

MINUTES
Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, June 19, 2025 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert
Meeting was called to order at 6:02 p.m.
2. Opening Prayer: Chaplain Michael Coakley
3. Roll Call of Officers & Directors: Secretary Larry Young
Dylan - excused | 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
Vince Cooper, Wanda Wayne, Janice Boyne, Jeannie Postert, Dianna Coakley, Jackie Bowles,
Tammy (CPA)
5. Announcement
Ballot results for the membership vote on bylaw change and board members were
presented. The bylaw amendment passed, 87 to 8.
Votes for election of board members were:
 - Schrader – 80
 - Coakley – 82
 - Souder – 87
 - Postert – 75
 - Alegria – 80Write-in ballots also were included in the results. Brandon Smith received the most write-in
votes, with 6. Wanda Wade was next, with 4. Ethan Santell, Marisela Houston and Vince
Cooper each received 2 votes. Raymond Houston and God each received 1 vote.
Given that there was no awareness of a property owner named Wanda Wade, but there is a
Wanda Wayne who has been volunteering and working with the board, there was a need to
check whether voters had intended to elect Wanda Wayne.
The board accepted the results unanimously.

Scott announced Don Gonyer has resigned from the board. He also announced that Don's
mother passed away recently and gave his condolences, as did other members of the board.
6. Approval of Prior Minutes: Larry Young

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Peggie motioned to accept the minutes as written. Jeff seconded. Minutes were approved unanimously.

7. Treasurer Report: Jeff Bowles

Jeff provided the report. Scott asked about the new RUC bond account, and Janice identified where those funds were included in one of the reports.

8. Departments/Committees

A. Office – Janice Boyne

Three new members were added this month.

1. Audit – Deb Copher

The audit was done today, Jeff said.

2. Bylaws – Peggie Schrader

The committee is on hold for now.

3. Legal - Scott Postert

The board's officers are still waiting for a meeting to be scheduled with attorneys.

4. Events – Peggie Schrader

Ladies Night is scheduled for, June 29, from 6 p.m. to 9 p.m.

5. Restriction Enforcement –

A complaint was received regarding 1457 Hidden Valley. The issue was tabled until the next committee meeting. Other complaints also will be addressed in committee.

6. RUC – Don Gonyer

Board approval for 5 permits issued

Discuss and vote on a fine for member who did not apply

With Don's resignation, the committee has no chair. Scott and Jeff have been reviewing permits. Five addresses were reviewed by Don but will need to be inspected again. Larry asked whether there are any proposed "failure to apply" fines to be reviewed for approval. One is ready for a vote, according to Scott. Others to on the way. Jeff asked about properties on county-maintained roads, and whether fines would be applied on those properties. Scott said those would have to be approved by the board, as well, and they would be less likely to be approved since the road use situation is different for those. Scott identified that a special meeting may be needed for several issues that have come up, but where more detail is needed.

7. Security – Kevin Boyne

Scott reported that a resident had come into the creek park, and a truck followed them into the park. The person in the truck was staring at the resident but eventually left. The recommendation was to call the sheriff if there is a worry. Scott proposed putting up a sign to let members know to be careful not to let others follow them into the park. Also, he reported that people have been seen trespassing on a property across from CLG park. Those trespassing were using electricity from the park. Scott suggested calling the sheriff for theft of services.

8. Social Media – Sidney Carpenter/Wanda Wayne

Wanda will post for Volunteer Day for tree trimming on the bus route on July 12, as well as for the sale of a POA truck on Marketplace.

9. Website – Larry Young

Larry said he will need to update the board info page with the recent personnel changes. He also will need to update calendar events and requested review of the calendar by other board members.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

Kent said someone reported dumping. Kent cleaned up 7 or 8 bags of dumped clothing and other items. Gates are needed where there is a pull-off into the park from Cypress Cove Road, Scott said.

2. CLG Park – Kevin Boyne

The park has been mowed. Picnic tables still need painting, Janice said.

3. Guadalupe River Park – Larry Young

Jackie helped water trees, Larry said, and recent rains have helped reduce urgency with saving some of the drought-stricken pecan trees.

