

Minutes
Cypress Lake Gardens Property Owners Association, Inc.
ANNUAL GENERAL MEETING
October 18, 2025, 11:30 a.m.
Rebecca Creek Park Western Shack

Opening Prayer:

1. Call to Order: President: Scott Postert called the meeting to order at 11:41am
2. Opening Prayer: Chaplain Michael Coakley led in prayer
3. Roll Call of Officers & Directors: Secretary Judith Seagroves
Brandon – excused absence | Dylan -present | Jeff -present | Joe -excused absence
Judith -present | Kent – excused absence | Larry -present | Peggie -present | Michael C -
present | Michael S. - present | Scott - present
There was a Board Quorum
4. Welcome Members & Guests – Scott welcomed the Members and Guests
There was not sufficient member attendance and there was not a Membership Quorum
5. Announcements
 1. Introduce the New Board – Scott introduced the New Board of Directors
 2. Discuss and vote on CLGPOA 2025-1 Annual Member Meeting Special Assessment Vote –
unable to vote on Special Assessment due to a lack of a Membership Quorum
6. Report of Prior Minutes: Judith Seagroves
Minutes – October 19, 2024 – members were offered the opportunity to read the minutes
7. Treasurer Report: Jeff Bowles provided and discussed the annual Profit & Loss report and the 2024-25 Expense Chart.
8. Departments/Committees
 - A. Office – Janice Boyne no report
 1. Audit – Jeff Bowles reported that the annual audit is not completed yet but the pie chart is a representation of the expenses.
 2. Bylaws – Peggie Schrader reported that the By-law amendment Item G, section 2 was sent to the General Membership for a vote and it passed. The amendment has been filed with the county. Scott read the amendment to the Members.

Amendment Questions

Q. How does the President continue to serve based on the by-laws.

A. Per the amendment Scott resigned his Presidency for one day. The member felt that the Board should have appointed a new president. He feels that it is a control issue.

A. Board member, Larry asked if anyone else would want the job of President?

A. Member stated that he would like the Board President Position. He was encouraged to run for a director's position on the Board

A. Member questions the Board about not stopping the amendment

A. Board members, Larry brought the discussion back to the By-law Committee. He spoke about the need and request for Members to be part of the By-law Committee. Larry brought Article VII Sec 1 D, in reference to amendments to the By-laws. They require 2/3 approval by mail in ballots cast.

3. Legal – Scott Postert that we are still have a counter claim with Tim Powell and we are still seeking legal representation.

4. Events – Peggy Schrader

Event Committee will meet 11/5/25 at 6:00pm at the Western Shack

Ladies Night will resume at the end of January 2026

Lights in the Park will be 12/13/25. There is a need for volunteers to help test lights the first Saturday of November 9-12. Also, volunteers needed 12/5 and 12/6 to decorate the trees.

5. Restriction Enforcement – The committee is an open committee to take complaints about deed restriction violations. It meets on the 2nd Wednesday of the month at 6:00 at the Office.

Q. Member asked about a complaint she had submitted in May. She indicated that there had not been any follow-up. She will resubmit the complaint.

A. The complaint had been addressed in the POA Meeting. She was encouraged to come to the Committee Meeting on 2nd Wednesday, 11/12 to discuss.

6. RUC - This is an open committee to give out construction permits. Any member can report to the office if they notice new construction.

7. Security – The main issues have been trespassing and vandalism.

Q. Member asked about abandoned properties

A. The POA has no authority but encourages owner to contact the sheriff

8. Social Media – Sidney Carpenter to post on Facebook. POA is in the process of getting Next Door back up and running.

9. Website – Larry Young takes care and updates as needed. The minutes of the Board Meetings are on the website. Members can share thoughts and concerns.

