

MINUTES
Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, July 17, 2025, 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: Acting President: Kent Gillespie
Meeting was called to order at 6:00 p.m.
2. Opening Prayer: Chaplain Michael Coakley
3. Roll Call of Officers & Directors: Secretary Larry Young
Dylan - v | Jeff - v | Joe - v | Judith - v | Kent - v | Larry - v |
Peggie - v | Michael C. - v | Michael S. – v | Scott - v
4. Welcome of Members & Guests
Jeannie Postert, Janice Boyne, Vince Cooper, John Schupay, Nic Brewer, Wanda Wayne,
Ethan Santell, Deb Copher, Jaxon Sweet, Dianna Coakley, Colleen Zulyevic

Kent noted that he's sitting in the president's chair for the first time in a while, as acting president since Scott's resignation as president.

5. Announcement
 1. Ratify results of bylaws and board election.
The results, as reported from the previous board meeting were:
 - Schrader – 80
 - Coakley – 82
 - Sowder – 87
 - Postert – 75
 - Alegria – 80
 - Write-in Brandon Smith – 6Larry motioned that the board ratify the results as reviewed. Jeff seconded. Ratification was unanimous.
 2. Seat new directors.
Brandon Smith was not present to be seated.
 3. Elect officers starting with President, then V.P., Secretary, Treasurer
 - President: Dylan nominated Scott. Scott – 7, Peggie – 1, Abstain – 2
 - VP: Scott nominated Peggie. Peggie nominated Michael C. (declined). Peggie – 9, Jeff – 1

- Secretary: Michael C. nominated Larry. Scott nominated Judith. Judith – 9, Larry – 1. Scott and Kent commended Larry for his work as secretary (and with hydro-engineering) as Larry prepares to move out of the area. (Larry will remain on the board.)
 - Treasurer: Larry nominated Jeff. Jeff – 9, “Anyone else, please!” – 1
6. Approval of Prior Minutes: Larry Young
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Michael C. motioned to approve the minutes as written. Peggie seconded. Approval was unanimous.
7. Treasurer Report: Jeff Bowles
Jeff provided the report. Michael C. asked about the office telephone cost. Jeff said he would get detail. Jeff said that Wanda had asked for remaining road budgets for each section.
8. Departments/Committees
- A. Office – Janice Boyne
Nothing to report.
1. Audit – Deb Copher
Deb said that everything was fine with the audits. All are completed and approved by Jeff.
2. Bylaws – Peggie Schrader
The latest bylaws have been filed with the county, Scott said.
3. Legal - Scott Postert
- Only one response from attorneys, still waiting for meeting to cover a number of items.
 - Required Secretary of State filings are complete.
4. Events – Peggie Schrader
- Committee meetings will restart Aug. 7 at 6 p.m., in preparation for the annual meeting Oct. 18.
 - A banner holder near the creek park was damaged.
 - Ladies’ Night will be July 27, 6 to 9 p.m.
 - In the ongoing raffle, 20 tickets have been sold for the kayak, and 32 tickets have been sold for the green quilt. None have been sold yet for the Texas-themed quilt. The need is to reach sales of 70 tickets for each.
5. Restriction Enforcement –
A couple more violations have been reported. The committee is still working on sending initial letters and follow-up letters.
6. RUC –

Discuss and vote on fines for members who did not apply

Jeff and Scott have been doing inspections.

Scott motioned to approve 5 permits, for the following addresses:

- 1096 Deer Valley Pass
- 1674 North Line Camp
- 1410 Cypress Gardens
- 3137 Western Skies
- 1933 Forest Lake Drive

Jeff seconded. Approval was unanimous.

Kent called an executive session at 6:55 p.m. The session ended at 7:08 p.m. Kent reported that the board had needed to discuss RUC fines being applied to certain properties.

7. Security – Kevin Boyne

- Electricity theft was reported at CLG Park. Ethan, Vince and Deb have been dealing with the situation of people in a house near the park using POA electricity while trespassing on a property across the street.
- Janice reported that people have been walking their dogs without leashes.
- A park visitor was seen using a relative's access card at Rebecca Creek Park.
- Scott reported an issue with trespassers at Guadalupe River Park.
- Vince asked about the option to build a lockbox for the outlets at CLG Park, while also improving the setup with new GFI outlets. It was agreed that he should pursue that.

