

**Camp Creek Water Company
Board Meeting Agenda
March 11, 2025 6:00 p.m.
Teams Meeting**

6:00 PM -7:30 PM

1. Meeting Call to Order and Prayer
2. Approval of the February 8, 2025 Meeting Minutes
3. Introduction of Austin Sanchez, CCWC lawyer

*****CLOSED SESSION*****

Appendices

February 8, 2025 Minutes to be approved

CAMP CREEK WATER COMPANY
Board of Directors Meeting Minutes
February 8, 2025@ 8:30 a.m.
Ray Brodin Building

8:30 AM -10:15 AM

The meeting was called to order by Phillip Garrett.

- Board members present:
 - Alan Beard, Clint Cooper, Phillip Garrett, Bert Hart, Jeff Hazlewood, Mike Noack, Mike Schrader, Freda Strzelec, Barry Veazey, Scot Vidrine, Sheri Walters
- Board members present (Teams):
 - Rochelle Smith, Daniel Westerheim
- Board members absent:
 - David Greenwood, Nancy Hughes
- Employees Present:
 - Dwight Chandler, Ralph Crum, Kris Maxymof, Tim Zradicka
- Visitors
 - Anita Alspaugh – Lot 386
 - Trudy Askew (Teams) – Lot 55
 - Alice Black – Lot 20
 - Joe P. Bramhall – Lots 278 & 279
 - J. R. Bravenec – Lots 157 & 157A
 - Justin Curry – Lot 15
 - Scott Douthitt – Lot 342
 - Teena Galvan – Lot 330
 - Karen Harris – Lots 56-D & 57
 - Larry Karstadt – Lot 236
 - Michael Mahlmann (Teams) – Lots 300 & 301
 - Terry Noack – Lots 304 & 305
 - Ken Robison – Lots 195 & 195A
 - J.J. & Cherry Ruffino – Lot 421
 - Terry Williams – Lots 90 & 91

Phillip Garrett led the meeting with a prayer.

Announcements:

- Dwight Chandler announced that lot owner, John Edmondson (lot 187) passed away.

Visitors

Phillip welcomed the visitors, asked them to identify themselves before speaking, and reminded everyone of the five-minute speaking limit.

- Michael Mahlmann – Topic of boat horsepower limit – Michael Mahlmann (Lot 300 & 301) asked if the board was considering making any changes to the 300-horsepower boat limit stated in the CCWC Rules & Regulations. There is a 300 “combined” horsepower limit, however there are boats on the lake that were grandfathered when the new rule took effect. The board clarified that the rule remains in place due to safety and property damage (in particular the dam) concerns. A suggestion was made that a future board may wish to revisit the inboard vs. outboard engine rules since different metrics exist for them.
- J.J. & Cherry Ruffino (Lot 421) – Topic of voting privileges for lot owners who do not own stock – Cherry Ruffino said they bought their lot in 2015. Many years before buying the lot, it went into foreclosure, the foreclosure bank went out of business, and the stock certificate was lost. As a realtor, Cherry said the value of the property is diminished by not owning the stock nor being able to vote; the lot owner virtually has no say in the running of the company. She feels it would be in the best interest of those not having stock to be granted the certificates lost over time.

Phillip said it was timely that the Ruffinos were here addressing the topic, as the board is currently exploring ways with

CCWC Board of Directors Meeting Minutes – February 8, 2025

our attorneys to give non-stockholders some type of voting access. Phillip Garrett said many things happen at Camp Creek and not having voting rights or a say in how things are managed creates challenges and disenfranchises lot owners.

Ken Robison (Lots 195 and 195A) said he owns a lot (195) that was never issued a share of stock. As he understands, there are five lots with similar situations. These lot owners must do what CCWC tells them, but they have no say in the management or policies. He also would like a change to be made.

