

MINUTES

Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, SEPTEMBER 21, 2023, 6:01 p.m.
Rebecca Creek Park Western Shack

Opening Prayer: Mike Coakley

1. Call to Order: President: Scott Postert
2. Roll Call of Officers & Directors: Secretary Larry Young
Bruce – excused | Donald – excused | Dylan – X | Jackson – X | James – X | Joe – X
Kent – excused | Larry – X | Peggie – X | Michael C. – X | Michael S. – X | Scott – X
Sergeant at arms: Jackson – X
3. Welcome of Members & Guests
Janice Boyne, Kevin Boyne, Sidney Carpenter, Diane Coakley, Jeff Segovia, Jose Luis Vasquez
and Jose Antonio Vasquez
4. Announcements
None
5. Approval of Prior Minutes: Larry Young
Minutes – August 17, 2023
Peggie motioned to approve as is. Mike C. seconded. Approval was unanimous.
6. Treasurer Report: Bruce Johnson
Scott provided the report in Bruce’s absence.
7. Departments/Committees
 - A. Office – Janice Boyne
With the new security cameras, faster Internet speed and more bandwidth are needed. Options were discussed for upgrading the current network or adding a new network to provide a private network for increased security and a public network to provide wifi to members at the park. Both approaches would increase cost, which would come from the office budget. Kevin recommended splitting for security and member benefit. The board agreed.
 1. Audit – Deb Copher
Deb did the audit and Bruce approved.
 2. Bylaws – Peggie Schrader
Next meeting is next Wednesday, Sept. 27, at 6 p.m. Volunteers and concerns are welcome. Concerns can be raised with the office.
 3. Candidate Eligibility – Ken Gillespie
The board will need to hear about the latest background check when Kent returns.

4. Legal - Scott Postert

An Oct. 3 hearing was set on the Tim Powell counterclaim and clarification regarding the Coffman agreement. The POA's attorney has been talking with Mr. Powell's attorneys. Also, the attorney is working on easement agreement wording for the proposed agreement with James Duderstadt.

5. Events – Peggie Schrader

- The annual member meeting is set for Saturday, Oct. 21, at the Western Shack. Seating starts at 11 a.m. The meeting starts at 11:30. After the meeting, barbecue and drinks will be provided. Members interested in the participating in the potluck lunch are asked to bring a side dish. A dessert decoration contest and a “cake walk” contest will be held, along with games and a raffle.
- Fall Fest is Saturday, Nov. 11, with a salute to veterans. The festival, at Cypress Lake Gardens Park will offer a “turkey shoot” archery contest, hayride, bounce house, and pumpkin painting for the kids. Food provided by Kevin Boyne will be available for sale.
- Lights in the Park will be held Saturday, Dec. 16, at Rebecca Creek Park pavilion at 6 p.m., with hot chocolate, cookies and an ugly sweater contest. Lights will be taken down Jan. 6 and 7. Volunteers will be needed for that.

6. Restriction Enforcement –

- No chairperson yet. No complaints this month.
- A physical notice was placed on the property on Western Skies that was discussed at the previous board meeting. A recheck by the county is scheduled for next month, according to the county health department spokesperson. Within the past week, a wastewater drainage pipe had been installed on the trailer, open onto the property. This had been raised by a resident to the county health department, but was also raised to the board. It was agreed that, in addition to being a health department violation, it is also a violation of deed restrictions and RUC rules.

7.RUC – James Burns / Don Gonyer

- Variance requested for 1135 Covered Wagon by Jose Luis Vazquez for a setback on a double-wide mobile home that is at 6 feet instead of the required 10 feet. Mr. Vasquez said he and his brother lacked information on the deed restrictions and had a communication problem on what was needed, saying they were told they could place the mobile home, but then were told it violated the setback rules. Their county-approved septic plan assumed 6-foot setback, to make room for the septic leach field. The property was bought 2 years ago but not through a title company that would have given information about deed restrictions. No property owners have residences on adjacent lots. Mike S. motioned to approve the variance. James seconded. The variance was approved unanimously.

- Scott said that, despite the need for owners' due diligence, and RUC notices and signage at least most neighborhood entrances, it has long been a challenge that new people moving into the community need to comply with rules but don't having good ways to be made aware of the rules. He suggested that the office add notifications to invoices to raise awareness.
- James motioned to approve permits for construction on additional properties:
 - 1135 Covered Wagon
 - 1316 Covered Wagon
 - 188 Fore Dr.

Mike S. seconded the motion. Approval was unanimous.

