

MINUTES
Cypress Lake Gardens Property Owners Association, Inc.
Board of Directors Meeting, February 20, 2025 6:00 p.m.
Rebecca Creek Park Western Shack

1. Call to Order: President: Scott Postert
The meeting was called to order at 6:02 p.m.
2. Opening Prayer: Chaplain Michael Coakley
3. Roll Call of Officers & Directors: Secretary Larry Young
Alan - v | Donald - v | Dylan - v | Jeff - v | Joe - v | Judith - v |
Kent - v | Larry - v | Peggie - v | Michael C. - v | Michael S. - v | Scott - v
4. Welcome of Members & Guests
Janice Boyne, Ethan Santell, Wanda Wayne
5. Announcements
N/A
6. Approval of Prior Minutes: Larry Young
Minutes for December 19
Michael C. motioned to approve the minutes as written. Peggie seconded. The minutes were approved unanimously.
7. Treasurer Report: Jeff Bowles
Jeff provided the report, focusing on the new year's reduced budget. Scott noted a reduced balance in the RUC fund.
8. Departments/Committees
 - A. Office – Janice Boyne
 - Six board members (Scott, Peggie, Michael S., Michael C., Joe, Alan) will need to turn in applications if they wish to run for reelection.
 - Scott handed out new ID cards to board members, to help when communicating with members, law enforcement officers and others.
 1. Audit – Deb Copher
The audit had been provided by Deb, Janice said. Jeff will need to schedule time with Deb to review.

2. Bylaws – Peggie Schrader

The next committee meeting will be Feb. 26 at 6 p.m. All members are invited to bring their ideas.

3. Legal – Scott Postert

The POA is changing its registered agent and is communicating with one law firm that has provided counsel over the past couple of years.

4. Events – Peggie Schrader

- The (catch and release) fishing tournament will be Saturday, March 15, from 5 a.m. to 5 p.m. at Rebecca Creek Park. There will also be a fish fry.
- The community yard sale and cleanup will be Saturday, April 5, from 8 a.m. to 4 p.m. at CLG Park. Tables are \$25 apiece. Private trash hauling services will be available.
- The Spring Fling will be Saturday, May 3, at Rebecca Creek Park. There will be a potluck dinner and live music.

5. Restriction Enforcement – Larry Young

Nothing new to report.

6. RUC – Don Gonyer

One permit request approval was needed for 194 Fawn Drive, for a building addition.

Larry motioned to approve. Mike C. seconded. Approval was unanimous.

7. Security – Kevin Boyne

Payment information needs to be updated for cell service on one of the webcams, Larry said.

8. Social Media – Sidney Carpenter

Sidney has posted about the fishing tournament. Updates are needed for other events, including the board candidate deadline.

9. Website – Larry Young

Normal updates have been made for agenda, minutes, calendar and committee appointments. Larry will post an update for the board election candidate deadline.

B. Parks – Scott Postert

1. Bluebonnet Park – Kent Gillespie

- Trash has been picked up in the area.
- The pipe fence at Rebecca Creek Park has been repaired after an accident. The repair went well, and the committee is considering a trade with the person who fixed it, to do more fence and gate work at Bluebonnet Park in exchange for the broken-down Ford that the roads department is currently trying to sell. The board unanimously liked the idea, but the issue will go back to the committee to work out details of any trade.
- Larry designed signs for the park gates. Approval is needed from Kent.