- Trudy Askew – Topic of CCWC finances - Trudy presented a spreadsheet and had four questions. Summary: Trudy questioned budget discrepancies and the handling of surplus funds from 2024. The board explained that previous savings were retained rather than used to reduce 2025 dues. Details of the individual questions and answers follow:
 - **Question 1:** Trudy stated the actuals, income, and expense numbers from the board’s January financial presentation did not produce a net income of zero, whereas last year’s income minus expenses was zero. Why was the 2025 budget not balanced? Income minus expenses should be ZERO.

Question 1: Why isn't the 2025 Budget balanced? Meaning Income minus Expenses should be ZERO			
	2024 Actual	2024 Budget	2025 Budget
Income	\$ 796,016	\$ 904,659	\$ 644,400
Expenses	\$ 678,686	\$ 904,659	\$ 696,446
Net Income	\$ 117,330	\$ -	\$ (55,746)

- **Response 1:** Phillip said the revenue shown is the projected oil & gas revenue and lot owner permit fees (dues). The negative amount shown, \$55,746, is the additional amount that must be pulled from the Wells Fargo savings account to cover all expenses if the entire expense budget is spent. Prior years’ budgets also pulled out of savings and included it in the income to make up for revenue shortfalls, but we have changed the way it is presented. We show revenue, expenses, and the difference between them as the revenue shortfall. The difference is the amount that would need to be pulled from the Wells Fargo savings account to keep the operation going based on the proposed budget.
- **Question 2:** Trudy said applying the 2024 savings of \$117,330 and dividing it by 440 lots ends up with \$267 of savings per lot. If those savings were applied to the 2025 proposed dues of \$1,075, the new dues should be \$808. If the board is not applying the savings from 2024 to 2025, what is the board doing with the money? Where is it going?

Question 2: Why wasn't the \$117k savings from last year applied to this year's dues to help lower the burden on lot owners?			
Net Income per lot (\$117,330 / 440 lots)	\$	267	
Dues	\$	1,075	
Net Income Per Lot applied to Dues	\$	(267)	
New 2025 Dues	\$	808	

- **Response 2:** Phillip said the \$117,330 would still have to be pulled from the Wells Fargo savings account since it was not part of the actual revenue collected in 2024. The 2025 budget is balanced, but the potential savings withdrawals that are needed to balance the budget are not shown in the revenue figures. The money is still in the account. Sheri Walters clarified that we are pulling less from savings than was pulled in previous years.

Trudy said she is okay with the difference of the \$55,746. She said if we saved \$117,330 from 2024 and then applied it to 2025, the difference of \$61,000 could have been applied to the net income per lot. This would be a savings of \$126 per lot, potentially making the dues \$948 versus \$1,075. Why did we not take that approach?

Phillip said this board looked at our finances and decided we could not continue to draw from savings to sustain operations. That method is not sustainable in the long term and any corporation must look at the long term. It is time for the lot dues (permit fees) to go up to match the operating costs. It was this board’s decision not to continue to draw as much from savings, even though we are still drawing from savings. The \$117,000 is not really “savings” from last year; it is just money that did not have to be pulled from the savings account

last year. The savings were already in the bank. We are trying to get our revenue structure in line with our cost structure.

- **Question 3:** Trudy stated she has kept the balance sheets and presentations from previous years and prepared a quick spreadsheet of Merrill Lynch accounts. She said that they show that the amounts are going up. However, when looking at the December 1, 2024 balance sheet, the Merrill Lynch values appear to have gone down. She would like an explanation of what is going on in that account. Did the board spend the money, or has it not been reconciled?

Question 3: Can you explain why the value of the Merrill Lynch account has gone down this year?

	2022	2023	Apr-24	Dec-24
Merrill Lynch				
Investments	\$ 4,300,864	\$ 4,424,299	\$ 4,727,690	\$ 4,236,458
Savings	\$ 177,029	\$ 886,944	\$ 344,430	\$ 614,829
Total Merrill Lynch	\$ 4,477,893	\$ 5,311,243	\$ 5,072,120	\$ 4,851,287

Trudy said she disagreed with the statement that we are drawing from our savings. She said the spreadsheet shows that our Merrill Lynch numbers have been steadily going up. We have not been drawing from them and depleting our savings like Phillip said at some of the recent meetings.

