

CAMP CREEK WATER COMPANY
Board of Directors Meeting Minutes
May 11, 2024 @ 8:30am
Ray Brodin Building

Meeting called to order.

- Board members present: Alan Beard, Ralph Crum, Phillip Garrett, David Greenwood, Nancy Hughes, Mike Noack, Rochelle Smith, Barry Veazy, Sheri Walters
- Board members Teams Attendees: Clint Cooper, Freda Strzelec
- Absent: Bert Hart, Mark Schinzler, Keith Williamson
- Committee Chairs present: Anita Alspaugh, Dwight Chandler
- Employees Present: Kris Maxymof, Tim

Zradicka Prayer by David Greenwood

Opening Statement - Phillip Garrett

- Thank the Staff (Kris, Tim, and Dwight) for going above and beyond last week. They made sure the watercraft were retrieved, marking road and water & hazards, and just going above and beyond during the high-water event.

Visitors: Reed Beauchamp (lots 306 & 445) – would like to observe.

Patrolman's Report: Tim Zradicka:

- Spent the weekend retrieving boats & jet skis and returning them to their lots. There is still a pontoon boat that he needs to find, and it is reported to be in someone's yard.
- There was an incident with a trespasser, but he was not present. Barry asked when you have a trespasser, what do you say? Kris & Tim both responded that you ask for their name, lot number, owner etc. If they are kids, they tend to get nervous and generally pack up when they are told they are not supposed to be here. If it is adults, we let them know they are trespassing, take a picture of the car & license plates, and escort them off the property. They are notified if they come back, we will file Trespassing charges with the Sheriff.
- Other than that, just watching the roads due to the condition and removing trees from the roads.

State of the Lake – Kris Maxymof

- Continue to call on the Maintainer weekly. It is supposed to go on to the work bay on Tuesday. Everything is done except for the oil pan replacement, which requires the engine to be removed. Still no ETA.
- Met with Danny Williamson, the Constable. Discussed solutions for trespassing and to build a relationship with him. He suggested putting notices in local publications stating that Camp Creek is private property, and trespassers will be prosecuted to start getting the word out, He is willing to run license plates to determine if that vehicle/person belongs here. If the trespassers are teenagers, he is willing to do a "knock and talk" with the parents, so they are not charged with a Class B Felony. If the trespasser is an adult, we should immediately call the Sheriff to press charges then follow up with the Constable later. We will be keeping a record of license plates and start tracking vehicles. He only comes out here about once/week. Kris will ask that he start patrolling by the dam during his weekly visit. Anita asked if he could write tickets on the roads and the answer is no because this is private property. There was further discussion on putting notices in publications regarding if it was worthwhile since trespassers and teenagers probably don't read the newspaper, but possibly the parents do. We have plenty of signage (at each entrance and the dam) stating this is private property. Dwight suggested painting purple stripes on the road as that is an indication of no trespassing in Texas. Sheri suggested putting the

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information in the Sports section since most kids read that section to see themselves. The consensus that an increased presence of patrols and law enforcement will help. Also, if charges are pressed, the word will spread that we are not tolerating any trespassers. We will monitor license plates and boats.

- Kris would like to start a campaign to get all the watercraft registered. This is a good time since we just had the high-water event. Ralph asked Tim how many boats he had seen that were not registered and there were only 2 watercrafts. Tim would like to see a better effort and getting bright lot numbers on boathouses and piers as part of the campaign.
- Lot owner list is updated with contact information and emails, so it will be easier to communicate with the community.
- Started posting general information on social media and we are receiving positive feedback on that.

Committee Reports

- Fishing and Vegetation – Phillip let us know that John from Lochow called him last week to let us know that we needed to start getting carp out of the lake. They would like to try the 2-boat corralling method at no additional cost to us. If it works, they will send 2 boats/shock and knock it out in 4 hours. They would do it for 1 month, with the option to do it for an additional 2 months. Then they would lay off for the summer to see what happens with the lake environment as the water warms. Then in October, we would regroup and see what we need to do moving forward. If the system balances out, then the plan becomes carp management. Barry asked what we needed to decide today. Phillip said we need to decide on the additional \$9,600/month for the 3 shocks. We budgeted \$120,000 for lake management, carp, and/or chemicals. We have the money to do it. Alan asked if we should wait to see if the corral method works before we vote. Barry asked if we should approve for \$9600 a month and see what happens. Phillip said that they would like the flexibility to manage his staff and assets to hit the lake hard if the carp are active. The \$3,200 day would cover 2 or 3 boats for a shorter amount of time. There was further discussion on waiting on the corralling method and making sure we were smart with our spending. Phillip noted that it was always the plan to remove the carp from the lake because we put them in the lake. We have the money in the reserves and that is what we are going to use. It was decided we should trust Lochow on the knowledge and move forward with aggressive carp removal. Barry made a motion that we move forward with the 3 additional lake treatments for 2 months at \$9,600, not to exceed \$20,000 and we will reassess at the end of the 2-month period. Clint seconded the motion. The motion was approved with a unanimous vote.
- Finance – Nancy & Keith were asking for financial information to present at the meeting today. It was discovered that there were some discrepancies to the budget that was entered into QBO. The 2024 Budget was approved by the previous Board, but it appears the numbers were never entered into QBO. The numbers approved on the excel spreadsheet and QBO did not match, so Keith decided not to present the financials to avoid confusion. We will work on getting the numbers in and hopefully be able to present the financials at the June meeting. Once that is done, we should have solid financial information in QBO.
- Dam & Rec Area – Phillip Garrett. Mark will work with Dwight to see how much material needs to be ordered for the washouts but will not do that until the Maintainer is back on the property. Considered renting one, but it has been too wet and ours should be back soon so we will just save that money. Engineering plans were approved so we will be proceeding with that in the coming days.