2. CLG Park – Kevin Boyne
The portable toilet has been turned over again, despite efforts to secure it. It will need to be secured again.
3. Guadalupe River Park – Larry Young
Larry is still working to get a check valve on the well pump to get that running. He's planning to work on it on the weekend, with help from Kent.
4. Rebecca Creek Park – Joshua Postert
The gate has been broken and repaired. Water is off in the park because of the ongoing freeze. Campsite signups are starting for later in the year.
5. Turkey Creek – Ethan Santell
 - More trash has been dumped. The recent volunteer cleanup on Knoll Schwope was successful, but more cleanup will be needed. Scott suggested using the next volunteer day for that.
 - Property tax on the land for Turkey Creek Park has increased significantly this year, so the planned budget for improvements there has all gone to covering the tax need. Any improvements will need to be done on a volunteer-only basis this year.
 - In addition to the usual frequent nighttime 4-wheeler traffic, there have been reports of trespassers in the area. There's a need to assess whether trespassers in the area are staying there permanently. If so, the sheriff needs to be contacted, Scott said. If in adjacent properties, the POA will need to contact the relevant property owners.
 - Peggie asked about a posting on Nextdoor regarding sale of park property. Scott clarified that an adjacent property was being sold by its property owner and that, of course, no park property was being or would be offered for sale.
6. Park maintenance – Michael Sowder
Nothing to report.
7. Environment and Conservation – Dylan Gambill
 - Scott had asked Dylan to pick up and dispose of some dead turkey vultures that had fallen into the creek. Concerns about disease, whether bird flu or any other disease, were discussed. It was stated that care must be taken when removing any birds and that they should be avoided.
 - Scott asked about buying more fry fish for park, with the thought that stocks have been reduced. Dylan said he wanted to wait to see, since he thinks they're likely just staying deeper in the water at this time of year.
 - Dylan wants to purchase a water quality test, costing about \$130, to test for any impact to quality when large groups of the turkey vultures are congregating over the creek. Scott motioned to approve \$130 for the test. Mike C. seconded. Approval was unanimous.

- Larry raised a suggestion brought by Jackie Bowles to take advantage of an Arbor Day Foundation offer of native trees and shrubs for small donations to the foundation. The idea is for the trees to then be donated for planting in POA parks, where drought and freezes have killed some of the existing trees. Larry said he could share information about the offer after the meeting and encouraged those present at the meeting to donate.
- Scott raised that, after last month's meeting, in which Ellen Laughan offered to bring a group of conservationists to look at the Rebecca Creek Park Natural Area and advise on possible improvements, Kent had walked the natural area with Ellen and two others with the Trail Tamers group who were there as Ellen's guests. Kent said two men from the Austin group walked the loop and were quite impressed. They recommended keeping the area natural but suggested trimming downed trees in one area and meandering the trail to avoid water runoff in another. Their biggest suggested change was to adjust the trail to stay well clear of an adjacent property owner's road, improving a trail through an area of saw palmettos. Kent and Scott said that Trail Tamers offered to do improvement work for free, but Scott reminded that the board had previously indicated it was against having an outside group make any sort of change to the area. Scott said he will let Ellen know that the item will go to committee.

C. Roads - Don Gonyer

Don said the Dodge needs to have its electrical system checked after its battery failed to keep a charge, and he said repairs and parts are likely needed. Don asked for a maximum of \$1,000 for any needed repairs after assessment. Scott motioned to approve that maximum cost for repairs. Larry seconded. Approval was unanimous.

1. Road equipment maintenance – Wanda Wayne
2. Big Sky – Michael Coakley
3. CLG –
4. RCP – Michael Sowder
5. RCP Golf (Contour) - Wanda Wayne
6. RCP River – Joe Alegria

Joe bought cold patch to fill potholes at the top of Campfire, near Rebecca Creek Road. Scott said the road department should consider the option of buying from Pathmark in San Marcos, since its bagged asphalt is both cheaper and better.

However, since going that route requires time-consuming pickup and unloading, he suggested that be determined by the committee.

9. Old Business

N/A

10. New Business

A. Variance Request for 220 Wren Circle

Resident requested that he be allowed to set up a business address at their home. The resident, a board member, said he will have a trailer, truck, skid steer, small excavator, dump trailer and enclosed trailer on his property for a property management business, if allowed. He said none of the equipment would be more than 10,000 pounds. Don motioned to approve the request. Peggie seconded. Approval was unanimous.

B. Open bank acct. exclusive to Event Committee.

Jeff, as treasurer, wants to open a savings account exclusive to events committee, with any income from events going to that account rather than being mixed with other funds. That account will then be the funding source for supporting future events. Similarly, there is a desire to do the same for RUC accounts, to deposit bonds and then be able to repay bonds from that specific account to ensure that the funds from previously paid bonds are there if they need to be repaid. Mike S. motioned to open the accounts as described. Mike C. seconded. Approval was unanimous.

11. Questions and Answers

N/A

12. For the Good of the Order

N/A

13. Adjourn

Scott motioned to adjourn the meeting. Peggie seconded. The meeting was adjourned at 7:08 p.m.