8. Social Media – Sidney Carpenter/Wanda Wayne

Wanda and Sidney met and have been keeping up with posting about events on Facebook and Nextdoor.

9. Website – Larry Young

Larry has been updating the site with agendas, minutes and calendar events.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

- Kent said the grasses growing in the park have been looking nice, so he has postponed mowing. He has been keeping it natural, since the park is not used for activities and since it's good for the natural flora and fauna.
- Scott reported that someone has blocked the POA's easement to the dam/crossing at the top of the park. Kent will investigate.

2. CLG Park – Kevin Boyne

- Ethan has been responsible for a lot of activity, cutting and cleaning once a week. He has cut a path around the edge of the park. The soccer field has been cut, and baseball field, which needs it, will come next. He also has been confiscating any electrical cables that are being plugged into the park outlets without permission.
- Someone at a house across the street from the park has been moving trash into the park, Deb said. While dealing with that, she noticed that they were using the park's electricity. If it's being used and people are present when the sheriff comes, charges can be pressed, Scott said.
- Dylan asked whether children were involved, but Deb said no.
- Scott encouraged members to call the county health department or call the sheriff's department and to report during committee meetings any similar violations at the parks.
- Ethan said most of the undesired activity has been occurring between 10 p.m. and 6 a.m.

3. Guadalupe River Park – Larry Young

- Mowing is needed but with a need to save a good number of pecan saplings that will potentially be able to replace the pecan trees that were damaged or killed by the drought.
- Dylan asked about dealing with the many limbs that have been stacked up since they fell or were cut down at the park. Larry and others agreed that the river park needs to have the chipper brought and used, with mulch being spread at the park.

4. Rebecca Creek Park – Joshua Postert

- Scott reported that Jeannie and Josh did mowing.
- A tree fell at site 19, but it's still alive, he said. He suggested that it be left alone, with the thought that if it dies later, it can be removed then.
- Scott reported that the automatic gate is not operational after an incident involving the dodge that damaged both the gate and the POA's Dodge truck. Parts for the gate are coming, he said.
- Discuss and vote on rule amendments for RCP; camping limits.
Scott motioned for board approval to change rules from simply noting a 14-day limit to saying "14 consecutive days, with at least 7 days between stays." Peggie seconded. Approval was unanimous.

5. Turkey Creek – Ethan Santell

Water has been staying in the lake recently, and dumping has been reduced, Ethan reported. Mike C. asked about a dumped boat in the area. The dumped boat on Knoll Schwope is still there. Ethan reported the boat in Turkey Lake has been removed.

6. Environment and Conservation – Dylan Gambill

- Dylan said he can coordinate with whoever mows the river park next. Janice asked about water testing in the creek. Dylan said he hadn't been testing since the recent rains have made the water quality better. Dylan agreed to continue testing.
- Peggie asked about aerators at creek park. Scott said they are functional, but it was determined that one needs to be moved.
- Jaxon Sweet asked whether others have experienced problems recently with invasive raspberry crazy ants. Jaxon said he's been using a treatment that has helped against them. He said a community effort is needed to reduced the invasive ant population.
- Nic Brewer recommended a particular pesticide spray (Fipronil) to prevent the ants from developing multiple new colonies after being exposed to repellent products. He said it's necessary to avoid allowing the spray near kids and pets while wet.

