

Minutes  
Cypress Lake Gardens Property Owners Association, Inc.  
Board of Directors Meeting, December 18, 2025  
Rebecca Creek Park Western Shack

1. Call to Order: Scott Postert, President, called the meeting to order at 6:00 p.m.
2. Opening Prayer: Chaplain Michael Coakley led in prayer.
3. Roll Call of Officers and Directors: Secretary, Judith Seagroves  
All members were present. There was a Quorum.
4. Welcome of Members and Guests: Janice Boyne, Paul, Park Host and Thomas Fryer
5. Announcements: Nonee
6. Approval of Prior Minutes: Judith Seagroves  
Minutes of October 16,2025, October 18, 2025 and November 20, 2025. Motion to approve October 16 as presented was made by Peggie Schrader and 2<sup>nd</sup> by Jeff Bowles. Approval was unanimous. October 18 Annual Meeting Minutes were accepted with the clarification regarding a Quorum. There was a not a Quorum of membership and therefore there could not be a membership vote. However, there was a Quorum of Board Members and could therefore have the meeting. Michael Coakley made the motion to accept the minutes of October18 and Peggy Schrader seconded.  
No meeting was held November 20 due to lack of a Quorum.

7. Treasurer Report: Jeff Bowles, Treasurer, reviewed the report.

8. Departments/Committees

A. Office: Janice Boyne reported that there were 2 new people. The yearly billing is ready to mail.

1. Audit: Deb Copher, not in attendance. Jeff Bowles stated that September and October are updated.

2. Bylaws: Peggie Schrader stated that the Bylaws Committee will meet 1/28/26

3. Legal: Scott Postert indicated that there were no updates.

4. Events: Peggie Schrader expressed her dissatisfaction with the fact that she was the only Board Member to attend the Lights in the Park event. There was discussion that followed to suggest why there was such poor attendance at the event. She reminded the Board of upcoming events.

\* Committee Meeting 1/7/26

\*Taking down lights in the parks 1/10/26 9:00a.m.

\*Ladies Nite 1/25/26 6:00-9:00 Western Shack

5. Restriction Enforcement – No current complaints

6. RUC

A. Variance request for 1920 Campfire – Mr. Fryer is requesting a variance regarding a setback from 30 ft to 10 ft on one lot. The \$250.00 for the variance has been paid. The paperwork did not reflect what he was requesting. He was asked to adjust the paperwork and return next month.

- B. Permit approval for 9400 Rebecca Creek
- C. Permit approval for 1007 Hidden Valley
- D. Permit approval for 315 Wren Circle

All three permit requests have met the requirements. Scott Postert made the motion they be approved and Michael Coakley 2<sup>nd</sup> the motion. Requests were approved.

- 7. Security: Kevin Boyne not present – no issues in the last month
- 8. Social media: Sidney Carpenter – Peggy Schrader indicated that Sidney has been helpful and posted anything she asked.
- 9. Website: Larry Young has put the minutes for the annual meeting on the website. He has also got a page up for Bluebonnet Park.

B. Parks: Scott Postert

- 1. Bluebonnet Park: Kent Gillespie reported that someone continues to block the road. Michael Sowder has removed the large rocks with the heavy equipment. Scott, Michael and Kent were able to find the property pins. Larry will check on who owns the other property.
- 2. CLG Park – There was graffiti damage at the park. Ethan made a police report and Scott cleaned off as much as possible.
- 3. Guadalupe River Park: no report

4. Rebecca Creek Park: Scott reported that there are electrical issues. The timer in the shack was burned out and was replaced. The breaker is holding now. More help is needed on all parks.

5. Turkey Creek: no report

6. Environment and Conservation: Dylan Gambill reported that there are several trees down on and around the high road. He will be making plans on how to handle the brush and trees.

C. Roads: Scott discussed that the POA will be reorganizing the road department. There is a need to revisit the road assessment in January. We need to put together another assessment packet to send out as a stand-alone vote. Jeff concurred that the most complaints are about roads, but the POA doesn't have the funds to do anything. Dylan asked if there are plans to work on Knoll Schwope. He was told that it is not on the schedule and no work is planned. There were no reports for the individual areas or for equipment maintenance.

1. Road Equipment Maintenance:

2. Big Sky:

3. CLG:

4. RCP:

5. RCP Golf (Contour)

6. RCP River:

9. Old Business: none

10. New Business: Joe Alegria reported that his neighbor uses the easement behind the property as a dump. He was advised to call the Sheriff Dept.

11. Questions and Answers

12. For the Good of the Order: Scott distributed the yearly bonuses for Janice and Paul. He also gave cards to the Board members

13. Adjourn

The motion to adjourn was made by Larry Young and seconded by Peggy Schrader.

All were in favor and the meeting adjourned at 7:03pm.

