

MINUTES

Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, November 21, 2024, 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert
The 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
Donald - v | Dylan - v | Jeff - v | Joe - v | Kent - excused | Larry - v |
Peggie - v | Michael C. - v | Michael S. - excused | Scott - v
4. Welcome of Members & Guests
Janice Boyne, Wanda Wayne, Jeannie Postert
5. Announcements
N/A
6. Approval of Prior Minutes: Larry Young
Minutes October 17 & October 19
Scott motioned to approve the October 17 minutes. Michael C. seconded. Approval was unanimous. Scott then motioned to approve the Oct. 19 annual meeting minutes. Joe seconded. Approval was unanimous.
7. Treasurer Report:
Jeff provided report.
8. Departments/Committees
 - A. Office – Janice Boyne
 - The winter newsletter has been started, and the board approved the format, with details to be completed later.
 - The POA added five 5 new members this month.
 - Several members donated \$73 from the nullified special assessment.
 1. Audit – Deb Copher
The audit was completed and is awaiting Jeff's approval.
 2. Bylaws – Peggie Schrader
The next meeting will be Jan. 29 at 6 p.m.

3. Legal – Scott Postert

Nothing to report.

4. Events – Peggie Schrader

The committee is preparing for Lights in the Park. Decorating at Rebecca Creek Park will start at 6 p.m. Friday, Dec. 6, and then again Saturday, Dec. 7, at 9 a.m. Decorating at Cypress Lake Gardens Park will start Sunday at 9 a.m. The event will be Saturday, Dec. 14, at 5 p.m., with hot chocolate and cookies being served.

5. Restriction Enforcement – Larry Young

The POA's attorneys have been contacted for next actions regarding previously identified violations.

6. RUC – Don Gonyer

Nine new requests that were approved by the committee and need board approval:

- 1119 Hidden Valley
- 255 Elm Tree Circle
- 1452 Laguna
- 521 Lariat Pass
- 1436 Laguna
- 1420 Laguna
- 3015 Western Skies
- 1014 Bluebonnet Hill
- 311 Cedar Springs

Scott motioned to approve the requests. Peggie seconded. Approval was unanimous. Don also reported that there had been six permit completions this month, with no complaints.

7. Security – Kevin Boyne

Don said the POA dump truck appeared to have had fuel taken from it while at Rebecca Creek Park. There was no evidence of a leak. An additional security camera in the parking area was said to be needed. Janice said that two cameras are available but awaiting SIM cards. Mike C. also suggested using locking gas caps.

8. Social Media – Sidney Carpenter

Events have been posted for upcoming events. Several new members have joined group.

9. Website – Larry Young

Regular updates have been made for the agenda, minutes and calendar.

10. Trash Committee – Michael Coakley

Waste Connections is seeking an exclusive contract, but the committee can't authorize that.

B. Parks – Scott Postert

A new property owner has offered to help with seeking sponsorships and donations for park needs.

1. Bluebonnet Park – Kent Gillespie
Nothing to report.
 2. CLG Park – Kevin Boyne
Peggie said the Fall Fest event went well. Also, the bathroom at the park needs cleaning.
 3. Guadalupe River Park – Larry Young
Work has been done on the well, and the pump was tested and working, but more parts are needed to get water ready for filling the tank and setting up the camp sink and faucet. Limb cleanup was also done for the dead trees. Volunteers are looking into options for tree donations.
 4. Rebecca Creek Park – Joshua Postert
The park has been mowed, and the mower's working well. A new volunteer, Jackie Bowles, weedeated the entire park, saving money typically spent for that upkeep. Two other residents have been cleaning the bathrooms every Tuesday.
 5. Turkey Creek – Ethan Santell
Ethan has been keeping the park clean, Scott said.
 6. Park maintenance – Michael Sowder
Nothing to report.
 7. Environment and Conservation – Dylan Gambill
A tall ladder is needed at Rebecca Creek Park to take one tree down, in order to save another.
- B. Roads - Don Gonyer
- Don and team got the older grader back to the office and got it off the trailer, but it's not currently working. The large trailer needs its inspection, but boards need to be replaced first.
 - No road work is being done because of the lack of funds. Larry asked about using the working grader as a maintainer on some roads that already have material, but Don said there would be cost unless it was all done on a volunteer basis, and he said the crew is hoping to focus on repairing the equipment in December. Wanda said that a property owner, Aubrey Shipman, may be able to help maintain some roads on a volunteer basis.
1. Road equipment maintenance – Wanda Wayne
The dump truck got registration and is running.
More report items will be addressed below as new business.
 2. Big Sky – Michael Coakley
 3. CLG –
 4. RCP – Michael Sowder
 5. RCP Golf – James Burns
 6. RCP Contour – Wanda Wayne
 7. RCP River – Joe Alegria

9. Old Business

N/A

10. New Business

- A. Discuss and vote on selling Ford F150
- B. Discuss and vote on selling 2 golf carts
- C. Discuss and vote on selling Cub Cadet

Wanda is requesting that the road department sell the listed items, which are in bad condition or not being used. Scott motioned that the board approve selling the truck, the two golf carts and the Cub Cadet. Peggie seconded. Approval was unanimous. Details regarding sale prices, etc., will go to committee.

11. Questions and Answers

N/A

12. For the Good of the Order

13. Adjourn

Larry motioned to adjourn. Don seconded. The meeting was adjourned at 6:49 p.m.