

CYPRESS BLACK BAYOU RECREATION & WATER CONSERVATION DISTRICT
BOARD OF COMMISSIONERS
Regular Meeting Minutes
February 10th, 2026

A Meeting of the Board of Commissioners of Cypress Black Bayou Recreation and Water Conservation District, Bossier Parish, Louisiana was held on the 10th day of February, 2026, at 5:00 p.m., in the Nature Center building, located at 135 Cypress Park Drive, Benton, Louisiana. The meeting was called to order by the President, Mr. Rodney Madden. The pledge of allegiance was led by Vice-President, Jay Crooks. Roll call by Lisa Free, with members present as follows:

Rodney Madden
Jay Crooks
Jerry Wilhite

Others present include Lisa Free, Director of Finance and Administration, John Oswick, Park Director, and Jordan Sparks, Waggoner Engineering. Please see sign-in sheet for members of the public who were also present.

Motion was made by Jay Crooks and seconded by Jerry Wilhite to approve the minutes from the December 09th, 2025 Regular Meeting.

Public comment was requested with none received.
Votes were cast, and the motion carried unanimously.

CBB Park Report:

John Oswick reported the RV Pier repair has been completed, discussed quotes for new directional signs for the Park, and quotes for a new mower. The band has been secured for the July 4th Fireworks event. The revenue from the Cabins and Cottages for 2025 was \$67,000 for 403 reservations. We are looking to increase revenues this next year on the Cabins and Cottages with a few minor upgrades.

Financial Report:

Financial reports provided by email and copies in binders. The insurance renewals came in and have increased approximately 7%. Traveler's increased the property values by 6% to cover cost of replacement inflation. Landowner Fee reminder letters went out on January 31st and 60 day letters will go out March 1st.

Non-Action Item:

Presentation from Jordan Sparks, Waggoner Engineering, on proposed changes to permitting procedures and permitting fees for Cypress-Black Bayou.

Old Business:

Consideration of an Elevation Modification for net-zero Flowage Easement volume change at Lot 58 – Cypress Bay Unit #4.

Motion made by Jay Crooks and seconded by Jerry Wilhite to vote to approve the Elevation modification for net-zero Flowage Easement volume change at Lot 58-Cypress Bay Unit #4 due to Rules and Regualtions.

Public comment requested with non received
Votes were cast and motion denied as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Gary Wyche			X
Kelly Long			X
Rodney Madden		X	
Jerry Wilhite		X	
Jay Crooks		X	

New Business:

Consideration of Kayak Rental business to open on Cypress Black Bayou.

Motion was made by Jay Crooks and seconded by Jerry Wilhite to table for next months meeting pending consideration from legal council and further information.

Comments between Board, John Oswick, and Justin and Harlee Pirtle.
Votes were cast, and the motion carried unanimously.

Adjournment:

Rodney Madden requested a motion to adjourn the meeting.

Motion made by Jay Crooks and seconded by Jerry Wilhite to adjourn the meeting.

There being no further business to come before the Board, the meeting was adjourned by Rodney Madden at approximately 6:15 p.m.

Rodney Madden, President
Cypress Black Bayou Recreation &
Water Conservation District

Jay Crooks, Vice President
Cypress Black Bayou Recreation &
Water Conservation District