

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

Meeting called to order.

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

Prayer by David Greenwood

Opening Statement - Phillip Garrett

- Introduction of the Visitors and Board

Visitors – Attending to Observe

- Robert Bielamowicz (143), Tina Galvan (330), Stephanie Pedigo (184C), John Pedigo (185), Elizabeth & Jerry Ellis (191), Tom Martindale (140), Scott Smith (82), Donna Schrader (85), Sabrina & Fred Mayfield (333)

Visitors – Address the Board

- Trudi Askew (55)
 - Safety – presented that she was concerned about the stumps around the swim buoys. She jumped off her boat and hit a stump. She recommended that the Board have the stumps removed due to the liability exposure. The cost to remove is \$300/stump. Discussion included encouraging lot owners to mark stumps as they are found and to notify the office. She also addressed the missing channel marker a that west end and requested that it be replaced. The Board will continue discussion in closed session
 - Corporate Reporting – because we are a corporation and not an HOA, we need to make sure we are including everything in the minutes. She reviewed some previous minutes and things were missing. Who made the motion, and the vote needs to be included. The Board will get those minutes revised.
 - Policies and Procedures – QuickBooks Online (QBO) access needs to be defined. Admin privileges should only be given to Directors who have had a background check. View access should be available to members of the finance committee. Phillip gave full disclosure that he had QBO access and had asked his wife (she is a CPA) to look at some transactions from previous years. Once it was brought to his attention that it could be construed as a conflict of interest, he went to Keith and the access was removed. There are also contractors (a bookkeeper and the accounting firm) that have QBO access, so it is just not EC and Finance Committee members that will have access.
 - She noticed that there was hydrilla in the lake on the far side of Flag Branch (across Riley Green) and requested that the Board address so we don't find ourselves with an overabundance again. There was further discussion that we need to have grass and moss in the lake to establish a balanced ecosystem. This has been noted by and will be discussed further with the Fishing & Vegetation Committee and Lochow.

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Approval of the Meeting Minutes

- Annual Shareholder Meeting, April 27, 2024 – Nancy made the motion to approve. Rochelle seconded the motion. The motion passed by unanimous vote.
- Dam Sloughing Teams Board Meeting, May 1, 2024 - Mark made the motion to approve. Mike N seconded the motion. The motion passed by unanimous vote.
- May Board Meeting, May 10, 2024 - Nancy made the motion to approve. David seconded the motion. The motion passed by unanimous vote.
- Teams Meeting to Approve the new Patrolman Job Description. June 4, 2024 - David made the motion to approve. Mike S. seconded the motion. The motion passed by unanimous vote.
- June Teams Board Meeting, June 11, 2024 - Rochelle made the motion to approve. Nancy seconded the motion. The motion passed by unanimous vote.

Patrolman's Report: Ralph Crum

- We have encountered some lot owners on the lake with unregistered boats. To make it easier for boat registration, we have implemented a new program that the patrolman will carry registration stickers, gather the information and ask the lot owner to contact Kris in the office ASAP. So far, everyone has followed through, and the program has been successful. This also assists with proper sticker placement on the vessel.
- I received a report on July 19, 2024 that there were people putting jug lines in the ski area. There is not a rule in place prohibiting placement in the ski area. This can create a dangerous situation, and the Board should consider adding verbiage to the existing Rule 24.7 that prevents “placement in any channel or regular boat lane” to include ski areas.
- Assisted David Dixon in filling the rearing pond for the fish management program. Thread Fin Shad, Blue Gill and Fat Head Minnows have been added to the pond.

