

MINUTES

Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, APRIL 20, 2023, 6:00 p.m.
Rebecca Creek Park Western Shack

Opening Prayer: Gerry Stephenson

1. Call to Order: President: Scott Postert
2. Roll Call of Officers & Directors: Secretary Larry Young
Bruce - X | Donald - X | Dylan - X | Gerry - X | Jackson - excused | James - X
Kent - excused | Larry - X | Peggie - X | Michael C. - X | Michael S. - X | Scott - X
Sergeant at Arms: Jackson – excused
3. Welcome of Members & Guests
Janice Boyne, James Duderstadt, Cody Hebert
4. Announcements
Executive session was called at 6:02 p.m. During executive session, it was decided by vote that, based on an interaction with a committee chairperson, an individual who has worked and volunteered for the POA will, until any further board decision, not be engaged by board or committee members for POA work or volunteer efforts. Executive session ended at 6:25 p.m.
5. Approval of Prior Minutes: Larry Young
Minutes – March 16, 2023
Don motioned to approve the minutes. Mike C. seconded. Motion passed unanimously.
6. Treasurer Report: Bruce Johnson
Report was provided.

Securement for non-payment of Knoll Schwope \$47.00 assessment.
Bruce reported that 427 of 1,257 property owners haven't paid the special assessment. As a result the Road department has received only \$39,393.43 of an expected \$59,079. So far, \$33,164.89 has been spent on material and labor. Bruce said it is allowable to supplement with \$20,069 from the general fund. This would allow the department to spend up to the planned amount without exceeding the budget. Still, Bruce and Scott indicated that the board needs to pursue the additional nonpaid funds. This will require legal action.
7. Departments/Committees
 - A. Bylaws – Peggie Schrader
Peggie said that this year's committee needs to be formed, with a chairperson elected

by a supermajority of the board before the first meeting. That first meeting will be July 26, the last Wednesday of July. Subsequent meetings will be on the last Wednesday of each month. Peggie invited others to join the committee to improve the bylaws for the community.

B. Audit – Deb Copher

The audit was fine, according to Bruce.

C. Office – Janice Boyne

- Janice finished the newsletter and provided it to the board to review.
- Janice has been handling many transfer fees for property purchases.

D. Events – Peggie Schrader

- Peggie said that 12 spaces were sold for the annual yard sale, along with one child's space for a lemonade sale. The cleanup event had no participation.
- Ladies' night will be held April 30 from 6 to 9 p.m. in the Western Shack.
- Mike S. was named volunteer of the month at the first Volunteer Appreciation Day, held April 8. It was agreed that the appreciation day will return once a quarter, even if volunteer days recur on every second Saturday of the month.
- Spring Fling is set for May 6 at 6 p.m., with live music to be provided. The event will have a (late) Cinco de Mayo theme.
- Family Fun Day be held on July 4, starting at 1 p.m. A bounce house will be provided for the kids.

E. Restriction Enforcement –

The board is still looking for a chairperson to help address county and other violations in the community.

F. RUC – James Burns

- Discuss permit for 1655 Hidden Valley.
 - The property owner at the address hasn't secured a new construction permit and is building a home that violates deed restrictions. (Year before last, two Conex container buildings were stacked, making a 2-story building, which isn't allowed.) Plans and a check for the required bond were submitted, but plans did not reflect the violation. Also, no septic permit was provided. The owner had asked to extend the deadline for construction from six month to two years. No permit has been issued, and bond check is now out of date.
 - A stop-work order was proposed, with a requirement to get required permits and undo violations. Also proposed was a permit denial, with requirement to reapply, because of failure to complete permit application process and violation from deed restrictions and continuing construction without a valid permit.
 - Given the need to adhere to the single-story deed restriction and follow permit requirements, the board advised the RUC committee chair to refuse the current permit and request reapplication, with

direction that a new bond check, a septic permit and a single-story plan are needed, or legal action will follow.

- In other RUC activity, James has four permits needing approval. Three others have no septic permit and one other is not yet ready for approval.

James motioned for approval of the four. Peggie seconded. Approval was unanimous.

- 134 Bee Tree – Approved
- 1103 Martingale – Approved
- 351 Line Camp Loop – Approved
- 1225 Covered Wagon – Approved

- James is following up on another property on Horseshoe Track.

G. Security – Jackson Durbin

- Trackers have been purchased for POA vehicles and equipment.
- A lock was changed at Turkey Creek.
- There has been plenty of traffic at Rebecca Creek Park.
- 4-wheelers have been removed from CLG Park.

H. Social Media – Sidney Carpenter

More than 100 members have joined the CLGPOA Facebook group, and members are posting more on the group page.

I. Website – Kevin Boyne

- Updates are needed for past minutes and agendas. Larry will work with Kevin.
- Don said a new email address is needed for the Roads Department.

J. Parks – Scott Postert

1. CLG Park – Kevin

- A sign is needed at CLG Park with posted rules. Larry will work with Kevin.
- 1,000-gallon water tank has been donated for use once the well pump is set up.

