

Minutes  
Cypress Lake Gardens Property Owners Association, Inc.  
Board of Directors Meeting August 21, 2025  
Rebecca Creek Park Western Shack

1. Call to Order: Scott Postert, President, called the meeting to order at 6:00 p.m.
2. Opening Prayer: Chaplain Michael Coakley led in prayer.
3. Roll Call of Officers and Directors: Secretary, Judith Seagroves  
Officers and Directors present were Jeff Bowles, Joe Alegria, Judith Seagroves, Kent Gillespie, Peggie Schrader, Michael Coakley, Michael Sowder, and Scott Postert. There was a Quorum.
4. Welcome of Members and Guests: In attendance were Aaron Kun, Hector Kun, Cristian Georgescu, Nic Brewer, Mark and Barbara Grimes, and Janice Boyne.
5. Announcements: None
6. Approval of Prior Minutes: Judith Seagroves  
Minutes of July 17, 2025  
Motion to approve as amended was made by Kent Gillespie and seconded by Peggie Schrader. Approval was unanimously.
7. Treasurer Report: Jeff Bowles, Treasurer, reviewed the report. As requested by Wanda Wayne at last month's meeting, Jeff gave a report on the remaining road budgets for each section. No questions at this time.

## 8. Departments/Committees

A. Office: Janice Boyne asked the Board to read and approve a letter to be sent to members for delinquent fees. She stated that the letter will go out with the next billing/Newsletter mailing. Peggie Schrader made the motion to accept the letter and Michael Coakley seconded the motion. The motion was approved unanimously.

Janice also submitted an invitation to the Annual Meeting for format approval. This was also accepted.

1. Audit: Deb Copher, not in attendance. Jeff Bowles stated that the audit is up to date.

2. Bylaws: Peggie Schrader stated that the Bylaws Committee has not re-formed at this time.

3. Legal: Scott Postert indicated that there is a meeting with the attorney in September.

4. Events: Peggie Schrader gave information on scheduled activities

- \*Ladies Nite 8/31/25 6:00-9:00 at Western Shack

- \*Events Committee Meeting 9/3/25 6:00

- \*Permanent Hanging of Lights in Big Trees in front on Western Shack 9/13/25 9:00

- \*Annual Meeting 10/18/25 11:30. Sign In 10:00-10:30 Bring a side dish or dessert. She asked and received clarification on placement of the banner. Raffle tickets will be sold.

- \*Hanging of the Lights in RCP and CLG 12/5/25 at 3:00 and 12/6/25 and 12/7/25 at 9:00

- \*Lights in the Park 12/13/25. She discussed the event and what it entails.

5. Restriction Enforcement – No Report

6. RUC

Mr. & Mrs. Grimes at 2132 Campfire received a RUC letter of noncompliance which fined them \$5,000.00. They bought a 20x12 shed on skids and did not apply for the permit. Scott Postert informed them that they can come to the office and apply for the permit after the fact. They can then seek a variance concerning the set back. He encouraged them to come back Wednesday night for the committee meeting and get it all handled.

Aaron Kun and Hector Kun also received a letter fining them \$5,000.00 for not applying for a permit for their 16x24 shed. They will attend the committee meeting Wednesday to apply.

7. Security: Kevin Boyne not present – no report

8. Social Media: Sidney Carpenter and Wanda Wayne – neither present. Peggie Schrader reported that she spoke with Sidney Carpenter and she will take care of Facebook postings but will need someone to handle Nextdoor. This was tabled at this time.

9. Website: Larry Young not present. Janice Boyne stated that Larry loaded the agenda, minutes and bylaws on to the website.

B. Parks: Scott Postert

1. Bluebonnet Park: Kent Gillespie reported that there have been large rocks placed at the far end of the road. They are blocking the POA low water crossing rights and are on POA property. It will require large equipment to move the rocks.

Kent, Scott and Michael S. will go down and assess the situation and how best to rectify it.

2. CLG Park: Kevin Boyne not present. Janice Boyne reported that the Electric Box is still open. Scott stated it will be checked.
  3. Guadalupe River Park: Larry Young not present. Scott reiterated that the park needs to be mowed.
  4. Rebecca Creek Park: Joshua Postert not present. Scott Postert reported that the gate has been fixed. The zero turn lawnmower is making a loud noise and asked Michael S. to check it out. There are limbs down in the park from the recent winds.
  5. Turkey Creek: Ethan Santell not present. No Report
  6. Environment and Conservation: Dylan Gambill not present. Scott Postert stated that there has not been any creek testing.
- C. Roads: Jeff Bowles gave the budgets to date. This spurred a lively conversation. Michael S. did not understand why his budget was decreasing when he had not spent any monies. Scott Postert explained that there is only one road department with five sections. The general expenses i.e. repairs, tires, etc. are paid from each sections budget. This led to a suggestion from Jeff Bowles that in the future the community fees for such expenses be kept separate from the road material/labor budget. This will be determined at the first of the year annual budget meeting. Scott strongly recommends that everyone attends.
- On the topic of roads, Kent Gillespie asked about Knoll

Schwoppe Road. Scott indicated that it continues to hold.

1. Road Equipment Maintenance: no report

2. Big Sky: Michael Coakley reported that nothing has been done in this area. He stated that \$43,000 had been spent last year and it is washing out again. He suggested more oversight on future projects.

3. CLG: Vince Cooper not present. No report

4. RCP: Michael Sowder was concerned because his budget was reduced. This was explained as shared maintenance. Also in question was how contract labor was taken out of his budget and again explained as shared expenses.

5. RCP Golf (Contour) no report

6. RCP River: Joe Alegria reported that the hills are still doing well. He would like a load of base for potholes.

9. Old Business : none

10. New Business: Variance request by Vaughn for set back on Contour and Fairway. Kent Gillespie indicated that no neighbors will be affected. Michael Coakley suggested that if she encroaches 7feet then a fine then impose a fine. A vote was taken and carried 7 to 1 with the 1 being opposed by Scott Postert.

#### 11. Questions and Answers:

Michael Coakley asked about the squatters across from CLG park. The police have been notified but say it is a civil matter and up to the homeowner to remedy.

Kent Gillespie asked about the wrecked car that has been abandoned on Saddlehorn. It has been there over a week now. Scott will follow up over the weekend. Scott then asked the question as to whether or not the POA should have a rule about a fine for abandoned cars. Jeff suggested that there be research into the matter.

Michael Coakley made the Motion

To have Rule that set a fine for abandoned vehicles or machinery or anything with a title of registration in the park system subject to \$100.00/day if not removed after 24 hours.

Jeff Bowles seconded the Motion. Vote carried 10 yes and Michael Sowder abstained.

#### 12. For the Good of the Order

#### 13. Adjourn

Peggie Schrader made the motion to adjourn and Jeff Bowles seconded. All were in favor and the meeting adjourned at 7:37p.m.,