8. Security – Jackson Durbin

- Ads for the security position have been posted. No candidate have responded. It was agreed that he will keep looking to fill the position by February and then reassess if no viable candidate is chosen.
- Kevin has been installing cameras around the pavilion at Rebecca Creek Park.
- No progress has been made on the security shed.
- The lock on the gate system at Rebecca Creek Park has been broken and needs repaired. A new lock will be ordered, and security video will be reviewed. Kevin suggested adding a light to the gate arm so that drivers know when it's opening.
- Jackson said he will have an off-duty deputy on site for the annual meeting. He said he is hoping for a peaceful event and needs board members' help with that.

9. Social Media – Sidney Carpenter

Event details have been posted on the Facebook page, including information for monthly Ladies' Night.

10. Website – Kevin Boyne

Updates have been made for events, agenda and minutes. Also, traffic for the site has generally been increasing. July had the highest traffic in the past 12 months, with over 2,100 site visitors.

B. Parks – Scott Postert

1. Bluebonnet Park -

The road crew has been drawing water from the creek in this area to use for road improvements.

2. CLG Park – Kevin

- Saturday, Oct. 28, is the date set for playground equipment installation before Fall Fest. Volunteers will be needed.
- Road base is needed for the parking lot. Also, Kevin plans to paint the fence soon.
- A parked car has recently been noticed inside the park late in the evenings and that situation needs to be monitored, Kevin said.

- Kevin is intending to add electricity to the CLG pavilion before the Lights in the Park event. A motion-sensor light there is also being considered.
3. Guadalupe River Park – Larry Young
 - A 2,500-gallon donated water tank has been installed near the water well. A faucet, camp sink and solar-powered pressure pump setup have been bought and will be installed soon, along with the already-purchased solar-powered well pump.
 - “Burn Ban” signs have been ordered for use at multiple park when required.
 4. Rebecca Creek Park – Jeannie Postert
 - The first load of concrete has been poured to repair the dam in the park, at cost of \$1,600. More loads are needed to finish the work. The previously authorized budget was \$5,000.
 - A pecan tree near site No. 12 appears dead and needs to be assessed for possible removal, for safety reasons.
 5. Turkey Creek –
Nothing to report.
 6. Park maintenance – Michael Sowder
 - No mowing has been done recently, but some weedeating is needed.
 - Dead trees were cut at east end of the park.
 - The high road in the park has been cleared and is now passable.
 7. Environment and Conservation – Dylan Gambill
Dylan needs to get results from latest water quality test.
 8. Playground – Noah Postert
 - Equipment needs to be installed at Cypress Lake Gardens Park.
 - The merry-go-round at Rebecca Creek Park needs to have its post and bearing greased.
- C. Roads - Don Gonyer
1. Road equipment maintenance – James Burns
 - The Dodge is back in service. Its air conditioning needs to be fixed.
 - The new grader is waiting on a clutch cable before it can be used on West Laguna.
 - Other equipment is in the same state as last month.
 2. Big Sky – Michael Coakley
 - Bull rock was spread at High Drive and Rimrock near mailbox. It’s packing nicely.
 - It was agreed that additional money in the road budget needs to be moved to allow for more work in this area, as work is progressing there.
 3. CLG –
 - A couple of loads of road base are needed at the staging area for work on multiple roads.
 - Holes have been filled on Cypress Gardens Boulevard. Asphalt is needed to patch there, too.

4. RCP – Michael Sowder

No additional work has been done since the recent work on Laguna.

5. RCP Golf – James Burns

No additional work has been done in this area this month. The focus has been on equipment repair.

6. RCP River – Joe Alegria

- Asphalt millings are needed for the Campfire entrance. Free millings previously seen on Spring Branch Road proved to be of unacceptable quality for use. Additional millings are available for use near the HEB on Highway 46.
- Joe is coordinating with Don to use the grader and water truck on Campfire.

8. Old Business

A. James Duderstadt

Scott spoke with Mr. Duderstadt before the meeting. The POA's attorney is working on wording for a proposed easement agreement.

9. New Business

A. Approve newsletter

A 1-page mail-out is being created. It will include the annual meeting notice, with information about any ballot items.

B. Discuss/vote on ballot items for annual meeting.

- The proposed ballot item is for a special assessment for roads, to be split evenly between Cypress Lake Gardens and Rebecca Creek Park areas, and to be used at the discretion of the road department, with direction from the board and input from members.
- The board has legal guidance on required wording for any ballot item and absentee balloting option.
- The board finalized wording, to be reviewed by the attorney. James motioned that the finalized wording be used in the mail-out. Larry seconded. Approval was unanimous.

10. Questions and Answers

None.

11. For the Good of the Order

Scott thanked everyone for attending.

12. Adjourn

Larry motioned for the meeting to be adjourned. Peggie second. Meeting adjourned at 8:02 p.m.