C. Roads – Wanda Wayne

- Wanda reported that work had been done on Campfire Drive, Western Skies, Covered Wagon and Lariat Pass, with reliance on a contractor worker with a milling machine attachment and a skid steer.
 - Larry ordered and installed signs for through traffic in the Campfire area.
 - Wanda said she had looked at Laguna near Campfire, as well as the low water crossing on Campfire, to assess what work could be done to improve.
 - Wanda said she still has access to millings but is coordinating on hauling it to where it's needed. (\$300 for hauling, \$40 for material in an 18-ton load.)
 - Peggie asked about plans for Hidden Valley. Wanda said she had the water company mark the water lines there, and she said she will be scheduling work for the grader.
1. Road equipment maintenance – Wanda Wayne
Wanda said she thinks the Dodge truck has an issue with the trailer brakes.
 2. Big Sky – Michael Coakley
Mike said he was disappointed that work hasn't turned out well. He needs the grader with a driver (Aubrey). Coordination was needed with Aubrey, Mike S. and Mike C. for learning how to use the grader.
 3. CLG – Vince Cooper
Residents haven't been warm to the speed bump idea and have suggested signage instead. The speed bump proposal has been tabled for now, but it was agreed that there's a need to see about signage. Vince said he will work on getting speed limit signs. Scott suggested recommendations are needed from the road committee members on where speed limit signs, and stop signs, are needed. Vince said he has been able to get GPS locations on potholes in the area. He asked about using a skid steer. Wanda said coordination will be needed for that.

Larry asked about bringing up a letter to board members that been provided by James Burns before the meeting. It was agreed the letter will be shared later.

4. RCP – Michael Sowder

Michael S. said he has been waiting for budgeting and prioritizing before getting work done.

5. RCP Golf (Contour) - Wanda Wayne

Wanda said milled asphalt for low water crossing was spread by a resident.

6. RCP River – Joe Alegria

The hills have been ground down with good result. Praise was received from board members and residents. Also, Joe filled potholes.

Scott is working on road maps for the different areas. The maps he's working on are topographical, so they can show where drainage issues may occur.

9. Old Business

1. Member complaint about POA road easement property for 1457 Hidden Valley Drive.

- Kent summarized the issues involving cars on lots. He said the POA has had difficulty enforcing the deed restrictions. He noted that it may be more effective for residents to file lawsuits themselves against those violating a deed restriction.
- Resident Ellen Laubhan had raised the complaint with members of the board..
- Scott had asked that the complaint go to the board since it was raised to board members, but it was recommended that the issues be taken back to committees:
 - Parking-related deed restriction violation concerns need to go to the Legal committee.
 - Other violation concerns need to go to the restrictions enforcement committee.

2. Approve final draft of speed bump contract.

Based on the resident feedback, the contract was tabled by Vince, who had initially requested it.

10. New Business

1. Complaint of Harassment by Scott Postert from POA member.

The item was tabled for executive session after other items so that guests wouldn't have to leave again only to come back for the ending of the meeting.

11. Questions and Answers

1. Colleen Zulyevic

- Collee said that she inherited her grandparents' house and mortgage. She said she has been in the house for three or four years but is not a member because

the property is not in her name. She said she has heard two plans regarding how to address her desire to become a member, deal with outstanding fees and enjoy member benefits, but she said they are different, so she wants to get it sorted out.

- Kent noted that any late member fees apply to the property, rather than the individual.
 - Scott noted that all fees must be paid for a property owner to be in good standing as a member. Inherited property with unpaid dues still requires payment, he said. However, Scott said, the POA has created payment plans to allow owners to become a member in good standing while they are still paying off outstanding fees.
 - That said, Scott noted, being a member requires being the owner of record at Comal County. If not the owner of record, it's not possible to even pay or set up a payment plan.
 - This week, Coleen said, she has heard different answers. She was trying to understand which is right. She read an email that came from the office manager, noting what was required.
 - The details of the required payment of transfer fees was explained to Colleen, and she said she understood that such transfer fees are a standard thing.
2. Schup said he wants to combine three lots into one lot with the county, but he said he was uncertain about what was needed from the POA. The county said he needed to get a statement. Janice said to come to the office to get it sorted out.

12. For the Good of the Order

Kent called an executive session at 8:26 p.m. The session ended at 9:05 p.m. The session covered the details of Ellen Laubhan's complaint and context around it, along with the board's decision for what should be done about it. It was agreed that a response to the complaint would be sent by the board. The board also discussed the letter from James Burns. It was agreed that a response to that letter would also be sent by the board.

Adjourn

Mike C. motioned to adjourn. Kent seconded. The meeting was adjourned at 9:05 p.m.