

CAMP CREEK WATER COMPANY
Board of Directors Meeting Minutes
December 3, 2024@ 6:00 p.m.
Microsoft Teams Only

The Executive Session of the CCWC Board was called to order by Phillip Garrett.

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

Agenda – The items below were discussed during the CCWC November 9, 2024 Board of Directors Executive Session but were not voted on due to a lack of quorum. The following is a summarization of the activity / vote at this meeting:

1. Annual Permit Use Fee Increase Period

- The time over which the dues increase should span was discussed. The dues needed to meet the current operating expenses are \$1,400. There are currently unknowns concerning how much money is needed to do adequate maintenance to protect, repair and/or replace the dam after a catastrophic event, so the Board does not feel comfortable supplementing the collected annual fees from savings / investments for any longer than absolutely necessary. The consensus was that the dues should be raised over two years, with the option of reducing the increase in future years if it is found our savings / investments are large enough to supplement the annual dues received. The practice of supplementing our operating expenses from savings is not a sustainable model. We must, however, supplement the 2025 operating budget from savings.
- The following motion was presented by David Greenwood and seconded by Rochelle Smith:
 - Propose that the Board of Directors increase the Annual Permit Use Fee over a period of two years
 - Approved Unanimously

2. Approval of 2025 Budget

- There was no discussion beyond that of the November 9, 2024 Executive Session
- The following motion was presented by Rochelle Smith and seconded by Mike Schrader:
 - Propose that the Board of Directors approve the budget as presented at the November 9, 2024 Board Meeting during Executive Session
 - Approved Unanimously

3. Approval of Kline land swap with CCWC Burn Pile #4

- There is a request from the Klines, who own approximately 2/3 of the land on the other side of Clyde Acord, to swap CCWC Burn Pile #4 with an equal amount of their land bordering several blind corners on Clyde Acord. If approved by the current board, the Klines agreed to pay half of the costs associated with the swap, allow an additional forty feet of brush on their property to be cleared to improve sight lines, and agreed that mineral rights would not be exchanged. The cost to CCWC is estimated to be \$7,500.
- The following motion was presented by David Greenwood and seconded by Bert Hart:
 - Propose that CCWC proceed with this land swap as presented
 - Approved Unanimously

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4. Seismic Testing Request

- A recap of the proposal was given, and the board expressed some concerns with the proposal without having answers to some of their questions. It was agreed that Phillip will contact TexNet with their questions before the board proceeds further.
- This proposal is on hold pending more research. No vote was taken.

5. Building an Additional Fire Station on Clyde Acord

- At the last meeting, David Greenwood said the Easterly Volunteer Fire Department (EVFD) expressed interest in assigning a fire truck to the south side of Camp Creek to shorten response times for emergencies if CCWC furnishes a station to staff and house it. The board agreed that this would be a great asset for Camp Creek and authorized Phillip to further research the expected costs of the project. Without electrical service, the anticipated costs are \$18,000. It is believed that the money for the project can come from savings and not the operating budget, since it is an investment for Camp Creek. A meeting will be called in January to vote on the proposal.
- No vote was taken.

6. Removal of Non-Lot Owner Annual Dues for Immediate Family Members

- The board is proposing we get rid of the Non-Lot Owner Annual Permits and, in their stead, allow lot owners to list the “immediate family members” they wish to be able to use Camp Creek on their Annual Permit Use renewal form each year. This makes it easier for patrolmen to enforce the rules. More importantly, this simplifies the annual fee structure by having each lot pay the same annual fee. The operating budget divided by the number of lots is the new annual fee per lot.
- Immediate family will include parents, children, grandchildren, and their respective spouses/partners, the same definition we have now in our Rules and Regulations (one generation up, one generation down).
- The rules for boats and OFVs (off-road vehicles) are not changing. The lot owner must register each boat and/or ORV with the office and each vehicle must display registration stickers and lot numbers. Each lot still has specified limits to the number of each vehicle type that is allowed to be registered for a lot.
- The following motion was proposed by Rochelle Smith and seconded by Bert Hart:
 - Propose that CCWC remove the Non-Lot Owner Annual Permit Use Fees and include immediate family members, one up generation and one down generation as listed on the appropriate year’s Annual Permit Use Fee renewal form, as covered family members for the lot owner.
 - Approved Unanimously

7. Approval of August 2024 Meeting Minutes

- There were no additions or corrections to the August Minutes other than those mentioned at the November 9, 2024 Board Meeting.
- The following motion was proposed by Bert Hart and seconded by Rochelle Smith:
 - Propose that we approve the minutes as discussed.
 - Approved Unanimously

8. Encroachment Update

- The encroachment of Lot 191 has been resolved, and a settlement has been agreed by both the owners of the lot and CCWC. The lot owners have agreed to pay all related fees.

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9. Stock Transfer Fee Increase

- There was a request to increase the stock transfer fee from \$25 to \$50.
- The following motion was presented by Freda Strzelec and seconded by Rochelle Smith:
 - Propose we change the stock transfer fee from \$25 to \$50 effective immediately.
 - Approved Unanimously

10. Revocation of Seller's Annual Permit Use Fee Refunds

- The board discussed removing the prorated Annual Permit Use Fee refund to sellers when their lot changes hands. New lot owners will continue to pay a percentage of the annual dues (from the date of the property transfer) the first year they acquire a Camp Creek lot.
- The following motion was presented by Mike Schrader and seconded by Rochelle Smith:
 - Propose CCWC eliminate all refunds of sellers' Annual Permit Use Fees when lots change hands, but CCWC will collect prorated Annual Permit Use Fees from the date of sale the first year a new owner owns a lot.
 - Approved Unanimously

Announcements

- Board Members must send a picture of their drivers' licenses to Kris Maxymof to comply with a possible new corporate reporting requirement.
- Next week's off-schedule in-person board meeting is no longer needed and is cancelled.
- A January board meeting will be called to talk about the fire station.
- The audio-visual system is scheduled to be installed this Saturday, December 7th.

Adjournment

- The following motion was presented by Rochelle Smith and seconded by Mike Schrader:
 - Propose we adjourn the meeting
 - Approved Unanimously