State of the Lake – Kris Maxymof

- We have received several requests from lot owners that they would like to be able to share contact information through the website. We are working with our web designer to add an option for lot owners to create a log in and opt in to share information. The quote came in from the Bryan Creative Group for Board review. We have approximately \$3,300.00 in budget and the quote came in at \$3,600.00. Mike S. made a motion that we move forward with website development to upgrade to include the lot owner interaction at a cost of \$3642.25. Bert seconded the motion. The motion passed by unanimous vote.
- There has been a request from lot owners that we participate in a 6-month study by ARC (Amphibian & Reptile Conservancy) to find the Houston Toad. The study is free of charge, and they would provide us with the information they find. If we ever lost our Ag exemption, this would go toward our Wildlife exemption, the Houston Toad was found. This will be discussed further in the closed session.

Committee Reports

- **Building Committee, Ralph Crum – report attached.** The only thing to address is that Lot 230 has received approval, but they are waiting to get on to the contractor's schedule.
- **Communications Committee, Nancy Hughes – report attached.** We want to extend a big thank you to Kris who has been doing a great job of keeping the community informed with the weekly emails. The committee is meeting tomorrow to discuss what or if we need to do anything further since the weekly emails have somewhat replaced the newsletter.

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- **Dam & Rec Area, Mark Schinzler – report attached.** I was hoping to have the sloughing design for this meeting, but it's going to take about another month. It should come in right at budget of \$150K. It was asked if the ruts made from the mowing are going to be a problem on the south end, back side of the dam are going to be a problem, and it can probably be handled with the sloughing repair when it is done. Phillip asked if these areas would be included with his notes and address it with the Engineer. Board ask – in lieu of mowing the dam being mowed, can we use the Easterly Fire Dept and do a controlled burn on the dam? Pros - it would help enrich the soil, build a stronger turf, wouldn't have to find a contractor mow, cut cost and reduce damage from mowing. Per David, it is feasible based on the time of year. Mark is concerned about slope. He reached out to the Engineer for a recommendation
- **Finance Committee, Keith Williamson – report attached.** Only addition is that we have ordered the Unpaid Dues signs and they are in. They will be placed on the unpaid lots by the patrolman as time allows. Kris has also met with the Title Companies in the area to be sure they contact CCWC when a lot is sold, and we have been able to collect some back dues. Ralph let Keith know that the building committee would be returning \$1,300 from the budget that will be unused this year.
- **Fishing & Vegetation, Jeff Hazelwood – report attached.** Still working toward the goal of balanced fishery and vegetation. This requires carp removal, and we are looking to develop a plan to do that without additional shocking sessions. Rearing ponds are started up and being stocked. We may be adding more structure to the lake. Still waiting to hear from Lochow. We need to continue to ask lot owners to feed the fish on their docks. Board ask – David Dixon is requesting \$2,400.00 for the FY25 budget to cover food and new fish. This will be discussed when we are reviewing the budget in Nov.
- **Oil & Gas, Phillip Garrett for Clint Cooper – report attached.** Revenues are dropping and we are currently running about 50% of what we budgeted. It appears this is a revenue stream that is drying up and we should probably not count on it for budgeting purposes moving forward.
- **Roads – Mark Schinzler – report attached.** Now that the equipment is back, we are back on maintenance and correcting drainage issues. It's dry, so that makes for slow progress. Phillip asked about the buildup on the side of the roads and asked if it could be recovered back to the roads. Per Mark, some of it can be reused and some can't be due to contamination. Freda asked if that could be used for repairs on the side roads. Per Mark, it could be done, but it will be temporary, and the pothole will reappear. Anita asked if lot owners could clean up a section of the road. Yes, they are welcome to do that. Board ask – need to budget for new tires in FY25. Will be part of the 2025 Budget planning at the Nov meeting. Since we are not purchasing the equipment previously approved, we would like to buy smaller pieces of equipment at a lower cost than originally approved - Blade Scarifier for \$6,386.75 and Box Blade attachment for \$6,500.00 Rochelle made the motion to purchase the Blade Scarifier and Box Blade attachment for approximately \$14,000. Mike S seconded the motion. The motion passed by unanimous vote.
- **Safety and Channel Marking, Bert Hart – report attached.** Per Bert, we need direction on stump removal. We need the GPS coordinates for the buoys so they can be put back where they belong, then determine how far we out the radius needs to reach. It was recommended that we get warning stickers on the buoys that say WARNING STUMPS - NO JUMPING. We are also including notices with the New Lot Owner packets that there are stumps everywhere in the lake. Board ask – CCWC pontoon boat is repaired and can be used for channel marking and brush piles. We do not have a trailer, so it will need to be stored on the lake. David Dixon has a spare

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slip and is willing to store the boat. We currently store the patrol boat for \$1,200/year. Per Keith, a vote is not required. The Board agreed to move forward with this.

