

CAMP CREEK WATER COMPANY
Board of Directors Meeting Minutes
November 9, 2024 @ 8:30am
Ray Brodin Building

The meeting was called to order by Phillip Garrett

- Board members present: Alan Beard, Clint Cooper, Phillip Garrett, David Greenwood, Nancy Hughes, Mike Noack, Rochelle Smith, Mike Schrader, Scot Vidrine
- Board members Teams Attendees: Jeff Hazlewood, Freda Strzelec, Daniel Westheimer
- Absent: Bert Hart, Barry Veazey, Sheri Walters
- Committee Chairs present: Anita Alspaugh, Ralph Crum
- Employees Present: Kris Maxymof, Ralph Crum

Prayer by Nancy Hughes

Opening Statement - Phillip Garrett

- Introduction of the Visitors and Board

Visitors – Attending to Observe

- Robert Bielamowicz (Lot 143)
- Joyce Anderson (Lot 14)

Visitors – Address the Board

- Dino Huang with the Texas Seismological Network (TexNet) presented a request to place a monitoring station on Camp Creek property
 - Cooper McCabe, a seismologist field engineer, was supposed to be present, but was unavailable. Slides were presented (**attached**).
 - TexNet’s job is to monitor seismic activity and collect data to study the earth’s lower structure, up to several hundred kilometers beneath the surface. Data is recorded for public use and this project is funded by taxpayer money. Other places in Texas have earthquakes, but not here.
 - They want to place a seismic station at Camp Creek. The station is powered by solar panels (self-sustaining) and antennas that help transmit data back to their headquarters. A seismometer is used to record ground motion, but not the sound itself. The sound’s acoustic wave is converted to ground motion, but it must be exceptionally large to be triggered. It can sense a shot fired and can differentiate between a pack of hogs and an earthquake. ATVs can be heard, too.
 - There is no concrete work done for the station; it is just buried about 1 meter deep. Only the solar panel, a post, a metal box, and an identifying sign are visible.
 - Questions and Answers:
 - Mike Schrader: Is a location picked out? No. How long will the monitoring station be in place? Initially for six months. It can be removed at Camp Creek’s request. The TexNet coordinator from Austin would come here and we would sign a lease agreement. It is not a forever contract.
 - Phillip Garrett: How many stations are they wanting to install? Just one
 - Alan Beard: How many stations are there in Robertson County and why did you pick Camp Creek property? This would be the only one and our land was picked based on a gap in the map. They believe this is a quiet place; a trafficked or public area would be a bad place to place a station. Camp Creek is an ideal space.
 - Mike Noack: We have done a lot of research for the dam recently; seismic activity is a risk for us. Having this monitor might be a good thing for us.

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- Ralph Crum :We have considerable ATV activity; would that impact the readings? Response: Not if the activity is greater than ten meters away. Traffic from an eighteen-wheeler would make an impact.
- Kris Maxymof: We currently do not have any activity by Oil Field #3 on Cobb.
- Ralph Crum: Behind the dam has no trails. We would drive them around to show some potential areas.
- Anita Alspaugh: Does the area have to be cleared and maintained? No. They will maintain the area within the perimeter and fence the area to keep cows out
- Nancy Hughes: Does the equipment make any noise? No.
- Ralph Crum: Does the porosity of the soil have any impact? Yes
- Scot Vidrine: When they remove the equipment, do they return the site to how it was before? Yes
- Mike Schrader: If the equipment is damaged while here, who is responsible (kids do stuff)? TexNet. If CCWC sees damage, we should tell them.
- Phillip Garrett: Your proposed fence is four feet high. Would wildlife (deer, hogs) be a problem? TexNet would consider putting up barbed wire.
- Phillip Garrett: If we decide to let you proceed, what is the timeline? After Christmas; the timeline is not urgent.
- Nancy Hughes: Do they come to the property to monitor it? No, they receive the digital data and come only if the data stops transmitting. If this were to happen, they would contact the General Manager before coming to the property.
- Phillip Garrett: Our General Manager will let you know when a decision is made. It may be made as early as today.

Approval of the Meeting Minutes

- August 11, 2024 Board Meeting Minutes
 - Mike Schrader amended the Patrolman’s report to change “full head minnows” to “fat head minnows.”
 - Rochelle Smith stated that, in addition to the public Board Minutes, a second non-public document entitled “Executive Summary” will be created and distributed only to board members whenever board meetings have closed executive sessions. The regular board meeting minutes will be shared with the community to reflect what the board is doing and how the board votes.
 - Voting on August 11, 2024 Board Meeting Minutes will be deferred for further review and vote in Executive Session.