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- Safety and Channel Marking – Phillip Garrett would like to see us working on the channel markers prior to the next holiday, 4th of July. David has been making concrete buckets for the channel marker installation. He has 4 in his garage that he has been working on to replace the missing markers and will continue working on them.
- Special Projects – Phillip Garrett. In years past, this has been a “catch-all” for insurance and other things. As we came out of the Annual Meeting, it was clear the Shareholders wanted us to save money and are willing to volunteer. These projects will consist of work around the lake. Since Dwight handles all the equipment, it seemed that he should Chair this committee. We will put out a list of projects to the community and request volunteers. The hope is to utilize these volunteers and not pay for the work to be done. Dwight would like to start with knocking the brush down around the bridges and at the entrances and that is something volunteers can help with. Kris will get the list to Dwight to help him. Phillip would like to focus on some general cleanup of the community with signs, dead trees, housekeeping, etc. Moving forward, Kris will get bids for all work that we need are going to pay for. Alan asked if the cleats have been replaced on the piers since we are moving into the heavy usage time at the dam. Dwight suggested getting flush style cleats. We will the number of cleats and get those ordered and installed. Sheri noted that the stairs on the back side of the dam are rotted and need to be repaired.
- Building – Ralph Crum. We have been dealing with the lot owner at 123 for over a year. He will not comply and tear down a dilapidated boat house. There has been some work done to it, but the bottom line is it is falling in...collapsing. Sent him an email giving him a hard deadline of 05-20-2024 to comply, or we would hire a contractor to tear it down and bill him. Secured 3 bids and Carl McCarver came in with the low bid of \$1200, including haul off. There is \$1,900 on the budget for this type of work. This will use most of the budget, but at least the dilapidated boathouse will be gone. Kris asked how many dilapidated boathouses were on the lake and Ralph stated that there were probably 5 that need attention. Freda asked if Carl was insured and he is. Rochelle Smith asked if we could recycle some of the lumber for projects like the dam stairs and Ralph said that we should be able to do that. Sheri asked if we put a lien on the property to recoup the expense. Ralph stated that this has been a problem in the past. Lot owners have refused to pay, and we have little recourse. All we can do is keep them from using the lake, which is not very effective because they are usually older and do not care about using the lake, which is why their boathouses are dilapidated. Barry asked if we could restrict construction of a new boathouse or pier on that same lot. Ralph deferred to Phillip to discuss his suggestion. Phillip would like to consider implementing an “impact” fee for all new boathouse construction. This could be used for removing dilapidated structures around the lake. The boathouse and piers are built on CCWC property with the permission of the CCWC Building Committee. The buildup of these fees could help offset the removal of dilapidated structures on the lake later on down the line. Otherwise, we are going to have to raise the dues, and everyone will have to pay. Barry suggested that we keep track of these expenses by lot and attempt to collect that money back if the lot owner wants to replace the structure. As long as the property has not changed hands, we should be able to do that. Ralph & Phillip agreed, but also suggested we seek legal counsel, so we do not find ourselves in another litigation situation. Ralph also advised that we have an encroachment issue where a house encroaches 3.43 feet on to CCWC property. The title company will not clear it for closing until that issue is resolved. In the past, there were 2 methods used. One is to just sell the little piece of property outright. The other is to utilize a Licensed to Use (LTU) which requires the property owner to pay \$100/year above their dues because of the encroachment. It is unfortunate, but many of these situations do exist and they date back to the beginning. How do we prevent it from happening with new construction? We were lucky with the latest new house. It was agreed

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that we would address each situation as it comes up. Freda suggested that maybe we need a building permit for a house. Ralph let her know that it has been discussed in the past and has never come to fruition. Too many people, including the patrolman see new home construction and word gets back to the office so that it can be monitored. Mike asked if a lot owner owns 2 lots, can they build a house that spans both lots. Ralph answered that there's nothing in writing about it. And finally, we have approximately 7 permits in progress, but Ralph will have to get with Keith to get that information.