Response 3: Phillip clarified that the Merrill Lynch accounts are considered the “investment” accounts. The “savings” account Phillip was speaking about is the Wells Fargo savings account. We have an account at Wells Fargo for savings and one for checking. We have only been drawing from the “Wells Fargo savings” account, not the “Merrill Lynch investment savings” account. The investment accounts have continued to grow. Phillip said that when he sent Trudy the account balances, the Merrill Lynch accounts had not yet been completely audited, and the balances are reconciled each month. He said he hesitated to send the balances to Trudy when she requested them since those numbers are normally presented at the shareholder meeting. We met with our Merrill Lynch investment advisor within the last two weeks and were told that our investment accounts are on track with the investment policy that was put in place by prior boards. The money in those investment accounts continues to grow and is designated, as it has been since 2022, for the dam. Trudy said she agreed and understood that.

Trudy added that if we were reconciling those accounts monthly as QuickBooks requires you to do, printing a balance sheet as of December 1, 2024 should give an accurate number. We/she should not have to wait on the accounting firm. She stated that either the balances have been entered incorrectly into QuickBooks and not reconciled, or the Merrill Lynch account balances are not increasing. Trudy requested that the board research this. Phillip said the presentation of the accounts is done at the Shareholder meeting and it will show that the balance has grown.

Trudy requested a response as to why the board is not going to reduce the dues and help the lot owners out; \$1,075 is too excessive and the increase is too much for one year. Phillip stated that he is sorry she feels that way, but this board made the decision, and we are moving forward with the dues structure. As of this morning, the dues for 290 lots have been paid, and we are moving forward with the stated dues amount.

- **Question 4:** The “Investment account spending limit discussion and vote” topic is listed under “New Business”. Trudy wanted to know if the board is aware of a resolution passed by a previous board that reserves 90-95% of the investment money for the dam. She said this resolution allows only five to ten percent of the investment balance to be spent on things other than the dam. She wants to make sure the board knows of this limit, knowing that new boards may not be aware of all the resolutions that were put in place by previous boards.
- **Response 4:** Phillip Garrett responded that the board is aware of the resolution and that each board is supposed to review it and the investment balance at the beginning of each term, setting its own spending limits within the resolution’s guidelines. Phillip said that is what the board is going to do in closed session today.

CCWC Board of Directors Meeting Minutes – February 8, 2025

Phillip mentioned that it had not been done by the last two boards. Trudy said it had been done by last year's board and that she had the paperwork to prove it at her house. Phillip mentioned that there is no record of it in Camp Creek's official files and asked Trudy to send her records to the general manager to be put in the official files. Phillip said the records in the office are what the board is using.

Phillip addressed the visitors and thanked them for attending and let them know that they could either continue to stay or leave at any time. Both J. J. Ruffino and Ken Robison said they appreciated everything the board is doing and left the meeting.

Approval of Meeting Minutes

Phillip asked for additions/corrections and approval of the following past board meeting minutes:

- October 10, 2024 – No additions or corrections were made. Bert Hart made a motion to approve the meeting minutes as presented and Mike Schrader seconded it. The board approved the October 10, 2024 meeting minutes unanimously.
- November 9, 2024 – No additions or corrections were made. Sheri Walters made a motion to approve the meeting minutes as presented and Mike Noack seconded it. The board approved the November 9, 2024 meeting minutes unanimously.
- December 3, 2024 – No additions or corrections were made. Mike Schrader made a motion to approve the meeting minutes as presented and Bert Hart seconded it. The board approved the December 3, 2024 meeting minutes unanimously.