Board Member Changes

- Several board members have been replaced recently. We have a full board to continue doing business. Here are the replacements:
 - Ralph Crum resignation (6/25/24) – term replaced by Mike Schrader (6/25/24)
 - Mark Schinzler resignation (8/27/24) – term replaced by Scot Vidrine (8/27/24)
 - Keith Williamson resignation (9/20/24) – term replaced by Daniel Westheimer (9/25/24)

Patrolmen’s Reports

- Ralph Crum reported that Veteran’s Day banners will be placed at the entrances to honor our veterans. The high school now does a Veteran’s Day recognition program, replacing the Veteran’s Day breakfasts we provided in the past.

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- The past week's lively events involving the patrolmen were summarized in the General Manager report:
 - A family was burning on their lot during the burn ban (Camp Creek banners were misinterpreted by the owners to mean just Burn Pile burning, not the county-wide burn ban). The lot owner would have received a minimum \$250 fine by the Sheriff's Department, had it been called in to them.
 - A boat from Lot 322 (Norris family) was on the lake without numbers. The resident was advised to read the rule book.
 - A No Wake buoy at entrance to Flagg Branch broke loose and was replaced.
- The patrolmen's boat is hitting lots of stumps due to the lack of rain. It was mentioned that there are three stumps in the channels and a green marker in Flagg/ Carson's Cove (where some people jet ski in circles) that needs to be replaced. We need to mark stumps with milk jugs or use any markers we have. We need to remove some of these stumps when it is warmer.

State of the Lake – Kris Maxymof

- Nothing to add.

Committee Reports

- **Building Committee, Ralph Crum – report attached.** The building committee has been busy. One new boat house was contentious between the lot owner and next-door neighbors but has now been settled. The proposed boathouse stakes have now been moved back. Most of the permits issued are still in progress, but many are almost complete. Lot 230 boathouse had fallen in, and a new one has now been constructed.
- **Communications Committee, Nancy Hughes – report attached.** Kris is changing the website by the end of the year to have privacy for lot owners who wish to share their information with other lot owners without sharing it with the general public. Phillip Garrett also mentioned an item not yet approved in next year's budget is an enhancement to the video and speaker communication for the Brodin Building. This will allow lot owners to better listen and potentially participate in meetings, such as board meetings and informational meetings like the recent deer health meetings.
- **Dam & Rec Area, Mike Noack – report attached.** In working with TCEQ, repairs on the back of the dam are our big issue, but not what they were initially thought to be. We paid \$7,000 recently for a geological study. The dirt on the back of the dam is not part of the dam as previously thought, but dirt that was piled there when building the road. It needs to be moved and smoothed. Mitchell & Mitchell is looking at how it should be done, but it should cost nowhere close to the earlier estimate of \$150,000. A large excavator may be all that is needed to perform the work. TCEQ attempted to place our dam at medium risk which would have killed all thoughts of getting insurance. The medium risk assignment is based on what is downstream of the dam (not the quality of the dam), and for us, that is two gas wells. This risk assignment was challenged at some earlier point with TCEQ, and they raised (lowered?) our risk level back down to low risk, which now allows us to work with Larry Hubbell on pursuing insurance on the dam (speaking with Anco currently). This will lower our liability.

On another note, we have some leakage in the concrete of the spillway that needs to be fixed at some time. There is a leak on the front wall of the spillway causing some concern. It may not need to be repaired this year, but soon. \$3,500 was put in the budget for several trucks of concrete. This concrete is used on the backside of the dam to measure how much the spillway is leaking. The extreme rains we had washed out the existing concrete.

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Mike mentioned that the dam budget may have to be somewhat fluid since some of the dam items have not yet been totally fleshed out. Phillip Garrett mentioned that emergency or necessary TCEQ recommended changes for the dam that arise outside of the budget cycle do not have to be budgeted for, as they, with Board approval, can be paid from funds allocated by previous boards for these types of expenditures. Phillip also mentioned that Mike Noack might want to attend a yearly conference on dams that is put on by TCEQ each year. Mike agreed. Ralph Crum said he attended the conference previously. Finally, we need to update phone numbers from our 2010 emergency action plan.

