

MINUTES

Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, FEBRUARY 19, 2026 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert- Called meeting to order at 6:03 pm
2. Opening Prayer: Chaplain Michael Coakley
Michael not present. Scott said prayer in his place
3. Roll Call of Officers & Directors: Secretary Judith Seagroves
Brandon - ☒ | Dylan - ☒ | Jeff - ☒ | Joe - ☒ | Judith - excused | Kent - ☒ |
Larry - ☒ | Peggie - ☒ | Michael C - excused | Michael S- ☒ | Scott ☒
4. Welcome of Members & Guests
Scott welcomed guest to meeting.
5. Announcement
Ballots were sent out. Scott held question & answer meeting on the past Wednesday night.
6. Approval of Prior Minutes: Judith Seagroves
Minutes January 15, 2026
Larry will correct typo's . Need to change Larry's status from absent to excused, also add w to Schwope. Peggie motioned to accept minutes with corrections and Jeff seconded.
Passed unanimous.
7. Treasurer Report: Jeff Bowles
Report Jeff reviewed both profit & loss & balance sheets which were attached.
8. Departments/Committees
 - A. Office – Janice Boyne
Janice said that Larry, Dylan, Kent, Judith & Jeff need to submit paperwork by March 15 to run for board seat.
 1. Audit – Deb Copher
 2. Bylaws – Peggie Schrader
Meeting will be held on February 26 @ 6:00 pm to review by-laws. Asked for more people to attend.
 3. Legal - Scott Postert -None
 4. Events – Peggie Schrader

Next meeting will be Wednesday 26th at 6:00p.m.. Fishing Tournament March 14 from 8-5 pm. Peggie and Jeannie will do hot dogs. Ladies night Sunday 22nd from 6-9.

5. Restriction Enforcement –

No issues at this time.

6.RUC –

A. Board to consider nonrefundable refund for 1420 Laguna sold property
Scott made motion to refund payment & Jeff seconded. Passed unanimous

B Discuss and vote to apply fine for 1075 Deer Valley Pass for failure to apply.
Mike motioned that fine be levied & Jeff seconded . Passed unanimously

7. Security – Kevin Boyne No issues

8. Social Media – Sidney Carpenter

Peggie had been in touch with Sidney and all is going well.

9.Website – Larry Young

Larry reported that he has submitted the agenda calender and minutes. Janice said she would make the needed changes.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

Kent stated that the park had been mowed and Thanked Michael for doing it.

2. CLG Park – Kevin Boyne

Nothing to report.

3. Guadalupe River Park –

Joe reported that too dry for grass to grow. Water extremely low in River. Larry ask if the downed tree limbs had been picked up. Answer was no.

4. Rebecca Creek Park – Joshua Postert

Scott said downed trees had been cleared and that broken water lines from freeze repaired.

5. Turkey Creek – Ethan Santell

Nothing to report

6. Environment and Conservation – Dylan Gambill

Dylan and Scott have been trimming trees. Peggie said there was new dumping on Knoll Schwope rd. Dylan brought up possibility of dumpster, Scott said too expensive.

C. Roads –

1. Road equipment maintenance –
2. Big Sky – Michael Coakley not present
3. CLG –
Scott said three loads of road base delivered.
4. RCP – Michael Sowder
Michael said hydraulic oil on sale at Tractor Supply and will take advantage of the savings by purchasing needed oil.
5. RCP Golf (Contour)- N/A
6. RCP River – Joe Alegria
Joe said the road is holding up pretty well under the conditions.

9. Old Business

10. New Business

- A. Vote to approve 2026 budget.
New budget looks much like old, adjustments made to meet needs. Budget seriously affected by drop in RUC money. Jeff motioned new budget be approved. Peggie 2nd Passed unanimously.
- B. Discuss and vote on annotating current bylaw, Article 7 Section 1 Line D, to match 2022 bylaw. Due to clerical error Unvoted changes need to be annotated.
Once this is done Scott will file with county. Peggie motioned to approve change and Jeff seconded. Approved unanimously.

11. Questions and Answers

Guest Shirley Bundick ask about road work on Bluff View. Scott explained that road work is scheduled and all roads need to be considered but worst roads take priority and Bluff View doesn't fit that description.

12. For the Good of the Order

Peggie motioned to adjourn and Jeff seconded.

13. Adjourn meeting was adjourned.