4. Rebecca Creek Park – Joshua Postert

Jeannie has mowed the park, and some tree trimming has been done. Mike S. and Paul got the gates for high road ready in case use was needed during recent flooding. Peggie suggested putting a sign saying “No Dumping” in the park after dumping was done on Saddlehorn. The dumping actually was on private property, it was reported. It was also noted that there is a problem with vehicles turning around on Saddlehorn in the same area. Scott said the aerators were moved during the recent June flood and need to be adjusted.

5. Turkey Creek – Ethan Santell

The lake filled and went over the spillway. That probably washed a good amount of trash downstream, it was said.

6. Environment and Conservation – Dylan Gambill

Nothing to report.

B. Roads – Wanda Wayne

- Wanda was appointed Road Director last night at the roads meeting.
- Work will be happening next week on Campfire. Wanda and Joe have been coordinating on needs in the area. Larry asked whether residents of the roads who have been vocal about needs have been consulted. It was said they would be. It was also suggested by Wanda to add signs to guide people onto Deer Valley Pass, so that they don't accidentally attempt to go up the steep hill at the intersection of Campfire and Deer Valley Pass. Larry said he will order a “Thru Traffic” sign of some sort.

- Wanda talked about plans to pick up equipment from James and use the backhoe near Fawn. She also talked about getting millings for \$40 per dump trailer load, as well as base at \$25 per dump trailer load, using two neighbors' dump trailers. Focus, she said, will be on roads with asphalt that can use millings and other roads needing significant amounts of base. She will look to stockpile road material at different areas across the POAs' subdivisions.

1. Road equipment maintenance – Wanda Wayne

2. Big Sky – Michael Coakley

Mike C. repairs are needed at the front of High Drive and Rimrock. He will coordinate with Aubrey, a resident, to use the grader there, as well as on Knoll Schwope.

3. CLG – Vince Cooper

Vince is still getting consensus from neighbors on his speed bump request. He will look for new problems after the rains and will use cold patch with an available tamper.

4. RCP – Michael Sowder

An acreage owner who helped grade part of Knoll Schwope provided his business card, with an offer to help. The part that was repaired looks much better. Scott said he wanted to send a thank you and see what else can be done.

5. RCP Golf (Contour) - Wanda Wayne

Repair at the low water crossing is needed after the rains. Wanda wants to look at opportunities for drainage improvements.

6. RCP River – Joe Alegria

Joe plans to get a rock grinding service for one day next week, to work to smooth out the road surface on the hills. No other specific areas are planned for immediate work, but, for example near the low water crossing near the intersection of Campfire and Deer Valley Pass, but Wanda and Joe will get prioritization with new material and will look at drainage and grading.

9. Old Business

10. New Business

Member complaint about POA road easement property.

Residents on Turkey Canyon own two properties adjacent to what had previously been a cul de sac road easement. They raised a complaint damage to their property based on flooding they say came from the easement. It was determined that, in 2021, the board had approved a request from the couple to fence in and maintain the same road easement, which was unused after another resident combined lots, doing away with the need for the cul de sac. After reviewing the prior authorization for the residents to take control of and maintain the easement, the board agreed that it's now up to the residents to maintain the easement, and the board has no liability for the reported damage.

11. Questions and Answers

12. For the Good of the Order

Scott said that the July meeting will be the time for re-seating the board and once again electing officers. It will be the end of Scott's fourth one-year term. With this context in mind, Scott announced to the board, and shared an email in which he had announced to the office manager and to the board, that he intends to resign as president of the board, effective July 16. He said, however, that he intends to retain his board seat.

Based on his own review of the current bylaws, Scott said for the record that he believes that his resignation before his fourth term expires (with the resulting transfer of the presidency to the Kent, the vice president) will make him eligible to run again and will allow the board to consider him for election as president in the July board meeting, without conflicts with the bylaws.

13. Adjourn

After Scott's announcement, Larry motioned to adjourn the meeting. Peggie seconded. Approval was unanimous, and the meeting was adjourned at 7:16 p.m.