- **Finance Committee, Nancy Hughes – report attached.** The Finance and Executive Committees have worked closely to develop a budget for 2025.
- **Fishing & Vegetation, Jeff Hazelwood – report attached.** Phillip Garrett delivered Jeff’s comments. Lochow was cut back to performing just one shock service per month to remove the carp and bass less than 15 inches. We recently had a “Small Bass, Big Cash” tournament to allow fishermen to participate in removing bass instead of paying Lochow to do it. The tournament took out approximately the same number of bass that Lochow would remove in a typical shock. Last week Lochow took out 115 small bass and 23 carp. They reported that the bass weight is shrinking a little, so small bass less than 15 inches still should be removed. The hydrilla is currently under control. Monthly reports indicate we need more substantive action to remove carp. Will gill nets over the last four weeks, David Dixon and Dwight Chandler have removed 78 carp, with few bass being lost. Over the last two months, volunteers removed 91 carp while Lochow removed two hundred twenty-three (223). (Jeff joined the meeting.). Lochow says our bass population needs to be stocked with the Florida strain to maintain good genetics. We collected DNA testing samples that will be sent off to get a picture of our genetics; the results may take three to six months. It has been four to five years since we stocked the Florida strain and Jeff said we need to start a stocking program based on Lochow’s predictions on the results of stocking, the carp, smaller and thinner bass, and lack of forage for fish to hide in. All of these will cause the bass population to crash, and it will cost us a lot if we do not take steps to remediate them. The budget reflects the beginning of an accrual for fishery. Jeff recommends the money be collected each year for bass, bait fish, carp, chemical treatment, etc., and that it be used to build up a fund into perpetuity, like the dam fund. A nest egg of \$100,000 to \$150,000 would be wise. If we stock the lake with smaller bass, we will back off the short-term program to remove the smaller bass; Florida bass grows faster than Texas bass. Stocking of Florida bass would be done in June, giving us time to continue removing the Texas bass in the meantime. It was noted that fisherman do not want to keep smaller bass when they are fishing. We need to keep up a communication campaign to encourage people through Memorial Day to keep the small bass. Tournaments are cheaper than paying Lochow to remove the bass (half the cost). We are waiting for the December shock report and the DNA testing results to determine if another tournament for small bass should be scheduled.
- **Oil & Gas, Clint Cooper – report attached.** Production of oil and gas has continued to decline, following the past several years’ trend. Pricing is not going in the right direction, and we need to be mindful of that while we are putting our budgets together. Dues need to be raised. Camp Creek receives \$60,000 a year contractually from Covey, the operator of our wells, for the maintenance of our roads. If there is any oil & gas activity, Covey is bound to pay Camp Creek the \$60,000. Our wells all have the same operator.
- **Roads – No Chairman – report attached.** Phillip Garrett reported that Dwight Chandler has been working on the roads ever since we got the motor grader back. We have put millions of pounds of road base on the roads. The May erosion compounded the road wear and tear. We have distributed 152 loads so far. Most of the work has been done on Riley Green. Clyde Acord is lacking. We have used almost all of this year’s road base budget, but will continue spreading road base on Clyde Acord until we run out of money. Hopefully, the 2025 Budget will provide money

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allowing us to continue the necessary improvements. Rain gives us more opportunities to work the roads. A month ago, we took possession of the blade for the Kubota tractor to work the interior roads, and we got the rippers for the maintainer recently.

- **Safety and Channel Marking, Bert Hart – report attached.** Phillip Garrett spoke for Bert Hart, who was absent. Safety stickers have been placed on the swimming / floating buoys. Some channel markers have been repositioned; a concentrated effort was made on Cobb Branch. The main channel and west end still need work. Into the spring, we need to complete the marking project. The company takes care of the markers in both Cobb and Flagg Branch. Flagg Branch needs better marking and replacement of the green marker. GPS locations are not as important as sonar to figure where the channel should be. Volunteers have the equipment needed. We need an action plan to review and repair all channels. It is a big job that needs to be scheduled in phases. Now that the grass is gone, we need to play catch up. Action: Channel Marking Committee needs to put a plan together to satisfy boating in the channels.
- **Social Committee, Anita Alspaugh – report attached.** The Chili Cookoff had ten teams with seventy to seventy-five people in attendance and lots of volunteers. We raised \$1,700 for the Easterly Volunteer Fire Department (EVFD). James Boling came to pick up the money and was very appreciative of the additional capabilities the money gives the department. Kudos were given to participants, attendees, and donators. People donated both goods for auction and cash. The silent auction was great. The social committee also helped with the Big Cash for Small Bass competition. We will have a Deck the Docks competition in December, with Ralph Crum and Rochelle Smith volunteering to judge the competition. There will be a Bass Tournament in May, and it will incorporate the small bass into the competition. Doing more things as a community will make neighbors know neighbors and realize our similarities.
- **Special Projects – Kris Maxymof.** Kris reached out to Edgar Villeda and asked if he would volunteer time and/or supplies to improve our piers, and Edgar readily agreed. Clyde Acord and Riley Green have been upgraded, and Edgar hopes to work on Hoppess next week. Volunteers are planning to remove the vegetation baskets now that the water is low, and Kris and Ralph plan to paint the Riley Green piers soon. Mike Schrader and Homer Smith (via his wife) volunteered to also help. Doing these small projects with volunteers has saved Camp Creek money this year. Edgar helping has been a great thing. It was mentioned that we might / should offer compensation to Edgar and not take advantage of our vendors if their costs and time become excessive.
- **Wildlife, Alan Beard – report attached.** The unhealthy deer population was the biggest concern recently, and thanks were given to Mike Schrader for leading the effort. The State Biologist offered two community information sessions that lasted approximately two hours each. There was pushback on Camp Creek's original plan, which was suspended. The synopsis was to reduce the herd and not feed the deer. We hope people are listening and getting the message. It was stated that some people will continue to feed, but the information was distributed. We need to keep putting the message out to the community. A managed program through TPWD could be a solution; it would need a community vote since it would be on Camp Creek property, and it is too late in the year to address it. Pigs are more of an issue, and like last year, they began hunting for food by digging up yards in the August through October period. An inexpensive temporary electric fence has been used by one lot owner successfully. Trapping was done last year, and it does not make financial sense to continue. There is some money in the budget for feed if we want to manage our own traps, but it has not proven effective in the past.

