

## MINUTES

Cypress Lake Garden Property Owners Association, Inc.  
Board of Directors Meeting, AUGUST 17, 2023, 6:06 p.m.  
Rebecca Creek Park Western Shack

Opening Prayer: Michael Coakley

1. Call to Order: President: Scott Postert
2. Roll Call of Officers & Directors: Secretary Larry Young  
Bruce – excused | Donald - X | Dylan - excused | Jackson - excused | James - X | Joe - X  
Kent - X | Larry - X | Peggie - X | Michael C - X | Michael S - excused | Scott – X  
Sergeant at Arms: Jackson – absent
3. Welcome of Members & Guests  
Janice Boyne, James Duderstadt. Jeff and Jeffrey Segovia
4. Announcements  
New Board Member- Joe Alegria was welcomed as a new member of the board.
5. Approval of Prior Minutes: Larry Young  
Minutes – July 20, 2023  
Peggie motioned to approve as amended. Don seconded. Approval was unanimous.
6. Treasurer Report: Bruce Johnson  
Scott provided the report.
7. Departments/Committees
  - A. Office – Janice Boyne  
Janice has been compiling the list of residents requiring notification about changes to trash service on Saddlehorn.
    1. Audit – Deb Copher  
Janice said that Deb is still awaiting a statement for one of the POA bank accounts. A contact at the bank said that the statements are now being sent quarterly. We will still need to provide a monthly report, regardless.
    2. Bylaws – Peggie Schrader  
The committee’s first meeting was July 26. Peggie invited members to join the committee, particularly if they see something in the bylaws that they think needs to be clarified, corrected or added. Next meeting will be Aug. 30 at 6 p.m.
    3. Candidate Eligibility – Ken Gillespie  
Kent is awaiting the report on Joe as a new board member.

#### 4. Legal - Scott Postert

The POA has moved forward on a motion for summary judgment in the Powell counterclaim. No hearing date has been set yet.

#### 5. Events – Peggie Schrader

- The annual member meeting will be Saturday, Oct. 21. The pavilion will be open to members at 11 a.m., with the meeting starting at 11:30 a.m. After the meeting, barbecue will be served. Members are asked to bring a potluck side dish. There will be a contest for best-decorated cake, and members are being asked to bring other small desserts for a “cake walk” event.
- The event committee will meet Wednesday, Sept. 6, at 6 p.m. to plan for the annual meeting. All board and committee members are requested to attend. Also, a big flyer drive is planned to raise member awareness for the annual meeting.
- Fall Fest is scheduled for Saturday, Nov. 11 at Cypress Lake Gardens Park, with a hay ride, “turkey shoot” archery contest, a bounce house and pumpkin painting.
- Volunteers are needed to prepare for December’s Lights in Park. Decorating at Rebecca Creek Park will be from 3 p.m. to dark on Dec. 1, and then starting again at 8 a.m. on Saturday, Dec. 2. Decorating at Cypress Lake Gardens Park will be Sunday, Dec. 3, with time TBD. The event itself is Saturday, Dec. 16, with members invited to the pavilion at Rebecca Creek Park. Hot chocolate and cookies will be provided, and an ugly sweater contest will be held.

#### 6. Restriction Enforcement –

- Don offered to help with restrictions enforcement.
- Scott said that, despite the lack of a committee chairperson, restriction problems are still being assessed and addressed as they are reported. Primarily, problems identified have been addressed through RUC rules.

#### 7. RUC – James Burns /Don Gonyer

- 573 Wheel Horse – An RUC permit was approved after final inspection.
- 9480 Rebecca Creek – A permit was still pending because of issues with trash and limbs on the property. The property will be inspected, and the new construction will be reviewed to ensure it matches the original plan.
- 640 Lariat Pass – A permit was pending for the new construction, which had previously raised deed restriction concerns because the initial plan was for a duplex. The POA’s attorney had provided legal guidance, and an agreement on an altered plan had been reached with the property owner in a previous board meeting. The property will be inspected to ensure it meets the intent of the previous agreement before the bond can be returned.
- Property on Western Skies – Complaints had been raised about a dilapidated trailer that had been moved onto a property without a permit. Concerns about a non-residential air-conditioning unit, a potential lack of a septic system and other issues were also raised. The property will be inspected. Assuming it is in

violation of RUC rules, a stop-work order and compliance notice will be posted, highlighting the risk of a \$5,000 fine for failure to seek a permit. It was raised by Scott that derelict structures should be reported to the county health department.

8. Security – Jackson Durbin

- Job criteria have been written up for a posting for the previously approved courtesy patrol position. The board reviewed the posting. Peggie motioned to approve the wording of the posting. Kent seconded. Approval was unanimous.
- Jackson, Scott and Kent have all reported seeing trespassing issues on Saddlehorn. The committee will work to address.
- Jackson and Scott are working to finish out the security office at Rebecca Creek Park, and Kevin will be installing more security cameras near the office.

9. Social Media – Sidney Carpenter

Postings continue on Facebook, including one offering POA shirts for members.

