MINUTES

Cypress Lake Gardens Property Owners Association, Inc.

Board of Directors Meeting JULY 16,2026 6:00 p.m.

Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert called meeting to order at 6:06 pm

2. Opening Prayer: Chaplain Michael Coakley

   Michael led in prayer.

3. Roll Call of Officers & Directors: Secretary Kent Gillespie

   Brandon - excused | Dylan -unexcused | Jeff – excused | Joe - ✓ | Judith - ✓ |
   Kent - ✓| Larry -✓ | Peggie -✓ | Michael C - ✓ | Michael S-✓ | Ray -✓ | Scott -✓ |

4. Welcome of Members & Guests

   Scott welcomed Zack and Dawn Strother and James Burns

5. Announcement
   a. Ratify results of Board election

      Scott made motion to ratify results of election. Peggie seconded. Vote was approved unanimously.
   b. Seat new directors- Ray Houston was welcomed to board by all.

6. Approval of Prior Minutes: acting secretary Kent Gillespie

   Minutes June 11,2026 Peggie made motion minutes be accepted, Larry seconded. Board approved unanimously.

7. Treasurer Report: Jeff Bowles

   Report Jeff was absent, Scott reviewed financial report in his place

8. Departments/Committees
   A. Office – Janice Boyne stated we have 5 new members last month and 3 this month.

      1.Audit – Deb Copher- Audit was good

      2.Candidate Eligibility – Michael Coakley - Background check was fine

      3. Legal - Scott Postert

      4. Events – Peggie Schrader Requested help for annual meeting. Event meeting the 4th Wednesday of month for committee meeting. Please attend & help.

      5. Restriction Enforcement –

      6.RUC –

a. permit approval for 1750 Western Skies
fees paid and permits applied for. Approved unanimously.

7. Security – Kevin Boyne
8. Social Media – Sidney Carpenter
9. Website – Larry Young Reported that updating was done including calendar. Guest asked how to access prior minutes of meetings and Larry outlined procedures to do so.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie – reported that nothing new done.
2. CLG Park – Kevin Boyne – Park mowed and graffiti removed.
3. Guadalupe River Park – needs to be mowed
4. Rebecca Creek Park – Joshua Postert Mowed and tree removed
5. Turkey Creek – Ethan Santell
6. Environment and Conservation – Dylan Gambill

C. Roads –

1. Road equipment maintenance – Nothing done
2. Big Sky – Michael Coakley – nothing to report
3. CLG – N/A
4. RCP – Michael Sowder – some trees were trimmed back
5. RCP Golf (Contour)- N/A
6. RCP River – Joe Alegria – reported that erosion after rains not as bac as expected. Did do some tree trimming.

9. Old Business
   A. Discuss items regarding Bobcat & equipment at James Burns House. After much discussion Board agreed James could keep Bobcat, but not the other equipment as payment for work done. Motion was made and Peggie seconded that James had 30 days to bring back all equipment , excluding Bob cat or will press charges. A vote of 7 for and 2 against.

10. New Business
   A. Discuss and vote on RUC fine and bond for 2121 Rimrock.
   Structure not removed within 60 day limit after $1000.00 bond posted. Scott made motion that $5000. Fine be removed for unapproved building on property as it was already there when property bought. Joe seconded. Approved unanimously.

B. Variance request for 135 coyote - Variance request 1 a 5 ft set back on side between house and garage. Variance 2 requesting a 10 ft setback from the front. Scott made motion seconded by Joe. Board unanimously approved.

C. Election of officers starting with President, V.P., Secretary , Treasurer
President – Larry nominated Scott , 7 for 2 abstained
Vice President- Scott nominated Peggie. Peggie declined. Kent nominated for 9 , against none.
Secretary – Scott nominated Ray. For 8 against 1
Treasurer – Scott nominated Peggie. For 9 against none

11. Questions and Answers
Judith had asked about using chairs & tables from Western Shack if rented. Board agreed with 1,000. Surety payment and chairs & tables MUST BE RETURNED SAME DAY. Motion was made and 2nd and passed in favor of.

12. For the Good of the Order

13. Adjourn – Peggie motioned to adjourn, Kent seconded. Vote was unanimously for. Meeting adjourned at 7:32 pm.