B. Parks – Scott Postert

1. Bluebonnet Park – Issues being dealt with include encroachment and the moving of property line marker. Other issues are dumping and keeping it secure.
2. CLG Park – The CLG neighborhood has a large park with a playground. They have dealt with electricity theft and vandalism to the Portable Potty. Plan is to put the portable potty on a trailer and bring to events.
3. Guadalupe River Park – The park has been quiet due to low water in the river. It needs mowing and needs a volunteer to help mowing. Volunteers need to help take down and remove some dead trees. The well and water tank are set up. The water is not potable. There were trees donated and planted.
4. Rebecca Creek Park – Scott Postert reported that there has been routine maintenance of the park. The gate was vandalized but has been repaired. Jeannie Postert continues to keep the park mowed. Scott would like to have the Fish Tournament again and focus on the youth.
Q. Member asked about a dog leash sign. He was walking and was charged by a dog off leash. He offered to pay for a larger sign.
A. The leash law is a county requirement. Scott agreed to put up the new signage.
5. Turkey Creek – Ethan Santell continues to monitor the area. It is still in a natural state and not recommended for driving. It is a beautiful walk-in area.
6. Park maintenance - Michael Sowder was able to get the lawnmower working when it broke down.
7. Environment and Conservation Committee – Dylan Gambill monitors the creek after the big rains and flooding for nutrient levels. He monitored the fecal level which was under 30 which is low. The aerators in the creek help with the levels.
Q. About the blue-green algae
A. Would need sunlight and warm water to grow
Q. Does hemlock grow in the area
A. He has not identified any hemlock lately

C. Roads – Scott Postert indicated that there is a need for a volunteer to handle the maintenance on the road equipment.

Q. Who oversees Knoll Schoppe

A. There is no one in charge of Knoll Schoppe. It is not in a neighborhood. If anyone is interested in learning how to work on the roads this is a good area for learning. There is a need for a plan to take care of the road. This will be addressed at the next Road Committee meeting.

Q. Member asked about the signage around CLG Park

A. The brown signs are the responsibility of POA. The green signs are the responsibility of the county.

Q. WHO IS RESPONSIBLE FOR STREET SIGNS

A. ROAD SIGNS ARE THE RESPONSIBILITY OF THE COUNTY. CALL THE COUNTY AND THEY WILL REPLACE THEM

Q. HOW TO GET A SPEED BUMP

A. CANVAS NEIGHBORS TO SEE IF THEY WANT A SPEED BUMP OR NOT. IF THEY ARE WILLING TO HELP PAY FOR THE SPEED BUMP. THEN SUBMIT THE INFORMATION TO THE OFFICE.

Larry Young suggested that we ask for donation for roads

1. Big Sky- Michael Coakley- Money and labor was spent on the Rim Rock area – should not require any additional work anytime soon.
2. CLG – Vince Cooper is not going to be able to continue as chairman of this area. Now in need of a new chairman.
3. RCP – Michael Sowder has been working on the back side of Saddlehorn. He is looking forward to next year. The plan is to get some rock in these areas.
4. RCP Golf/ Contour – Wanda was the chairperson but has taken a hiatus.
5. RCP River – Joe Alegria reported that the entry way was done a year ago. This year there was rock scraping done in the area.

9. Old Business

None

10. New Business

A. Questions and Answers for Board

Members may address board when your name is called.

- A. Larry Jackson- asked why the last ballot was not returned to the CPA and counted in front of the CPA. Scott was able to explain the reasoning had to do with the expense of having the CPA handle and that the POA is allowed to handle the ballots.

11. For the Good of the Order – Scott thanked everyone for attending.

12. Adjourn - Peggy Schrader made the motion to adjourn, and Michael Coakley seconded the motion. Meeting was adjourned.

THIS IS A PUBLIC MEETING DISRUPTIVE BEHAVIOR WILL NOT BE TOLERATED. PLEASE DON'T SPEAK WITHOUT BEING ACKNOWLEDGED BY CHAIR. OFFENSIVE, DISRUPTIVE BEHAVIOR WILL RESULT IN REMOVAL FROM MEETING.