

# CAMP CREEK WATER COMPANY

## Board of Directors Meeting Minutes

February 8, 2024

5:00 PM

### Special ZOOM Meeting

- Meeting Attendees:
  - a. ZOOM attendees: Bill Fallwell, Trudi Askew, Lisa Sawyer, Alan Beard, Larry Hubbell, Ralph Crum, David Greenwood, Keith Ellis, Jeff Hazelwood, Mark Schinzler, Keith Williamson, Clint Cooper, Phillip Garrett, Special Guest - David Browning
  - b. Absent – Bert Hart, Nancy Hughes
- Agenda: Repair or Replace existing non-working Tractor

#### **Purpose of the Meeting:**

The purpose of this meeting is to discuss the alternatives of repairing the existing tractor which is not running or purchase a new or used tractor. Bill Fallwell had provided several documents via email with new purchase options and repairing the existing tractor. This meeting is to discuss options and agree on a solution to move forward with repairs or replacement of the existing tractor.

#### **Board Discussion & Actions:**

Board focused discussion on the option of repairing the existing tractor which was \$20k. After reviewing photos and considering the extent of other additional repair cost, the Board agreed that repairing the existing tractor is not money well spent. The tractor has not been well maintained and further costs may be needed once it is actually in the shop.

Everyone agreed to move forward with purchasing a new tractor. Trudi Askew provided financing options which were favorable with 0% interest for 4 years.

Special guest, David Browning, Jami Browning's husbands who lives on the lake has extensive experience with tractors. He recommended that he would get the Orange protection plan but would not recommend purchase of the extended warranty.

Bill Fallwell provided that a slightly used tractor was located for \$79,500, but it would come without a warranty and the cost of a new tractor with warranty was \$85,000. His recommendation was to purchase a new instead of used tractor. The group agreed.

David Browning also recommended that we consider purchasing an "extender attachment" that would allow the tractor to deal with the large logs and keep it safely out of range of taking on the heat from the burn pile.

Mark Schinzler weighed in on discussion regarding whether a 100 hp tractor was necessary or if a smaller tractor would do the job like the existing 75 hp. He added that a 75 hp could handle the mowing and trimming along the roads, but the heavy lifting is the large trees and logs that are placed at the burn piles. You will need a 100hp tractor to manage the burn pile.

Ralph Crum asked if we could purchase a backhoe attachment to help with these big logs. Mark provided that this would be closer to \$30k so Ralph agreed this was not an option.

Mark Schinzler owns his own road business and has extensive experience with tractor equipment and provided in his opinion, we need to purchase a new tractor. Lisa Sawyer agreed as did several other Directors.

Trudi Askew provided details on financing with 0% interest would result in monthly payment of \$1919 which included the Extended Warranty.

Jeff Hazelwood and Mark Schinzler provided their recommendations that it was not worth buying an extended warranty. The group agreed that we should remove the Extended warranty, but keep the Orange protection plan.

Trudi Askew provided that if we remove the extended warranty the cost would be \$85,600 with a monthly payment of \$1750.

Keith Ellis asked why we did not get another bid. Bill Fallwell said Mark Schinzler recommended Kubota was the best brand in his opinion. David Browning responded that he preferred John Deer, but brands are very personal and they can both do the job.

Clint Cooper added he had a friend that owns 7 Kubota dealerships outside of the state of Texas, and he would contact them to confirm a competitive bid on Kubota.

The group discussed the on-going maintenance issue as the existing tractor was not properly maintained. David Browning said Bonner Services in Franklin can do the maintenance or he would be glad to. He said with our heavy dusty roads, it is critical to change the air filters more often than the book says. The group agreed this was critical to getting a new tractor and making sure it was properly maintained. David Browning would assist with a maintenance schedule.

The group agreed we needed to approve the purchase of a new tractor and let the group check out John Deer and Kubota bids to ensure we get the best price.

**MOTION:** Lisa Sawyer made a motion to not repair the old tractor and to approve the purchase of a new tractor up to \$86,000 and include the Orange protection plan, but not purchase the Extended warranty to include 0% financing for 4 years.

Mark Schinzler second and all approved.

The meeting closed with further discussion with David Browning on how to setup a maintenance plan.

#### **RECOMMENDATIONS & ACTIONS:**

- 1) Board agreed to not repair the existing tractor.
- 2) Board agreed to purchase a new tractor up to \$86,000 and let the group get further bids and decide on brand Kubota or John Deer. Existing tractor to be traded in on the new tractor.
- 3) Clint Cooper would contact his Kubota connection to get competitive bids.
- 4) Bill Fallwell and team would reach out to get a John Deer bid.
- 5) Follow-up meeting with David Browning regarding setting up a maintenance plan and confirming who will be responsible for regular tractor maintenance.