

MINUTES

Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, March 16, 2023 6:08 p.m.
Rebecca Creek Park Western Shack

Opening Prayer: Mike S.

10. Call to Order: President: Scott Postert

11. Roll Call of Officers & Directors: Secretary Larry Young

Bruce – excused | Donald – X | Dylan – excused | Gerry – X | Jackson – X | James – X
Kent – absent | Larry – X | Peggie – absent | Michael C. – X | Michael S. – X | Scott – X

Sergeant at arms: Jackson – X

12. Welcome of Members & Guests

Janice Boyne, Jeannie Postert, Cody Hebert, James Duderstadt

13. Announcements

None

14. Approval of Prior Minutes: Larry Young

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Mike C. motioned to approve. Larry seconded. Approval was unanimous.

15. Treasurer Report: Bruce Johnson

Report was provided by Scott in Bruce's absence.

16. Departments/Committees

A. Bylaws – Peggie Schrader

In Peggie's absence, Scott announced that the official statement for starting the 2023 committee will be in next newsletter.

B. Audit – Deb Copher

Janice said that Deb had reported no problems and that the audit had been approved by Bruce.

Office – Janice Boyne

Five new builder permits were issued this month.

C. Events – Peggie Schrader

Scott announced that the Yard Sale and Cleanup is coming on March 25.

D. Restriction Enforcement –

Nothing new was reported. Scott said that a new chairperson is still needed.

E. RUC – James Burns

James reported that a resident on Covered Wagon wants bond back. A question was raised about an existing building on property. After discussion, the board agreed to return bond.

F. Security – Jackson Durbin

- Jackson bought new webcams and has them in place at multiple locations.
- He has bought GPS tracking tags for the road equipment.
- A suspicious vehicle was reported near Fawn and Regency two weeks ago.
- Last week, a vehicle was driven into Rebecca Creek in the park, off of Saddlehorn. Criminal trespass citations were issued to the nonresidents involved. Scott said that the driving of the vehicle into the creek was believed to have been intentional and nefarious. Many people from a nearby house tried to remove the vehicle before authorities arrived. The vehicle was towed.
- Gerry reported being nearly hit by a vehicle while walking in Cypress Lake Gardens. The driver claimed there was no speed limit, he said, despite there being a default 30-mph limit on any road without other speed limit signage. Scott stated that there is a need to post signs to support enforcement of reckless driving citations. Scott also said we need to provide evidence of illegal dumping to help with enforcement.

G. Social Media – Sidney Carpenter

Larry reported that the Facebook page now has more than 100 members. An ad for the hiring of a part-time road worker was put up on Facebook, along with a Yard Sale mention.

H. Website – Kevin Boyne

In Kevin's absence, Larry said the site has a mention of the March 25 Yard Sale, and Janice said that other content is up to date.

8. Parks – Scott Postert

A. CLG Park – Kevin Boyne

- The events committee and others are getting ready for the Yard Sale and Cleanup on March 25. Ten sites have been paid for.
- A peewee league baseball team is now practicing at the park. Work is needed on the baseball backstop.
- Soccer goals need to be reinforced after some damage when being moved.
- Graffiti was cleaned up on picnic tables, the slide and a sign at the entrance. More needs to be done on trees that were spraypainted.
- Don will be removing an ash pile after a brush burn and will be adding wildflower seeds to the area.

