did not submit his name for election, so Scott saw no reason to consider Alan's position on the board. Michael C. motioned to remove Alan Brooks as CLG road department chair. Michael S. seconded. The vote for removal was unanimous.

Discuss and vote larger fees for variance request that are applied for post violation.

The board discussed situations where some action requiring a deed restriction variance has already been done (e.g., foundations over easements, 2-story houses). Scott said if a deed restriction violation has already occurred, the variance fee should be larger than \$250. Deed restrictions allow fees, with no cap. Scott said he thinks the current fees were set to match those for neighborhoods in New Braunfels. The board talked through different scenarios and generally agreed on the concept of having a higher fee for after-the-fact variance requests. A fee of \$1,000 was discussed, with additional "after-the-fact" requests being \$250.

Larry motioned to set the variance request fee at \$1,000 for variance requests related to existing deed restriction violations (i.e., "after the fact" requests), with \$250 for any additional "after the fact" variances within the same request. (Requests for future variances remain at \$250, and requests for additional future variances within the same request remain at \$50. The new fees still do not guarantee approval of the variance.) Michael C. seconded. The motion was approved with five in favor (Jeff, Joe, Larry, Michael C., Scott) and two abstentions (Dylan, Michael S.).

11. Questions and Answers

N/A

12. For the Good of the Order

N/A

13. Adjourn

Scott motioned to adjourn. Jeff seconded. Meeting was adjourned at 8:35 p.m.