

MINUTES

Cypress Lake Garden Property Owners Association, Inc.
Board of Directors Meeting, August 15, 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
3. Roll Call of Officers & Directors: Secretary Larry Young
Bruce - excused | Donald - v | Dylan - excused | James - absent | Joe - absent
Kent - absent | Larry - v | Peggie - v | Michael C. - v | Michael S. - v | Scott - v
4. Welcome of Members & Guests
Janice Boyne, Shup Schupay, Helga Schupay, Ray Lopez, Amber Gloria
5. Announcements
Announcement of new board members
Write-in candidate Jeff Bowles won election to the 12th seat on the board. His background check came back all good. The election result was ratified unanimously by the board.
6. Approval of Prior Minutes: Larry Young
Minutes from July 18, 2024
Don motioned to approve the minutes with minor corrections. Larry seconded. The minutes were approved unanimously.
7. Treasurer Report: Bruce Johnson
Peggie provided the report in Bruce's absence.
8. Departments/Committees
 - A. Office – Janice Boyne
One new member was documented this month. Transfer fees are down, Scott said.
 1. Audit – Deb Copher
Janice said that Deb still has the current audit for the month.
 2. Bylaws – Peggie Schrader
The committee will meet Aug. 28 at 6 p.m. at the office to discuss several new items identified by the committee. That will be the last meeting before the committee presents proposed changes to the board for consideration by the membership.
 3. Candidate Eligibility – Michael Coakley
Jeff Bowles' background check came back fine, as noted previously.

4. Legal – Scott Postert

Nothing to report.

5. Events – Peggie Schrader

- The committee is currently preparing for the annual meeting. Peggie plans to get a signup sheet for setup and takedown. Scott is working to have Sheriff Mark Reynolds as a special guest for the meeting.
- The committee has also started to plan for the Fall Fest, which will be Nov. 16. The POA is hoping to have Fire Marshal Kory Klabunde as a special guest at the event.
- Lights in the Park is set for Saturday, Dec. 14, from 6 p.m. Hot chocolate and snacks will be served. Setup at Rebecca Creek Park will start Friday evening, Dec. 6, and continue Saturday, Dec. 7, at 9 a.m. Setup at Cypress Lake Gardens Park will be done Sunday, Dec. 8, also starting in the morning. Volunteers, especially those with ladders, are needed, Peggie said.

6. Restriction Enforcement –

Two new violations were reported since last meeting. Letters regarding violations are awaiting review and approval.

7. RUC – Don Gonyer, James Burns

No submitted permit requests require approval since the previous meeting. Don is following up on existing permits. Peggie noted that a permit is not being displayed as required at an address on Hidden Valley Drive and that the property owner needs a reminder.

8. Security – Kevin Boyne

Kevin was absent. Nothing to report.

9. Social Media – Sidney Carpenter

Larry suggested posting about upcoming committee meetings. A CLGPOA Nextdoor account has been set up, and handling for that will be addressed in committee.

10. Website – Larry Young

Updates were made to agenda, minutes, calendar and board of directors page. Jeff's name will be added.

11. Trash Committee – Michael Coakley

- Mike reached out to Hill Country Waste but hasn't heard back. Hill Country Waste has notified property owners in multiple areas that they will not drive on unpaved roads to pick up trash.
- Scott said the committee will need to present a proposal at the annual meeting for a long-term plan for trash pickup. In the meantime, the committee can work on short-term solutions. It's in the POA's founding documents to support trash service for the membership, Scott noted.
- Committee meetings are planned for 11 a.m. on the first and third Saturdays of each month, starting Aug. 17. Meeting notices should be posted on the website, Facebook and Nextdoor, it was agreed.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie
Kent was absent. Nothing to report.
2. CLG Park – Kevin Boyne
 - The park has been mowed by Mike C. A resident has offered to help.
 - The portable toilet was turned over and will need to be secure.
3. Guadalupe River Park – Larry Young
Larry mowed and weedeated at the picnic area.
4. Rebecca Creek Park – Joshua Postert
 - The riding mower has had constant drive belt problems, Scott said. He wants to see about buying a commercial-grade mower for all the parks. Mike C. motioned that the board approve purchase of up to \$5,000 for a replacement mower. Peggie seconded. Approval was unanimous.
 - A resident provided information about good mower options. Committee members will investigate options.
5. Turkey Creek –
Nothing to report.
6. Park maintenance – Michael Sowder
 - Mike spread dirt at Cypress Lake Gardens Park and will put wildflower seeds down later in the fall. He cleared out the area on Cypress Gardens Boulevard to be used for road equipment storage.
 - Mike S.'s tractor, which has been used for park maintenance, needs a new water pump.
7. Environment and Conservation – Dylan Gambill
Nothing to report.

C. Roads - Don Gonyer

- Don reported good news, saying that the road crew has spread more rock to fill holes on Campfire and East Laguna – 20 tons in each area.
- The Dodge truck's front bearings have been repaired. The brakes on the water truck have been repaired. Also, the dump truck's battery wiring and starter have been repaired.
- The road grader is still down, needing engine repair. Don is getting help on that.
- The road material hauler is expected to be back soon to haul 250 tons of chipped limestone in the Rimrock area to fill major potholes. Don is hoping to get to the Hidden Valley area in October with a smaller dump truck, but said it may need to wait until after the first of the year if work in the Rimrock area and elsewhere isn't finished.
- Free millings mentioned from last month are still being pursued.

- No progress has been made on dealing with getting High Drive repaired since neither the county nor the defunct Comal Hills POA are repairing it. Before work can begin, Scott said it would be necessary to get a filed document with the county to show CLGPOA ownership.
- 1. Road equipment maintenance – Wanda Wayne
Wanda and Mike C. met with Don at the latest road meeting, where maintenance was discussed.
Nothing further to report.
- 2. Big Sky – Michael Coakley
- 3. CLG –
- 4. RCP – Michael Sowder
- 5. RCP Golf – James Burns
- 6. RCP River – Joe Alegria

9. Old Business

N/A

10. New Business

- A. Discuss and vote on yearly road usage fees and assessments for people owning Property on CLGPOA private roads that are not CLGPOA members.
 - Scott related the history of the Duderstadt easement agreement and contract for non-members use of POA roads. Other adjacent acreage owners are using the roads, and Scott suggested that they should be subject to the same fees as Duderstadt and the POA's members.
 - Shup said he pays county fees for use of other adjacent roads and agreed that the proposal seems sensible if those acreage owners are developing their property and using the roads.
 - Don motioned that the POA apply to all nonmember property owners with properties adjacent to CLGPOA roads all applicable fees captured in easement agreements and all road use fees identified in the previously filed CLGPOA Nonmember Fee Scheduling Contract for Road Usage. Peggie seconded. The motion passed unanimously.

11. Questions and Answers

- Regarding the problem of loose dogs, Shup said that an animal control officer was in neighborhood about two "large, vicious dogs" in the Rimrock area. Based on social media posts, the officer responded and took action, and the situation was improved. More discussion was had, and it was determined that the issue needed to be addressed further in the bylaws committee.
- Shup said he had been asked by the road crew about parking road equipment on his property. He said he was perfectly agreeable but was looking for a timeline on when

work would be complete, or when the equipment would be moved. Don said the equipment will be moved within a couple of weeks.

- Shup raised as a suggestion, for certain properties, a one-time fee rather than annual fees. Scott said that, while he saw the benefit of the option, the previously made easement agreement is perpetual, so annual fees makes more sense.

12. For the Good of the Order

N/A

13. Adjourn

Larry motioned to adjourn. Peggie seconded. The meeting was adjourned at 7:38 p.m.