

MINUTES

Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, January 16, 2025 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert
The meeting was called to order at 6:00 p.m.
2. Opening Prayer: Chaplain Michael Coakley
3. Roll Call of Officers & Directors: Secretary Larry Young
Alan - v | Donald - v | Dylan - excused | Jeff - excused | Joe - v | Judith - v |
Kent - v | Larry - v | Peggine - excused | Michael C. - v | Michael S. - v | Scott - v
4. Welcome of Members & Guests
Janice Boyne, Jeannie Postert, Ellen Laubhan, Nick and Evelyn, Wanda Wayne
5. Announcements
Scott welcomed the board's new members, Alan and Judith.
6. Approval of Prior Minutes: Larry Young
Minutes December 19
Don motioned to approve the minutes with changes. Mike C. seconded the motion.
Approval was unanimous.
7. Treasurer Report: Jeff Bowles
Scott provided the report in Jeff's absence.
8. Departments/Committees
 - A. Office – Janice Boyne
Nothing new to report.
 1. Audit – Deb Copher
Audits for September and November have been returned by Deb, Janice said.
 2. Bylaws – Peggine Schrader
Next meeting will be Jan. 22 at 6 p.m.
 3. Legal - Scott Postert
 - Today, Scott got notice that attorney Chris Weber will no longer be representing CLGPOA or other HOAs or POAs, so the board will need to find a new registered agent.

- No response has been received from attorney Bill Crist regarding federal Beneficial Ownership Information (BOI) requirements or on restriction letters.

4. Events – Peggie Schrader

- Ladies Night will be Jan. 26 at 6 p.m. at the Western Shack.
- The Events committee meeting will be Feb. 5 at 6 p.m.

5. Restriction Enforcement – Larry Young

Larry described correspondence with a member regarding restrictions on potential development of “multiple units” for short-term rental on a property.

6. RUC – Don Gonyer

- One final inspection was made at 1005 Covered Wagon, with approval.
- Don had a complaint from new builder on Laguna saying they couldn’t get access to a property because of a neighbor blocking road. The issue was resolved between the builder and neighbor by the time Don went to review. It was clarified that the location of concern was not CLGPOA property, but RUC is still relevant because the builders are and property owners are using POA roads. Scott suggested a need for discussion in committee regarding a road easement.
- Alan asked about RUC deposits being given back when damage is done, noting and issue at Covered Wagon and Lariat Pass. Scott noted that a complaint about damage has to have been submitted to the committee’s attention for the deposit to be held. Scott requested that Alan and Don work together for more road inspections in Cypress Lake Gardens when permits are in effect.

7. Security – Kevin Boyne

- Two accidents have occurred at the entry gate at Rebecca Creek Park, Scott reported.
- A barbecue grill was stolen from the pavilion at Cypress Lake Gardens Park.
- Dumping has occurred at Turkey Creek Park and Knoll Schwoppe Road. Comal County Sheriff’s Department has a suspect in the dumping.

8. Social Media – Sidney Carpenter

Wanda will begin handling CLGPOA posts to Nextdoor.

9. Website – Larry Young

Updates have been made for the calendar, agenda and minutes. Larry will look into any new website needs from the state.

B. Parks – Scott Postert

The next Parks committee meeting will be Jan. 29 at 6 p.m.

1. Bluebonnet Park – Kent Gillespie

Fire ant mounds are growing, and some dumping was done in the park. Kent will do cleanup. Scott said signage and gate will be discussed at the next committee meeting.

2. CLG Park – Kevin Boyne

Things are looking good, Scott said, except for the missing barbecue grill.

3. Guadalupe River Park – Larry Young
Larry has been trying to work out an issue with the well pump and finish the setup of the camp sink and faucet. The river is still dry at the park, and the more dead tree limbs have fallen in the picnic area, with cleanup needed.
4. Rebecca Creek Park – Joshua Postert
Basic maintenance has continued. With the two incidents damaging the gate, Scott has been working with the sheriff's department and the insurance company on the claims.
5. Turkey Creek – Ethan Santell
Dumping has occurred.
6. Park maintenance - Michael Sowder
Nothing to report.
7. Environment and Conservation – Dylan Gambill
Dylan said he needs to get dead trees removed at Rebecca Creek Park.

