

MINUTES

Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, September 19, 2024, 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert
Scott called the meeting to order at 6:02 p.m.
2. Opening Prayer: Chaplain Michael Coakley led in prayer.
3. Roll Call of Officers & Directors: Secretary Larry Young
Bruce - X | Donald - X | Dylan - X | James - absent | Joe -excused | Jeff - X
Kent - X | Larry - excused | Peggie - X | Michael C. - X | Michael S. - X | Scott – X
4. Welcome of Members & Guests
Janice Boyne, Wanda Wayne, Red Webster, Blake Wilson, Becky Fain
5. Announcements
Welcome Jeff Bowles to Board.
6. Approval of Prior Minutes: Larry Young
Minutes from August 15, 2024
Peggie made motion that minutes be approved, Don seconded. Unanimous yes vote.
7. Treasurer Report: Bruce Johnson
Peggie provided the report in Bruce's absence.

Board went into executive session at 6:10 pm.

Board returned at 6:30 pm.

All spending that is not essential is put on hold. Discussed Board Member participation and special assessment on hold. Assessment going back to committee.

8. Departments/Committees
 - A. Office – Janice Boyne
Newsletter needed to be approved. Changes need to be made. Approved with changes.
Total of 8 new member.
 1. Audit – Deb Copher
Bruce says it was done and good
 2. Bylaws – Peggie Schrader
Next meeting October 23rd at 6:00 pm at the office.

3. Candidate Eligibility – Michael Coakley

no report

4. Legal – Scott Postert

Counter Claim moving forward.

5. Events – Peggie Schrader

Annual meeting 11/19 arrive at 11:00, meeting begins at 11:30 am, HEB provided Brisket. Pot luck side, dishes, desserts. Best dessert contest, brownies, cakes and cookies for cake walk. Raffle for prizes.

Fall fest is November 16th from 12 – 5 pm. Wanda is trying to get the Fire Marshall to speak on fire prevention. There will be games and food for sale.

Lights in the park will be December 14 from 5- 9 pm. Volunteers to help decorate Rebecca Creek Park on 12/6 at 5 pm, 7-8 at 9 am with take down January 4 & 5 at 9 am. Testing the lights will be after the annual meeting with days and times posted on Facebook and Nextdoor.

6. Restriction Enforcement –

Scott gave a report saying that letters have gone out and action has been taken to correct the problems.

7. RUC – Don Gonyer, James Burns

Don reported that there were no new permits. Two re-inspections were done with one having trash in the easement and one on Covered Wagon still has problem. He has their permit.

8. Security – Kevin Boyne

Kevin was absent. Nothing to report.

9. Social Media – Sidney Carpenter

Sidney absent. Nothing to report.

10. Website – Larry Young

Larry absent. Nothing to report.

11. Trash Committee – Michael Coakley

Still meeting to try and solve the problems so that the county will not fine the POA. Scott stated the POA has no authority to make everyone use the same company. Next meeting is Saturday, August 28 at 11 am.

B. Parks – Scott Postert

The committee meetings are on the 5th Wednesday of the month.

1. Bluebonnet Park – Kent Gillespie

Kent stated there is a need for a gate. Scott says that we have the pipe, but need volunteers to dig holes. There is also a need for a sign with parks ----- and no trespassing sign. Peggie stated it needs to be mowed.

2. CLG Park – Kevin Boyne

Park has been mowed and weedeated.

3. Guadalupe River Park – Larry Young
Larry has mowed the park and the river is dry.
 4. Rebecca Creek Park – Joshua Postert
The park has been mowed and weedeated and tree limbs trimmed
 5. Turkey Creek –
Nothing to report.
 6. Park maintenance – Michael Sowder
Mike removed trees from the High Road and mowed the low water crossing park.
 7. Environment and Conservation – Dylan Gambill
Tested the water in the summer with good results. There is no algae growth. Picked up the trash from behind the trash cans at Saddlehorn. Need to have a community trash pickup. Scott said maybe it could be done on Volunteer Day.
- C. Roads - Don Gonyer
Work has stopped with about 10 to 10.5 miles of roads done. All surplus materials have been used up. Roller blew a fuel pump and hose. Grader has hydraulic leaks. We need all 78 * 2 ¼ inches wrench. Don wants to get all the equipment the oil and filters changed and washed.
1. Road equipment maintenance – Wanda Wayne
F-150 truck needs a new engine will cost about \$10,000. She suggested that it be sold. Scott said he thought the tool bed on the truck is worth about \$5,000.00 and that we should sell the tool bed and the truck with it. She will look into what it is worth. Wanda has made a spreadsheet with pictures and serial numbers. She got \$150.00 worth of 2 gas chain saws, 2 electric chain saws, 3 edgers, a charge/compressor, sender. Need 2 chains but all work. Called James about the equipment but he has not answered. Grader, bobcat, trailer are still at his place. Scott said if he does not respond, we will need to go there and point it out to get it on the list.
 2. Big Sky – Michael Coakley
Mike said there has been some work done to the road. It's not completed but it is 97% done. Pile of trees pushed over on to Cloy's property so they can get done.
 3. CLG –
 4. RCP – Michael Sowder
7-8 bucket of rock in washout on the hill.
 5. RCP Golf – James Burns
Wanda some rock has been laid on Fawn Dr.
 6. RCP Contour- Wanda
The road is holding up waiting on next part. She is still trying on getting free asphalt.
 7. RCP River – Joe Alegria
Scott stated that the area has lost trash pickup and they are putting the cans on Rebecca Creek Rd. Don says they have put 5-6 loads of bull rock and 1 ½ in limestone on Campfire and showed Joe how to use it where it is needed.

9. Old Business

N/A

10. New Business

Variance for 1625 Campfire Dr.

Variance for 1625 Campfire for a 240 sq. ft cabin that is already been built. It is not a permanent residence. 2021 gave a variance for building, but they got a letter about deed restrictions. Motion made by Michael Sowder to approve variance.

Don abstained. Bruce, Dylan, Kent, Peggie, Michael Coakley, Michael Sowder, Scott voted to approve.

11. Questions and Answers

N/A

12. For the Good of the Order

Late arrival, Sean Farmer, Lilly Farmer property Campfire.

13. Adjourn

Scott motioned to adjourn. Michael Coakley seconded. The meeting was adjourned at 7:27 p.m.