- **Special Projects – Dwight Chandler.** We still need volunteers to put sealant on the piers in the rec areas. Also still need to cut some trees down. Working with Robert that is interested in the wood. We'll load them on his trailer and he will keep some or take it to the burn pile. Phillip thanked the to the volunteers who have been working on small projects around the lake. We are always looking for more volunteers, so if you are interested, please get in touch with Kris.
- **Social Committee, Anita Alspaugh – report attached.** Bass tournament was a success. Thank you to all the volunteers. Learned a few things, so make some changes next year. The display board was damaged in a storm, so it will need to be replaced. Suggesting a dry-erase board so it can be cleaned and used for other events if necessary. 4th of July parade was very successful. The water pump at the rec area was not working properly. Steven & Elizabeth Griffin provided water from their personal spicket. Would like to recommend that CCWC reimburse them for the \$40 cost. Next event is in Oct. We are changing from “Meat & Greet” to “The Best of Camp Creek with this year being a chili cookoff. Information will be going out to the community soon. Board ask – 1. Will the CCWC reimburse the Griffins for water use? Yes – no vote required. 2. Will the Board authorize purchasing a new dry-erase board 6’x4’ estimated to cost around \$400? Yes, it can come out of the money made from the Bass Tournament. No vote required.
- **Wildlife, Alan Beard – report attached.** Won’t hire trappers again for the hogs. It wasn’t as successful as we had hoped. Will continue to look at other options, such as trapping ourselves.

Old Business

- **Maintainer –** Back on the road. Had an additional cylinder break and had 2 total repaired. Also had a nail in the tire that needed to be repaired. Tires are old and will need to be replaced next year. We are on a maintenance program for all equipment for daily & routine maintenance so that we are moving in a preventative mode and not a reactionary mode.

New Business

- **Secondary Ski Area - Barton Cromeens, Lot 373 –** correspondence attached. To be discussed in closed session.
- **Jug Lines – Bill Falwell, Lot 210 -** rules regarding prohibiting use in the ski areas. Already addressed in the Patrolman’s Report.
- **Herbicide Use – Bill Falwell, Lot 210 –** correspondence attached. Phillip responded by saying he did some research on chemicals and decided to use a herbicide called Eraser. Bill was concerned that it wasn’t safe to use around trees and shrubs. Checked with an urban forester out of Houston and it is safe to use around trees and shrubs, if it’s not sprayed directly on the leaf. It’s also safe for pets, children and near the lake. In an effort to make the management of the outdoor areas (roads, guard rails, signage, fencing, rec area) easier, he had Dwight spray several areas. We might have gotten a little aggressive at the rec area in terms of coverage around each trunk. We will tighten that up next time but will probably continue to use it.
- **ORV Use – Jack Gressett, Lot 292 –** rules regarding private drives – correspondence attached. Will discuss further in closed session.
- **Removal of Annual Permit Fee for Sellers –** to be discussed in closed session.
- **Donation to Easterly Fire Department –** Per David, they are \$300 over their fuel budget for managing our burn piles. We have been burning weekly to date. They would like to receive a donation to show appreciation and help offset the budget deficit. CCWC has money left in the

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donation budget with \$400 remaining in FY24. Bert made a motion that we donate \$400 to the Easterly Fire Dept. Nancy seconded the motion. The motion passed by unanimous vote.

Next Meeting: In Person-November 9, 2024

Open Session Adjourned