

MINUTES
Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, September 18, 2025, 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert called the meeting to order at 6:08 pm
2. Opening Prayer: Led by Scott Postert
3. Roll Call of Officers & Directors: Secretary Judith Seagroves
Officers and Directors present were Brandon Smith, Judith Seagroves, Larry Young, Peggy Schrader, Michael Sowder and Scott Postert. Members with Excused Absence were Dylan Gambill, Jeff Bowles, Joe Alegria, and Michael Coakley. Unexcused absence was Kent Gillespie. There was a Quorum.
4. Welcome Members & Guests - Janice Boyne
5. Announcement - none
6. Approval of Prior Minutes: Judith Seagroves
Motion made by Peggy Schrader and seconded by Michael Sowder to approve the Minutes August 21, 2025, as corrected. Approval was unanimous.
7. Treasurer Report: Jeff Bowles was not present. Scott Postert reviewed the Financial Report
8. Departments/Committees
 - A. Office – Janice Boyne reported that there were three new members in August and at this point in September there have been six new members. The printer is malfunctioning and may have to purchase a new one.
 - 1.Audit – Deb Copher not present. Scott did note that the audit has come back, and Jeff Bowles will review.
 - 2.Bylaws – Peggie Schrader – no report. Scott did note that in the last filing of the by-laws Article 7 Section 1 Item D – the comma after attendance became a period. This will be reviewed by the By- Law Committee. Motion by Scott Postert and seconded by Michael Sowder to reinstate Peggy Schrader as Chairperson. Motion carried with a unanimous vote. The next By-Laws Committee will be September 24,2025 at 6:00pm.

3. Legal - Scott Postert led the discussion concerning Attorneys and Foreclosure Rights. There has not been another meeting with Attorney, Bill Crist, due to changes in his staff. He had indicated that our POA does not have foreclosure rights. His recommendation is that as a POA we might need to pursue obtaining foreclosure rights.

Larry Young reported the attorney said a potential path to obtain additional money would be through special assessments. He indicated that per the property code a 2/3 vote would be needed for significant changes. There was a discussion about needing a 67% majority and/or the need to understand the 75% members for voting on significant changes.

Reference in the Property Code is 209:0041 Item F and Item G that refers to being able to amend to 67% of votes allocated. This differs from the By-Laws and will be reviewed in the committee.

Scott reported that Chris Weber has not withdrawn as the attorney from the counter claim until we have a new attorney. Celeste on the insurance has not been severed. Scott indicated that there is a good payment rate on fees.

4. Events – Peggie Schrader reported that on 10/1 at 6:00 the Event Committee meeting will be finalizing plans for the Annual Meeting 10/18.

Annual Meeting 10/18 will need staff at 9:30 to assist with setting up. Committees can have displays at the meeting.

Sept 13th was to be day to put lights up in front of Western Shack and Office. Scott was the only one to come to hang lights. This still needs to be done. Workdays to hang lights in RCP and CLG will be 12/5-7 at 9:00am. The event will take place on 12/13 at 6:00pm. Michael Sowder will move the Fire Truck to the park area to be decorated. There is still a need for a nativity scene for the park. The lights will be taken down 1/10 and 1/11 at 9:00 am.

Ladies' night is scheduled for 9/28 at 7:00 at Western Shack.

5. Restriction Enforcement – no report

6. RUC –

1. Permit Approval for 807 Mustang Trail – met the requirements

Scott made the motion, and Peggy seconded it to approve their permit. The vote carried with a unanimous vote.

2. Permit Approval for 514 Contour – met the requirements

Scott made the motion, and Peggy seconded it to approve their permit. The vote carried with a unanimous vote.

7. Security – no report

8. Social Media – Sidney Carpenter continues with Facebook. Currently there is still no one to post to Next Door. Larry will contact Wanda to request that the permissions be transferred back.

9. Website – Larry Young will continue to update the event calendar and post the monthly committee meetings.

B. Parks – Scott Postert

1. Bluebonnet Park – Michael Sowder, Kent and Scott looked at the rock pile and will move it as soon as possible.
2. CLG Park – Janice Boyne indicated that it does not appear that the electricity is being stolen.
3. Guadalupe River Park – Still need a replacement for Larry Young. The park still needs to be mowed. Ethan had volunteered to help a couple of months ago. May be able to pay Ethan to mow.
4. Rebecca Creek Park – Scott indicated that the zero-turn mower has been repaired. There were multiple issues with the gate. The problem of it not locking has been corrected.
5. Turkey Creek – no report
6. Environment and Conservation – no report

C. Roads –

1. Road equipment maintenance – Larry asked about the Backhoe and Bobcat. The Backhoe is functioning, and the Bobcat is not working. It is questionable as to whether the bobcat is fixable. Michael Sowder stated that there are attachments, and he will try to talk to James Verns to try and get it.

2. Big Sky – no report

3. CLG – no report

4. RCP – Michael Sowder reported that the roller needs a gas cap. He has done some subgrade work on area roads. He is moving to get rock to continue working on Bluebonnet.

5. RCP Golf (Contour)-no report

6. RCP River – no report

9. Old Business – no Report

10. New Business – Special Assessment Vote/Ballot can use the same template as prior special assessment of roads. It would be sent to all members to vote by mail or vote in person at the annual meeting. The motion was made by Peggy and seconded by Michael Sowder for a Special Assessment Vote of \$85.00 for road repair and improvements to be split evenly between CLG and RCP subdivisions. The motion carried by a unanimous vote.

The Attorney suggested we file liens on property for non-payment of maintenance and assessment fees and fines. Next Step would be to file liens against non-payers. A motion was made by Peggy and seconded by Judith to file liens on property for non-payment of maintenance and assessment fees and fines. Motion carried by unanimous vote.

Scott is still looking into the possibility of creating a MUD to have the roads owned by MUD. This is a solution to road issues and problems.

A. Quote to repair rock wall – A quote to repair a rock wall for \$1200.00. The rock work is not on POA property. They will be advised to contact the County and Jen Crownover, Commissioner.

- B. Variance Request for 2132 Campfire B 5 L 13, 14 - M/M Grimes paid the fee of \$1000.00. Scott made the motion and Peggy seconded to dismiss the \$5000.00 fine. Motion carried by unanimous vote.
- C. Application for approval 2132 Campfire – The Grimes made an application and paid the \$65.50 for a variance to the set back. Larry had asked about the property edge and a discussion ensued about the easement. Scott made the motion and Peggy seconded to approve the request for a variance. The motion carried with a 5 to 1 vote. Larry voted against the variance.
- D. Variance Request for 1050 Sunset Park, B 6 L 6 – Hector Kun had gotten a permit to build the house but not the outbuilding. He paid the \$1000.00 fee. Scott made the motion, and Peggy seconded it to dismiss the \$5000.00 fine. The motion carried by unanimous vote.
- E. Application for approval 1050 Sunset Park- Mr. Kun made an application and paid the \$186.00 for a setback variance. Scott made the motion and Peggy seconded to approve the request for variance. The motion carried by unanimous vote.
- F. Discuss and vote for special assessment at annual meeting – see New Business

11. Questions and Answers - none

12. For the Good of the Order

13. Adjourn - Motion made to adjourn made by Peggy and seconded by Michael Sowder. All were in favor. Meeting adjourned 7:34pm