B. Roads - Don Gonyer

There is a need to go out to Rimrock and address some downed trees.

The burn ban is back on, so the crew will need to use the chipper.

1. Road equipment maintenance – Wanda Wayne
All equipment is back at office except the skid steer. James Burns still is fixing that. Wanda got approval to sell the Ford and electric carts and mower in the previous board meeting. She has a buyer for the carts. The other items will be posted online.
2. Big Sky – Michael Coakley
Nothing to report, other than the trees needing trimming. Everything else is fine.
3. CLG –
 - Don received a few requests for pothole fixes. He notified the requesters that the road department will be starting back up once the year's budget is set.
 - Alan said that from Cypress Lake Gardens Park to the back of the neighborhood is a mess. There was discussion at the roads committee meeting, including the need to clear out the ditch near the park on Cypress Gardens Boulevard. The department is working with a property owner to reduce flooding.
 - Scott asked Alan to be chairperson for the CLG area. Alan accepted.
4. RCP – Michael Sowder
Mike is waiting for the budget, hoping to get some of the area's roads near the top of the priority list since there's been no significant work on those roads in about six years.
5. RCP Golf – James Burns
Scott asked Wanda to take on the golf area, with James focused on equipment work. Wanda accepted. The roads in the area are mostly holding up.
6. RCP Contour – Wanda Wayne
One dip near a turn on Contour has large potholes and needs material. At Fawn and

Sunset, there are areas needing more help. Driveway material has been offered, but the skid steer is needed to get that material. Scott suggested using a volunteer.

7. RCP River – Joe Alegria

Joe said material is needed. Limestone and base is especially needed for the short, steep hill at Deer Valley Pass.

8. Old Business

N/A

9. New Business

Approval of new budget for 2025

- Scott went over the breakdown of the 2025 budget:
 - Office, insurance, fees, postage, and legal budgets stay the same.
 - Maintenance fees will focus primarily on roads and parks, but with reductions to both.
 - Park budgets are reduced by about 20%.
 - Road budget is reduced from \$117K to \$91K.
 - Events for the year will be supported strictly on a volunteer basis.
- The RUC's \$57K income level was down from expected \$70K last year, so the roads budget is down, Scott said. Other incomes also were down from what was expected, other than camping fees.
- For 2025, the board will require committee-level profit/loss reports each month to monitor expenditures more closely.
- Kent motioned to approve the proposed budget. Joe seconded the motion. Approval was unanimous.

Ellen Laubhan discussion of Rebecca Creek Natural Area.

- Ellen offered to volunteer to help with the Rebecca Creek Park Natural Area. Ellen praised the board for maintaining the parks and the natural area. She said she walks it regularly. Trash is not bad, she said, although there are some fallen trees needing cleanup with a chainsaw. Also, a fire ring needs to be removed.
- Scott said security is the bigger need in the area, with people accessing the area illegally. Fencing is needed, he said.
- There was discussion of financial support for the park. It was noted that grants can't be used since the park is private to the POA.
- Ellen made a request of:
 - Authorization for use of a weed eater on the natural area path, with limited mowing
 - Allowance for a Trail Tamers group from Austin to visit and give advice and help on maintaining trails.

- Additional stepping stones at the bottom of park, to make the trail into a loop.
- Ellen noted that keeping maintenance minimal isn't hard, but anything more is difficult. Scott advised against having outside help, indicating the need to keep the natural area access only to members and their allowed number of guests.

7. Questions and Answers

N/A

8. For the Good of the Order

N/A

9. Adjourn

Don motioned to adjourn. Mike C. seconded. The meeting was adjourned at 7:21 p.m.