

MINUTES

Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, APRIL 16, 2026 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert – Called meeting to order at 6:pm
2. Opening Prayer: Chaplain Michael Coakley led in prayer
3. Roll Call of Officers & Directors: Acting Secretary Kent Gillespie
Brandon - ☒ | Dylan - excused | Jeff - ☒ | Joe - ☒ | Judith - excused | Kent - ☒ |
Larry - ☒ | Peggie - ☒ | Michael C - ☒ | Michael S- ☒ | Scott ☒
4. Welcome of Members & Guests
5. Announcement
RESULTS OF SPECIAL ASSESSMENT
Did not pass 114 for and 103 against. Not a 75% majority.
6. Approval of Prior Minutes: Judith Seagroves
Minutes February 19, 2026
Peggie made motion to accept minutes, Michael C seconded. Passed unanimously.
7. Treasurer Report: Jeff Bowles
Report Reviewed budget as of April 26, 2026. Summarized income and reviewed expenses.
See attached budget pages. Scott called attention to ingress agreement.
8. Departments/Committees
 - A. Office – Janice Boyne
Newsletter approved by Board and ballot numbers chosen.
 1. Audit – Deb Copher
Not completed yet.
 2. Bylaws – Peggie Schrader
Reported that meeting was held and there were no new amendments.
 3. Legal - Scott Postert
Nothing at this time other than Raccoon Pass dumping issue.
 4. Events – Peggie Schrader
Reminded all that Spring Fling was approaching.

5. Restriction Enforcement –

Covered under new business

6.RUC –

A. PERMIT APPROVAL FOR 1031 SUNSET

B. PERMIT APPROVAL FOR 3179 WESTERN SKIES

C. PERMIT APPROVAL FOR 940 CONTOUR

D. PERMIT APPROVAL FOR 738 TURKEY CANYON

All the above permits were approved.

E. Discuss and vote for RUC failure to apply fine for the place at 2121 Rimrock.

Discussed Rimrock problem. No vote

7. Security – Kevin Boyne

Kevin not present but Ethan reported an ATV was accessing CLG Park by back street.

Trespassing charges were filed on interloper, also trespasser on Saddlehorn asked to leave.

8. Social Media – Sidney Carpenter

9.Website – Larry Young

Reported all was up dated.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

Stated that a park sign will be put up at the Park. Has been mowed and trash not bad.

2. CLG Park – Kevin Boyne

3. Guadalupe River Park –

No water. A new member has shown interest in helping with Park. Will follow up.

4. Rebecca Creek Park – Joshua Postert

Park has been mowed and trash picked up around entrance of Saddlehorn.

5. Turkey Creek – Ethan Santell

Reported on trespassing.

6. Environment and Conservation – Dylan Gambill

Discussed possibility of adding more fish to Rebecca Creek. Everyone liked the idea.

C. Roads –

1. Road equipment maintenance –

Scott wondered if the County may help with controlling speeding on Knoll Schwope road.

2. Big Sky – Michael Coakley

Reported that some asphalt was put down by resident.

3. CLG – Scott said new work in the park is being planned.

4. RCP – Michael Sowder- Nothing new to report

5. RCP Golf (Contour)-
6. RCP River – Joe Alegria – Base was spread by Joe. Scott stated that the roads were much better due to Joe's attention and work in the area

9. Old Business

A. FORM CANDIDATE ELIGIBILITY COMMITTEE AND ELECT CHAIR

Scott formed Candidate Eligibility Committee. Motion was made for Michael Coakley to be chair person. Motion seconded by Jeff. Motion passed

10. New Business

A. Discuss and vote on dumping and drainage at 168 raccoon Pass

A certified letter was sent to this address regarding dumping. If not corrected will be referred to Sheriff Department.

B.DISCUSS AND VOTE ON VARIANCE FOR 835 OAK RIDGE DR.

Discuss variance for this property. Motion was made to allow variance. Motion was Seconded by Jeff and Peggie. Vote was unanimously approved.

11. Questions and Answers

12. For the Good of the Order

Peggie motioned to adjourn. Unanimously approved.

13. Adjourn Meeting adjourned at 7:00 pm