

MINUTES

Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, October 17, 2024, 6:02 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President Scott Postert
2. Opening Prayer: Chaplain Michael Coakley
3. Roll Call of Officers & Directors: Secretary Larry Young
Donald - excused | Dylan - v | Jeff - v | Joe - excused | Kent - v | Larry - v |
Peggie - v | Michael C. - v | Michael S. - v | Scott - v
4. Welcome of Members & Guests
Dianne Coakley, Wanda Wayne, Marisela Rebollar, Ray Houston
5. Announcements
Resignation – James Burns
Resignation – Bruce Johnson
Scott announced that James and Bruce resigned from the board on Sept. 28 and Oct. 11,
respectively.
6. Approval of Prior Minutes: Larry Young
Minutes: September 19, 2024
Peggie motioned to approve with corrections. Mike C. seconded. Approval was unanimous.
7. Treasurer Report:
Scott provided the report, noting that budgets for 2025 are likely to be lower than those in
2024, given declining income from new membership and new building.
8. Departments/Committees
 - A. Office – Janice Boyne
No report.
 1. Audit – Deb Copher
No report.
 2. Bylaws – Peggie Schrader
The next meeting is set for Wednesday, Oct. 23, at 6 p.m. Committee members will
discuss proposed bylaw changes. Volunteers are requested.
 3. Legal - Scott Postert
No report.

4. Events – Peggie Schrader

- The annual member meeting is set for Saturday. Volunteers and board members are requested to be at the pavilion at 9 a.m. Brisket will be provided. Side dishes are requested. A dessert decoration contest and cake walk are planned.
- Fall Fest is scheduled for Nov. 16, from noon to 5 p.m. Peggie had no word on whether the fire marshal would attend as special guest. Games and planned, and food will be available for sale. Peggie said she received a donation from Walmart for soft drinks.
- The events committee's next meeting will be Wednesday, Nov. 6, at 6 p.m.
- Lights in the Park will be held Saturday, Dec. 14. Decorating will be Friday, Dec. 6 at Rebecca Creek Park, then again Saturday, Dec. 7, at 9 a.m. Decorating at Cypress Lake Gardens Park will be done Sunday, Dec. 8, starting at 9 a.m. Volunteers are asked to bring ladders. Removal of the lights be done on Jan. 4 at 9 a.m. for Rebecca Creek Park and then Jan. 6 at 9 a.m. at Cypress Lake Gardens Park.

5. Restriction Enforcement – Larry Young

One issue was resolved with a property owner. No new complaints were received.

6. RUC – Don Gonyer

No new permits were requested or issued.

7. Security – Kevin Boyne

- A new DVR was acquired for the guard shack at the Rebecca Creek Park entrance, and it was said to be working well.
- Someone tried to vandalize roller near Big Sky.

8. Social Media – Sidney Carpenter

The annual meeting and other events have been recently announced.

9. Website – Larry Young

Agenda updates were made for the monthly and annual meetings. Calendar updates have been made.

10. Trash Committee – Michael Coakley

Mike C. presented his proposal message for Saturday's annual meeting, where he will seek member input.

B. Parks – Scott Postert

A parks committee meeting is scheduled for Oct. 30. Meetings are on the fifth Wednesdays of the month when there is one.

1. Bluebonnet Park – Kent Gillespie

- Kent mowed the park. He will determine how often to mow to help the bluebonnets and native grasses.
- Scott wants to look at securing the well equipment there.

2. CLG Park – Kevin Boyne

Park use is high. Mike S. and Don were thanked for closing off a gap in the barriers at the front of the park to prevent vehicles from driving through the park.

3. Guadalupe River Park – Larry Young

- Larry cut down dead tree limbs overhanging the road to the picnic area, and other fallen tree limbs were removed from the road and picnic areas.
- He plans to see about well pump installation in the next parks committee meeting.
- More mowing was done, but it may be necessary to bring in a tractor and brush hog.

4. Rebecca Creek Park – Joshua Postert

The park was mowed and weedeated, and limbs were picked up. Dead trees in that park also need to be addressed.

5. Turkey Creek – Ethan Santell

- Scott named Ethan chair of the park. Ethan had cleaned up trash in the area.
- Mike S. asked about signage and borders. Scott said he will take that to Ethan and the committee.

6. Park maintenance – Michael Sowder

The high road at Rebecca Creek Park has been cleared. A picnic table bench was broken. Mike S. will assess the bench for repair and painting.

7. Environment and Conservation – Dylan Gambill

- Dylan is updating his presentation for the annual meeting.
- The aerators are still running in the upper part of the creek in the park.

C. Roads - Don Gonyer

1. Road equipment maintenance – Wanda Wayne

- The roller is out of commission and needs repair, but is back at the office.
- Wanda and others are looking to sell the F-150 utility truck online, since it has had engine problems. She was told she will need to put that to the committee for consideration, to put on the board meeting agenda for next month.
- The maintenance crew are working to get one grader working. Mike S. did work on that Thursday. Need to get that and the skid steer working again and back to the office.
- The dump truck is working but needs new registration.

Scott asked that the road committee chairs provide locations for downed limbs, so the road crew can take the chipper around and do cleanup.

Scott said that he has talked with the attorneys about possibly starting a new corporation, Cypress Lake Gardens Road Owners Association, with all necessary articles to ensure proper authority and CC&Rs.

- The purpose of the new entity would be to directly oversee road management and fees related to road management. Such a corporation would affect those property owners using the POA's private roads, he said, including those who are not CLGPOA members.
- The articles of the corporation would require that it works only to the benefit of the members of CLGPOA, with the thought that CLGPOA would delegate responsibility over roads to the new corporation.
- Such a change would take a 75% majority of mail-in ballot from membership. If the idea can be discussed sufficiently with the attorney, Scott said, he will raise it at the annual meeting.
- Kent raised that it needs to be made clear with membership that the POA is at a crossroads, and that it needs to be clear that the current board is constrained and is not simply a group that is supposed to spend its time and personal effort fixing the other POA members' roads.
- Scott said it is imperative that everything is legal, above board and supported by the right number of the POA membership before any change is made.

2. Big Sky – Michael Coakley

- Many of the residents are happy about the work done, but some have asked that the limestone rock be removed where it's been put on top of asphalt. They would prefer that the crew have only filled potholes.
- Wanda said a resident has offered the POA to use her old asphalt millings in her driveway and suggested that could be used for filling potholes.
- Mike S. would like to remove the limestone where it's a problem.

3. CLG –

4. RCP – Michael Sowder

5. RCP Golf – James Burns

6. RCP Contour – Wanda Wayne

7. RCP River – Joe Alegria

(No other reports were given.)

9. Old Business

N/A

10. New Business

Elect New Treasurer

With Bruce's departure, a new treasurer needed to be elected.

Mike C. nominated Peggie for the position, but she declined. Larry then nominated Jeff, who accepted. Jeff was elected unanimously.

11. Questions and Answers

- Mike S. asked about a recent shooting in the community. There had been messaging on Nextdoor. The board had no input.
- Dylan asked about the broken-down riding mower. Scott said it should be fixed and sold.

12. For the Good of the Order

N/A

13. Adjourn

Mike C. motioned to adjourn. Peggie seconded. The meeting was adjourned at 7:44 p.m.