10. Website – Kevin Boyne

Larry updated the monthly agenda and minutes.

B. Parks – Scott Postert

1. Bluebonnet Park -

Don said a path to the upper creek has been made more accessible, so that the road crew can draw water there for use in road construction, while the team also works to set up newly donated water tanks that can be automatically refilled from other sources.

2. CLG Park – Kevin

Nothing to report. Playground equipment is to be installed before Fall Fest.

3. Guadalupe River Park – Larry Young

Nothing to report.

4. Rebecca Creek Park – Jeannie Postert

Delivery is scheduled for next Thursday for a load of concrete to repair the long-damaged dam on the creek within the park.

5. Turkey Creek –

Nothing to report.

6. Park maintenance – Michael Sowder

Mike mowed the east end of Rebecca Creek Park.

7. Environment and Conservation – Dylan Gambill

Water quality testing in Rebecca Creek continues, and things continue to look good. Results for an initial test done in July to measure E. coli were reported in the July board meeting as being at a safe level of 12 cfu/100 ml. A test on Aug. 6 showed a level of 15 mpn/100 ml (or 15 cfu/100 ml), also well within the safe range for swimming, and a most recent test on Aug. 13 showed a drop to only 3 mpn/100 ml. Note: MPN (most probable number) is equivalent to CFU (colony forming units). The

use of either MPN or CFU is based on the method used to detect bacteria, and both are valid measures of bacteria density.

8. Playground – Noah Postert

As noted previously, more donated playground equipment will be installed at Cypress Lake Gardens Park before Fall Fest.

A request was made to use mulch from the community brush drop-off for the playground areas.

C. Roads - Don Gonyer

- Don said there have been calls regarding problems on Campfire Drive, with one caller complaining of damage to vehicles.
- Also, a complaint had been made to the Texas Commission on Environmental Quality (TCEQ) regarding the level of dust on Campfire. Scott received a call from a TCEQ representative regarding the situation and the current state of the road. Scott said the representative indicated in the call that TCEQ had no plan to take any further action at this time.
- Significant repair work was done on the steep hill on East Laguna two weeks ago. Because of the extreme heat, measures had to be taken during the weeklong effort – reduced work hours per day, hydration breaks, cooling hats -- to keep the road crew safe.

1. Road equipment maintenance – James Burns

- The Dodge needs a transmission mount. James and Don will look for the right part.
- The Bobcat need hydraulics, a controller adjustment and an alternator.
- Work on the equipment trailer is almost done.
- Incorrect carburetor parts were purchased for the chipper. Don has new parts ready. Meanwhile, its wiring, filters and muffler have been fixed.
- The F-250 has an engine problem. James needs to assess for repair extent.
- A volunteer has offered to help with engine repair on the grader.
- Two large used water tanks – 1,000 gallon and 500 gallon – were donated by a local company, They have been patched, and the patches are curing. They will be set up to fill automatically, to help supply water for road work.
- A small fan was purchased for the water truck.

2. Big Sky – Michael Coakley

Mike said he has patched potholes, and he discussed fixing High Drive. Don and crew will review on Friday, Aug. 18, with plans to start work the following Saturday, Aug. 25. They need to determine whether to use asphalt millings or both bull rock and millings, as appropriate.

3. CLG –

Trash services have stopped going on Western Skies. Don will need to review the road situation as soon as possible. Scott will get the location of the concern.

4. RCP – Michael Sowder  
Report provided above.
5. RCP Golf – James Burns  
Nothing to report. As mentioned, a grader operator has offered to help with repairing the grader.
6. RCP River – Joe Alegria
  - Joe said he is ready for more loads of base but will need water and a roller to make the repairs effective and to reduce the dust.
  - Scott asked about putting asphalt millings at the entrance of Campfire to help cut down on dust there. Joe mentioned that there may be available millings nearby, off Spring Branch Road. The committee will reach out to a contact about getting the millings.

#### 8. Old Business

- A. James Duderstadt – EXECUTIVE SESSION - Discuss attorney recommendation on CLG Counter proposal for Rimrock Road usage request. PRESENT SUMMARY and continue discussion.
  - Executive session was called at 7:14 p.m. and ended at 7:28 p.m.
  - Counterproposal recommendations were discussed in the executive session.
  - After executive session, the board presented questions to Mr. Duderstadt on his intent with his property and with proposed limits on the easement, regarding who could use it and for what purposes.
  - Additional work on terms for the counterproposal will continue in committee, and the board will reach out to Mr. Duderstadt when the counterproposal is ready.

#### 8. New Business – None

#### 9. Questions and Answers

Jeff Segovia said he appreciated the board's diligence with addressing members' complaints on property issues and appreciated Scott's vow to make progress.

#### 10. For the Good of the Order

- Scott thanked everyone for being there.
- Peggie reminded everyone that Ladies' Night would be held Sunday, Aug. 27, from 6 to 9 p.m. at the shack.

#### 11. Adjourn

Larry motioned to adjourn. Mike C. seconded. With unanimous consent, the meeting was adjourned at 7:37 p.m.