- B. Guadalupe River Park – Larry Young
Nothing new to report on the park, but combination lock codes will change on April 1.
 - C. Rebecca Creek Park – Jeannie Postert
Two new 8-foot picnic tables have been installed. The plan is to get two more. The creek side has been mowed, but the mower is now broken. Bathrooms have been cleaned, and big limbs have been moved out of the way.
 - D. Turkey Creek – Cody
Cody has been hauling brush out of the creek. Concrete pads are ready for picnic tables. He is working to build up the old barbecue pits. Has put up 'No Trespassing' signs on residential property near the park to help reduce unwanted traffic. 'No Outlet' signs on Lake Park and Forest Lake are needed.
 - E. Park maintenance – Michael Sowder
Cleanup was done to remove tree limbs from the freeze. Joshua Postert help with the work. There is still more to do.
 - F. Environment and Conservation Committee – Dylan Gambill
Scott said that, as a result of volunteer limb cleanup by Cody in the neighborhood, a resident made a \$500 donation to the POA. Cody said volunteer cleanup is needed near Turkey Creek. That park will be set up as the location for a future volunteer appreciation day. The first volunteer appreciation day will be April 8, starting between 8 and 9 a.m. at CLG Park.
 - G. Playground – Noah Postert
As mentioned above, a new baseball backstop is needed at CLG Park.
9. Roads - Don Gonyer
- On March 4, members of the road crew – James, Mike S., Cody, Don, Marshall Day and Johnny Wilson – filled, watered and rolled potholes on Line Camp and Mustang Trail.
 - Don said he will buy a portable water pump, so that the water truck can be filled in a few minutes, vs. more than an hour.
 - The road crew will resume work next week on Knoll Schwope.
 - Because of the increasing need for tree limb removal, particularly during burn bans, Don requested permission to buy a pull-behind wood chipper at auction for up to \$8,000. He also requested permission to buy a newer skid steer, for up to \$20,000 at auction, since the current one has recently required repair too often. Scott motioned to approve use of RUC funds for the two equipment requests. Mike C. seconded. The motion was approved unanimously.
- A. Road equipment maintenance – James Burns
 - Cody said the dump truck is now running but has a stuck valve and its carburetor needs cleaning. He is considering using a 500-gallon water tank, which he has available, in the back of the dump truck for additional water support for road work.

- The water truck is running but needs brake maintenance. It also needs oil, antifreeze and gas replenished.
- B. General maintenance – Michael Sowder
Items were covered above.
- C. Big Sky – Michael Coakley
Mike filled potholes on High Drive and Rimrock since last month.
- D. CLG –
Items were covered above.
- E. RCP – Michael Sowder
Mike S. repaired one of the speed bumps on Saddlehorn.
- F. RCP Golf – James Burns
Mike S. helped James get road work done on Regency and Fawn.
- G. RCP River – Joe Alegria
Larry said that potholes have been filled on the front end of Campfire.
- H. Knoll Schwope – Cody
- Cody said that he was able to get a discounted price from a resident for hauling road base. It's expected to take more than 1,100 tons, or about 45 loads of base to cover one mile, one lane wide, on the road. To get that amount of base spread, watered and rolled is expected to take the crew about two weeks.
 - It was agreed that bull rock should be used to fill the bigger holes first. The plan is that the gravel base can then be spread, crowned and maintained until the road can be widened and chip sealed.

10. Old Business

None

11. New Business

- A. James Duderstadt – seeking approval for road use. Rimrock
- Mr. Duderstadt's family has 30 acres bordering POA roads. They want to separate five acres of that, replat it and build new home. Because of the separation, the county requires that the new property has its own access.
 - Mr. Duderstadt said he will continue to own but is hoping to get the county approval without having to create a new road easement through the remaining 25 acres of the original property. He already has access to West Branch Crossing, but if the property was ever to be sold, it would need to have its own access.
 - He is seeking a letter of easement rights for permanent access to POA roads.
 - Scott proposed having a fee equitable to the budgeted road percentage of annual member fees for an equivalent number of average POA lots that would equal five acres (e.g., \$600/yr), plus adherence to road use permitting and fees system.
 - Mr. Duderstadt will come back with his own proposal, which will be reviewed and, if agreeable, will then need to be review by POA's legal counsel.

B. Trespass issue & property damage issue at 9130 Rebecca Creek

- A swath was cut through POA park property from the back of the residential property to the bank of Rebecca Creek.
- After this was seen, members of the Parks and Environment committees assessed the park property damage and posted 'No Trespassing' signs and tape at the back of the residential property.
- A new construction building permit is being sought by the property owner, for a new mobile home.
- It was decided that the permit needs to be held until the cause of the damage to park property can be determined.

12. Questions and Answers

Janice raised a question after a request from neighborhood residents, who are currently shown by the county to own portions of two separate POA lots after a replatting of their lots and acreage property. The property owners had requested to pay for only one lot instead of two. The board advised that, since the county records show that the residents do own two separate lots, they should continue to pay two annual \$55 fees.

13. For the Good of the Order

None

14. Adjourn

Scott motioned to adjourn the meeting at 8:15 p.m. Jackson seconded, and approval was unanimous.