

CCWC BOARD MEETING HIGHLIGHTS

December 9, 2023

As we close 2023 and prepare for 2024, the Board of Directors held its final meeting of the year on December 9th. We covered a lot of data and topics, but the important topic is the 2024 Budget.

Finance Committee: Trudi Askew Chair:

Instituting new Insurance Guidelines for contractors Performing Work on Camp Creek Property

- Contractors must have a Certificate of Insurance on file with the Camp Creek office for any work greater than \$1,000. The following motion was presented and passed:
- All contractors MUST provide a Certificate of Insurance (COI) with Camp Creek Water Company listed as the Certificate Holder and a minimum of \$1,000,000 for each occurrence. The only exception is if the contractor is performing work on CCWC property on behalf of the lot owner and the work performed is less than \$1,000.

The Board of Directors approved the 2024 Budget for CCWC in the amount of \$904,659. We have a significant decrease in O&G revenue with a shortfall of over \$100k and an increase in our Road expenses (see the Road Committee report below). We are also making an investment in repairing Dam erosion & improving channel markings. As everyone is aware, costs have increased for materials and services. Additionally, the Board heard from lot owners that they want a more full time Manager and a volunteer President on the Board is just not enough to oversee daily operations of the Corporation. Therefore, the Board has added a General Manager position which has increased salaries. We will start the recruiting search in January.

The 2024 Budget is supported by annual lot owner dues in the amount of **\$750**. You will be receiving invoices for 2024 in the amount of \$750 per lot.

REVENUE:

Lot Dues	\$331,500
Royalties & Other	\$228,000
Savings	\$345,159
Total Revenue	\$904,659

EXPENSES:

Admin including salaries	\$292,184
Building & Special Projects	\$11,000

Communications Committee	\$3,625
Dam & Rec Committee	\$25,000
Land & Lake Maint (incl Channel Marking & Safety)	\$63,800
Roads Committee	\$263,000
Security & Patrolman	\$8,800
Social Committee	\$2,750
Fish & Vegetation	\$132,500
Taxes	\$91,000
Wildlife Committee	\$11,000
Total Expenses	\$904,659

Vegetation Committee: Keith Ellis Chair:

Lochow has not performed another full vegetation map, but vegetation coverage continues to drop as grass carp do their thing and improve habitat within the lake as vegetation drops toward preferred coverage levels.

Lochow Ranch has ceased boat lane treatments for the season unless specifically directed. Treatments have also been put on hold for common areas and boat ramps. Individual lot treatments have also drawn to a close for the season. Lochow Ranch is now turning our management attention to the fish.

Regular electro fishing surveys will be conducted monthly over the winter, allowing Lochow Ranch to monitor fish populations and cull fish that interfere with the growth and development of desired species.

A more complete vegetation management plan will be completed shortly, though we do not expect to stock grass carp this winter and expect far less herbicide work to be carried out next year.

Social: Trudi Askew & Janice Bayer Co-Chairs

Many thanks to Blue Moon and the Social Committee members for a great celebration at the annual Meat ‘N Greet in October. We met at the pavilion where Blue Moon provided the barbeque and others brought side dishes and desserts to share. There was also a cake to celebrate the 75th Anniversary of Camp Creek Water Company. Hope to see you next year for these activities:

- Fishing Tournament – Weekend of May 24th, 2024
- Boat Parade – July 6th, 2024
- Meat ‘N Greet – Texas A&M off weekend in October 2024 (TBA)

Safety/Channel Marking/Special Projects: Larry Hubbel Chair

Burn piles

The cameras at the burn piles are not working as they should and the patrolmen and Sherry Bartosh have had little success with Stealth Cam in getting answers. The burn pile cameras have been replaced and upgraded along with a new company to monitor them. Additional cameras were approved and ordered for the entrances of the Brodin Building's front door and the equipment shop.

Stump removal

We requested and received approval to have Josh Havel remove 30 stumps for \$5,000. We have identified a few in Flagg Branch and several around the swim buoys where boats tie off and around one of the fishing structures.

Channel markers

Several buoys have been moved and need to be replaced where they were originally positioned. Thanks to Tim Powell our past president, we have a list of where each buoy should be located including the GPS coordinates. The Board is taking action to have the channel markers precisely marked via GPS and anchored with stainless steel cable, copper non-corrosive clamps and anchors drilled into the lakebed. This project will take a couple of years to replace all buoys, but we are trying to get the main lake markers completed in 2024. Using galvanized anchors will save approximately \$100/buoy and last approximately 20-25 years; stainless steel is \$100 more/buoy and will last indefinitely.

Oil, Water & Gas Committee: Alan Beard Chair

Royalty Income

2023 Budgeted Royalty Income (oil & gas only) - **\$300,000**

Actual royalty income payments thru November - **\$191,460.24**

Estimated royalty payments for 2023 - **\$204,105** (based on 7000

MCF/Month and \$2 per MCF from November – December)

Production should remain constant the remainder of this year (per discussion w/ Tyler)

Income from Water Sales, Oil & Gas

Revenue received from water sales in 2023 = **\$300,542.50 (.25 per barrel)**

No water draws are projected for 2024 as per discussion with Tyler Martin of Comstock

2023 Total Projected Income Water, Oil & Gas: **\$504,647**

Wildlife Committee Report: Alan Beard Chair

We have contracted with Xtreme Hog Solutions to address the feral pig infestation. They have relocated a total of 35 hogs.

Building Committee: Keith Williamson Chair

We currently have 6 active BPA's in various stages of completion, 2 with initial approval to begin, lots **354 & 397** and 2 lots, **104 & 164** that are still in the approval stage. The 6 active BPA's are lots: **184-A, 185-B, 234, 303, 306 and 341.**

Communication Committee: Clint Cooper/Lisa Sawyer Co-Chairs:

The Communications Committee evaluated the cost to establish a “contact database” which would convert an existing spreadsheet used to manage contact information to allow easier management of lot owners and shareholder contact data to improve communications across the lake. However, due to the cost and other higher priority projects in 2024, the Board decided to delay this effort.

Road Committee: Mark Schinzler Chair:

Roadway boring was completed in October 2023 on Riley Green Rd.- Findings and actions were as

follows:

- Base thickness was sufficient for the first half of Riley Green Rd., however, the second half of Riley Green toward the dam was an average of 3” requiring another 4k tons of base in order to bring up to an average thickness of 6”- cost of this material is approximately \$88k
- 35k was allocated to fix soft areas on Riley Green, Clyde Accord and other side roads including those to the dam.
- Additional repairs were made with larger aggregate is run offs to prevent further erosion.

Moving Forward in the Future....

The opinion of the committee is that in the future, the following actions will need to occur:

1. All base roads will need to be brought up to appropriate thickness of 6” minimum with TXDOT

Type A 247 base material. The Board approved \$250,000 for the purchase of road base in 2024.

Dam & Rec Area Committee: Mark Schinzler Chair:

After the report from Mitchell and Morgan regarding the stability of the dam was completed, CCWC

has been waiting on the Engineer to finish the flood study on the overflow. Once this is complete, the

design for repair can begin. We hope to have this design by the spring for construction next summer.

Current estimate for this work remains at \$150k to be funded from the CCWC investment account.