- Oil & Gas – Alan Beard. The last check received was \$12,000 for February's production, which is less than the \$14,000/month that was in the budget. There is a 2-month lag in receiving the check. Production did increase a little. Projections are still for \$160,000-\$170,000 for the year. We are not expecting a water sale this year. The contract expires in Jan 2025. We should still consider entering into another contract with higher pricing/gallon, some drought conditions, or a retainer type fee. Rochelle Smith said that if/when that we explore that option again, we need to be much more transparent with the community and not drop it well after the fact.
- Communications – Nancy Hughes. I am still learning about the Communications position, but it is very much about communicating. Anita noted she had 1 volunteer sign up for that committee and she will send the name to Nancy. Phillip agreed that we need to communicate with the community.
- Wildlife – Alan Beard. David Dixon is using the remaining corn to bait his hog traps. Barry asked if there were still otter traps out and Alan answered no because all had rotted out. Nobody had seen an otter in years. Dwight stated that the otters and nutria went away when the grass went away. Several Board members state that they had seen and/or relocated several nutria over the last several days. Tim added that he thought carp were being shot as he could hear gunshots.
- Social – Anita Alspaugh. We only had 1 volunteer from the annual meeting. The fishing tournament is moving forward. Will continue to get the word out on social media. Still looking for donations for the raffle. We have reached out to the people that advertise on our website who work for the community and are looking to the Board members to donate. The porta-potty has been scheduled for delivery 05-15-2024. It will remain through Meat & Greet in October. Volunteers are lined up for the day before set-up and day off work. Power & water needs to be turned on, ant poisoning, etc. Rochelle Smith asked if there were going to be volunteers to check boats for registration stickers, lot numbers and zebra mussels again this year. Anita did not have that on her list, but Ralph said it was the Fishing Club that did it last year. Nancy will reach out to Anne Perry regarding the boat inspections. Anita will be an email sent out to the community regarding the fishing tournament and boat registrations. Also, there will not be a prize for every kid, but there will be awards for Kid Fish. Shirts will only be provided for paid entries. Shirts can be ordered for pick-up later. Tim asked if both Patrolman needed to be at the Fishing Tournament. Anita would like one in the water to keep boats away from the swimming area where the kids are fishing. During the holidays, (Memorial Day, 4th of July, Labor Day), there are usually 2 Patrolmen on the Lake. At that time, both Patrolman lived on the lake, so the 2nd Patrolman came out during the busy time. That can be discussed before the next holiday. Regarding 4th of July, we are going to move the Parade to the afternoon. That gives people who arrive Fri night can decorate their boats on Sat. We are also discussing a land parade for ATVs, UTVs, Golf Cart, etc. There was also discussion about building a bridge between Riley Green and Clyde Acord, so people do not have to drive on FM1940 to access the rec area. There we suggestions of a low water crossing using old utility poles, railroad ties, etc. With the last high-water event, anything that was there would have been washed away. That was tabled for Special Projects.

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Old Business

- Maintainer – previously discussed during State of the Lake. The cost of the repairs has increased from \$28,000 to mid \$30,000. We are better off repairing it than purchasing a new one, which would cost around \$500,000. Ours is 2008 model that is prior to the emissions requirements and has low hours. Because of that, it is in our best interest to make the repairs.

New Business

- Kris mentioned maintenance of the side or lateral roads. The Maintainer is too big to go down them, but we could use a box blade behind the tractor. Dwight discussed that the thought is to trade in our existing one and get a landscaping box blade. We would be able to contour a road and not just cut the roads down. Phillip will get with Mark to look at the equipment budget that has already been approved and see where we stand. Road maintenance will take at least a year to see improvement once we get the Maintainer back. We will come up with a plan and execute it. Also discussed implementing a maintenance plan for all equipment, as there has not been one in place for the last few years. There were multiple alarms/error codes that were shown when Dwight initially started the machine, and the wrong fluids were being used. We are working on that and will be doing the regular maintenance and keeping a log.
- Discussion of the Board Meeting Visitor Policy – Phillip Garrett. Currently, lot owners are required to give 10-day notice if they would like to attend a Board Meeting, with a 5-minute limit to address the Board and a limit of 3 visitors per meeting to address the Board. Lot owners/shareholders are permitted to attend in-person meetings without notice. Phillip would like to remove the 10-Day notification for visitors to attend to observe and listen. We will put it together and review it at the June meeting.

Open Session Adjourned

Next Meeting: Teams-June 11, 2024 In Person-August 2, 2024