Old Business

- No items were discussed.

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New Business

- David Greenwood mentioned the Easterly Volunteer Fire Department (EVFD) has its meetings the first and third Mondays at the fire station. A new lake volunteer, Charles Goolsby, has just been added. Since we have three volunteers on the South Side and two volunteers on the North Side, it would be nice to have another fire truck out here. If we were to build a new station on the South Side to house a truck, it would decrease response time for the volunteers to respond to emergencies and to service the burn piles. EVFD would furnish a second truck. If money is in the budget, it would be something we might want to undertake. Discussion was had on the potential cost for the building and whether having another station could reduce our fire rating and personal home insurance costs (lack of fire hydrants will prohibit this). We could have multiple trucks to respond to calls, saving time by not having to gather all the volunteers in one truck. Truck 273 is at Riley Green and EVFD said it would move Truck 272 from the Easterly Station to the new location. EVFD may get an additional used truck from another station for Easterly. The current trucks are 2004/2005 models with low mileage but high runtimes, and EVFD is looking to replace them, also. The new station's construction can match the Riley Green station except a concrete pad is recommended over a gravel one. Power would be needed for the station. The location has not yet been selected. On another note, it was clarified that the \$1,700 raised at the Silent Auction was from community donations, outside and above the amount that Camp Creek gives to EVFD.
- Deer health – no further discussion was had.
- Annual Permit Use Fees in Arrears will be discussed in the closed session.

Next Meeting: In Person-February 8, 2025

Open Session Adjourned

- Rochelle Smith made a motion to adjourn the meeting, David Greenwood seconded it, and the open portion of the meeting was adjourned.

The Executive Session was called to order by Phillip Garrett.

- Board members present: Alan Beard, Clint Cooper, Phillip Garrett, David Greenwood, Nancy Hughes, Mike Noack, Rochelle Smith, Mike Schrader, Scot Vidrine
- Board members Attendees via Teams: Jeff Hazlewood, Freda Strzelec, Daniel Westheimer
- Absent: Bert Hart, Barry Veazey, Sheri Walters
- Employees Present: Kris Maxymof

Agenda and Action Taken / Highlights

1. Encroachment of CCWC Property (Update)
 - Camp Creek and the lot owner have come to an agreement and the issue is expected to be resolved soon.
2. Deer health – Mike Schrader
 - No further communication will be sent to the community other than future town halls, etc. Staff will be educated on how to proceed if individual issues arise.
3. Enforcement of Rules for Lot Owners Delinquent in Paying Annual Permit Use Fees
 - The board discussed the topic; no vote taken
4. Presentation and discussion of 2025 Budget
 - The budget was discussed and will be voted on at a future board meeting.

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5. Presentation and discussion of Annual Permit Fee Increase
 - The dues increase and its rationalization were discussed as part of the budget discussion; no vote taken
6. Policy / Rules and Regulation Changes
 - a. Elimination of Non-Lot Owner Fees for Lot Owners' Registered Immediate Family Members
 - The board discussed the proposed change, noting that lot ATV / boat maximums and rules will not change.
 - b. Elimination of Annual Permit Fee Refunds
 - The board discussed discontinuing the practice of issuing permit fee refunds when lots change hands.
 - c. Increase Stock Transfer fees from \$25 to \$50
 - The fee change was discussed.
7. Proposal to Swap CCWC land (old Burn Pile #4) at Clyde Acord blind corner
 - The proposal was discussed.
8. Enhancement of Brodin Building Audio-Visual Communication Equipment
 - The board agreed this item is necessary to improve communications, and the Executive Committee then voted to proceed with the upgrade since the dollar value fell within the Executive Committee's delegation of authority.

No votes were taken by the full board due to lack of a quorum. A Teams meeting will be held with the full board sometime between Thanksgiving and Christmas for individual votes on the items discussed.

Adjournment

Rochelle Smith made a motion to adjourn the Executive Session, Mike Schrader seconded it, and the meeting was adjourned.