2. Guadalupe River Park – Larry Young

- The old water well, found previously near the picnic area, was retested and shown to have plenty of water, even though the river is extremely low.
- A solar-powered pump has been purchased and will be installed after a concrete pad for a well house can be added.
- A 2,500-gallon water tank was donated, and it was repaired by Scott. With water from the well, it will support water use near the portable toilet and picnic area. It also can be used by the road crew in the Campfire area when water is needed for repairing unpaved roads.
- The park, especially the picnic area, needs mowing.

3. Rebecca Creek Park – Jeannie Postert

- A wedding was held at the pavilion.
- A private party, opened up to members, was also held at the pavilion, with a Fiesta theme and live music. More musical events would be nice.

- A new grill was installed at the pavilion, and four new tables were added this month.
 - Limbs were picked up along Saddlehorn, within the park.
 - A park sign is needed at the east side of the park.
4. Turkey Creek – Cody Hebert
- Limb cleanup was done, and there is a plan to mow with the tractor and brush hog.
 - Older picnic tables from Rebecca Creek Park are being added.
 - Cody is working to clear Forest Lake to Ben Murphy.
 - The park has about 4 acres for natural area with walking trails.
5. Park maintenance - Michael Sowder
- Mike S. shredded the rough area at Rebecca Creek Park. And is scheduling to move limbs and debris, with burn piles planned.
 - There also is still interest in acquiring a 6- to 9-inch wood chipper.
6. Environment and Conservation Committee – Dylan Gambill
- Dylan emailed the Comal Conservation Committee Association, seeking information for help with funds for refurbishment of three dams on Rebecca Creek.
 - He also contacted a Texas Parks & Wildlife outreach program representative to provide conservation education at community events.
 - A committee pamphlet about the creek and how to help with conservation was proposed.
7. Playground – Noah Postert
No report
- K. Roads - Don Gonyer
- The road department has added 1,600 tons of bull rock and base on Knoll Schwope. They are working to fill in low spots now. They have spent a little more than \$33,000 on maintenance so far.
 - For sealing Knoll Schwope, Don looked into bids with four contractors for materials and labor for chip seal. He also looked into the option of using free asphalt millings from the county. It would cost \$65,000 to pay someone to chip seal. It would cost \$20,000 in oil if the road department does the labor for traditional chip seal, along with about \$5,000 for a skidsteer attachment for spreading the gravel or millings. An oil truck also would be needed, and the oil would need to be heated.
 - Based on the pricing, it was agreed to pursue the previously planned option to use the free millings and roll it during the summer.
 - Don is awaiting a listing from county of locations for available millings and to determine least expensive options for transporting.
1. Road equipment maintenance – James Burns
- The backhoe, dump truck and water truck are in good condition.
 - The Dodge, skidsteer, roller and the small trailer for the lawn mower still need work.

- He also is planning to add a sun cover to the roller, for summer use, as well as a quick connect for the water tank on the water truck.
2. General maintenance – Michael Sowder
No additional report.
 3. Big Sky – Michael Coakley
Mike C. will get more base for potholes.
 4. CLG –
Cody has agreed to chair the committee for this area.
 5. RCP – Michael Sowder
Mike S. is planning to finish Laguna West and Cave with road base.
 6. RCP Golf – James Burns
There are many potholes on Sunset near vista View. James will get the packer and add asphalt to those. Roads on the other side of the golf course, including Fairway, also need more work.
 7. RCP River – Joe Alegria
No report.

8. Old Business

- A. Trespass issue & property damage issue at 9130 Rebecca Creek- Sonja VonNoorden
The property was in violation of deed restrictions from the prior owner. The new owner is not intending to remove violations. No permit will be issued. Legal counsel is now involved.
- B. James Duderstadt – seeking approval for road use. Rimrock
Mr. Duderstadt presented his proposal for payment of fees in exchange for a private road use easement. The board proposed wording changes and an adjusted fee structure and will provide a counter proposal.

9. New Business

- A. Vote on legal action against property owners due to Knoll Schwope \$47.00 special assessment non-payment.
Bruce motioned to begin legal action against property owners due to Knoll Schwope \$47.00 special assessment non-payment. James seconded. The motion passed unanimously.
- B. Need to form Candidate Eligibility Committee and choose chair
Scott nominated Kent. Peggie seconded. The nomination passed unanimously.
- C. Members running choose position on ballot.
Candidate order from random selection was:
 1. Peggie Schrader
 2. Mike Coakley
 3. Mike Sowder
 4. James Burns
 5. Scott Postert

D. Trash can at park entrance to subdivision.

Scott said numerous solutions have been discussed previously. He proposed that the POA limit trash service in Rebecca Creek Park #3 and Saddlehorn to a single property-based trash pick-up service, establishing a contract with a single service provider with a residential vehicle and trailer to pick up at owners' houses. Scott will talk with a potential trash service provider.

10. Questions and Answers

11. For the Good of the Order

12. Adjourn

Scott motioned to adjourn. Mike C. seconded. The meeting adjourned at 8:42 p.m.