

CAMP CREEK WATER COMPANY
Board of Directors Meeting Minutes
October 10, 2024 @ 6:00 p.m.
Teams Meeting

The Emergency Board of Directors meeting was called to order by Phillip Garrett.

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

Agenda

1. Deer Harvesting Proposal, Discussion, and Vote – Mike Schrader
 - a. Wildlife Committee Proposal for Deer Harvesting (**Attachment at the end of this document**)
2. Encroachment of Camp Creek Property – Discussion of CCWC Land Valuation Methodology

Announcement

- Scot Vidrine, Lot 295, was introduced as a new board member, replacing Mark Schinzler, who recently sold his Camp Creek lot.

Phillip said this emergency board meeting was being called so that a discussion and vote could be made on the Wildlife Committee’s proposed deer harvesting plan and, if approved, communication could be quickly distributed to lot owners concerning the harvesting of deer prior to the beginning of deer hunting season. An Executive Session is also needed to provide board guidance in determining the value of CCWC land that has been encroached upon by a lot owner.

Deer Harvesting – Mike Schrader on behalf of the Wildlife Committee

- Mike Schrader made a presentation to the board on behalf of the Wildlife Committee. The topic of the presentation concerned the health and malnutrition of the Camp Creek deer population. These concerns were brought to the Wildlife Committee by Camp Creek lot owners.
 - Two biologists (Billy Lambert and Jose Salmeron) from Texas Parks & Wildlife Commission (TPWD) spoke to the Wildlife Committee and the board. They said there are way too many deer for our acreage, which causes starvation and malnutrition. Lot owners feeding the deer causes problems:
 - Brings in more parasites because the deer are bunched up and feeding in concentrated areas
 - Deer no longer know what to forage for in nature
 - Deer are dependent on humans for food
 - The biologists gave the following recommendation to the Wildlife Committee and board members:
 - Do not feed deer
 - Reduce population by allowing hunting
 - The Wildlife Committee met following the meeting with the biologists/board and created the following hunting proposal for Camp Creek that the committee would like to send to lot owners:
 - Allow only archery hunting (bows and crossbows)
 - Allow hunting only on personal property or other lot owners' property with written consent from the landowner
 - Hunt from elevated positions
 - Follow all Texas Parks and Wildlife regulations and laws
 - Stress hunter must be licensed to hunt and know Robertson County hunting rules

- Hunt only on Monday through Thursday. The reason for this is for safety and the fact that more kids are present on weekends (do not want them to see deer with arrows on them).
- Report all deer shot by sex to the Wildlife Committee
- Hunting only by hunters who are proficient in using bows and perform ethical kills
- Evaluate the proposal annually
- A link was provided if hunters want to donate deer
- Rochelle asked about guests and if we can prevent guests from hunting. It was stated that TPWD says we have four times as many deer than we can support on the land and that we need to get rid of a bunch of them.
- Mike S. said the Wildlife Committee contemplated allowing hunting on CCWC property, said we there were too many issues such as liability if something were to happen and having to stock the feeders, etc. Hunting on individual lots was the easiest and best solution to make it happen. He wondered how we could prevent a guest with a guest permit from hunting. We cannot prevent people from doing anything on their personal property.
- Alan said the guidelines presented were based on the biologist's recommendation of the need to reduce the population. TPWD did not tell us the means to do it or how it should be done. They just recommended reducing the population. Mike S. reiterated that the TPWD biologists were not here to talk about Camp Creek regulations, just the health of the deer.
- Scot asked if we had a certain goal for the number, sex, or area (location) where the deer should be taken. For instance, once a hundred were harvested, did we think we would shut it down? Mike S. said we really do not have an accurate count of the total number of deer at Camp Creek. The only way to get accurate count is to hire a helicopter and biologist. A limited survey was done a couple of years ago; only 350 deer were seen while riding around for two days in 2019.
- Healthy deer require twenty(20) acres per deer; we should have a total of one hundred (100) deer on this property. Bert said the biologists think we have 400-500 deer now.
- We are losing deer because we are overpopulated. Some folks have multiple cow feeders they have put on their property to feed the deer. Corn is not nutrition; the deer snack on it and like it and that is why they are starving.
- Alan asked again about our goals. He stated that even if we know the number of deer we have and need to get rid of, we stressed that we will not get there with just bow hunting. It was stated that we need to evaluate our plan before and after each season and make changes if necessary. Ralph said a hunting permit allows only two doe and two bucks to be taken by a person each season. If we should only have 100 total deer for all our acres, there is no way to get there with archery and just taking four legal deer. State laws must be followed.
- Someone said we should encourage people to take does. At least we should ask folks to take at least one doe if they take a buck. The does are the ones that repopulate. There was discussion on the Texas buck size restrictions.
- Mike Schrader mentioned that Live Oak Archery in Bryan is available for folks to practice archery for \$15 a day
- **MOTION** by Rochelle Smith and seconded by Scot Vidrine:
 - **Motion: Propose that the Board accept the proposal presented by the Wildlife Committee**
 - **Approved Unanimously**

Action Plan:

- Communicate to Lot Owners
 - It was stated that now that the motion was passed, we need to get a communication together and get it out quickly. Mike Schrader said he will work with Kris and have her send the communication out to the community.
- Find TPWD Availability
 - Mike Schrader will talk to Billy Lambert to determine times in which he is available to provide informational session to our lot owners at the Brodin Building. It was suggested that the meeting be recorded so others not in attendance can listen to them.
 - It was suggested that we also invite Billy to attend the Chili Cookoff and talk to our lot owners there.

The Open Session was adjourned.

The Executive Session was called to order by Phillip Garrett.

Encroachment of Camp Creek Property – Discussion of CCWC Land Valuation Methodology - Phillip Garrett

- Discussion and vote were held to determine the board’s guidance in determining the purchase price of CCWC land that has been encroached upon by a designated lot owner.
- **MOTION** by Rochelle Smith and seconded by Mike Schrader:
 - **Motion: Propose that the value of the land per square foot be calculated based on the RCAD value, with an additional penalty factor added to it, as shown on the proposal attachment.**
 - **Approved Unanimously**

Action Plan:

- Phillip Garrett to meet with the lot owner and communicate the cost of the CCWC land that has been encroached upon

Adjournment

- Rochelle Smith made a motion to adjourn the meeting, and it was seconded by Mike Schrader. The board unanimously agreed and the meeting adjourned.
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Attachment 1:

Wildlife Committee proposal for Deer Harvesting

- Archery only (Bows & Crossbows)
- All Hunting must be done on the lot owners' own property or on a neighbor or friends' property with written consent from the lot owner
- No hunting on CCWC property
- Arrows cannot cross property lines when released and all hunting must be done from elevated positions, such as tree stands, decks and porches
- Hunters must follow all Texas Parks and Wildlife regulations and laws. Please educate yourselves to know what laws are applicable for Robertson County
<https://tpdw.texas.gov>
- Hunting may only take place on Monday through Thursday
- Hunters must report all deer taken to the Wildlife Committee – report to include sex of deer taken and Lot # where taken
- Archers need to make sure they are proficient in the use of Bows and/or Crossbows and hunters must strive for a clean, ethical kill
- Deer Program to be evaluated regularly

If you wish to donate your deer, please check out
<https://www.feedingtexas.org/solutions/hunters-for-the-hungry/>