Patrolmen's Report: Ralph Crum and Tim Zradicka

- Ralph Crum reported that there was a serious ORV (off-road vehicle) accident involving two teenage girls on Riley Green last Saturday. It appeared the ORV was going too fast, eased off the road, and flipped. The girls were not seriously injured but were transported by ambulance. First responders were on hand and the DPS and Sheriff's Office investigated the scene. The 4-seat, full-size side-by-side ORV was badly damaged.

Mike Noack asked if the DPS and Sheriff's Department have the authority to come on CCWC property and investigate an accident since CCWC roads are private property. The response was 'yes' since the accident was reported via a 911 call. All first responders show up for accidents: Sheriff's Office, DPS, and fire department. Whenever a wrecker or first responder is called, the authorities show up and investigate. Ralph said we should always call 911.

More discussion ensued about younger children driving on the roads. Lot owners are encouraged to call the patrolmen if they witness unsafe or underage drivers so they can be addressed before an accident occurs. Since the weather is warming up, Phillip said we should remind the community to be safe and to call the patrolmen when unsafe activities are seen.

Other activities that occurred while Ralph was on duty include:

- An 8x10 piece of a boat dock broke off, drifted across ski area, and lodged itself on the rock at the dam. It is currently tied up in case the owner wants to retrieve it; if not, it will be hauled away.
 - The large eight-inch north side channel marker identifying the entry to the ski area was run over and it has been repaired. A marker on the south side is also gone. Two other markers have been run over and chopped off twice within the last year. Phillip suggested we keep supplies and pre-built markers on-hand so we can immediately replace damaged or missing markers.
- Tim Zradicka said he filed a report with the Camp Creen Office at the end of December / first of January concerning a rollover accident he witnessed. Three young kids in an ORV driven by a kid over thirteen made a sharp U-turn, causing the ORV to fall over. The kids were banged up. After the last ORV accident happened, several people told Tim they had seen the kids driving unsafely, but they had not called anyone. Tim advised people to call the patrolmen when they see unsafe things happening.

State of the Lake - Kris Maxymof

- As a follow-up to the ORV accident last weekend, a Robertson County Sheriff's Department deputy asked Camp Creek to send 911 contact information to the Sheriff's Department. Kris reported that she had been sending this list (lot owner name and address) quarterly to a dispatcher, who was not forwarding it to the appropriate agencies. Kris and Mike Schrader have now added a Robertson County Appraisal District (RCAD) link to the lot owner list. Emergency response crews and our patrolmen can use this link to go directly to the address. 911 addresses are now associated with every area and lot at Camp Creek, even those not belonging to individuals.
- Luke Dileo (Lot 343) has repaired and replaced a broken pipe on the first cattle guard on Cobb Branch. We appreciate him doing this work for us.
- Roads signs at the bridges and culverts are being repaired and replaced with reflective poles on Riley Green and Clyde Acord.

Committee Reports:

- Building - Ralph Crum
 - Building committee activity has been slower than in the past.
 - Permit requests in process:
 - Boathouse – Lot 306 – Don Davis
 - Boathouse and bulkhead - Lot 371 – Phillip Stapp
 - Riprap bulkhead and moveable gazebo – Lot 435 (Sheri Walters) – awaiting approval
- Communications - Nancy Hughes
 - Rochelle Smith and Mike Schrader read Nancy Hughes' committee report.
 - Thanks were given to Kris Maxymof and Scott Douthitt for donating a TV and installing our new audio-visual equipment at the Brodin Building.
 - Our website continues to be updated. We have added a secure link where lot owners can opt in to share their contact information with other lot owners.
 - Phillip Garrett said we have received a lot of positive feedback about the improved communications. He noted that there are people attending the meeting remotely today that may not have been able to attend if we did not have the remote Teams capability.
- Dam and Rec Area - Mike Noack
 - Engineering Report - Mike Noack discussed the sloughing at the spillway. Mike and Clint met with the dam engineer, Joel. Joel has produced drawings and is almost ready to proceed with the repair. The work should begin in June, once the weather clears up and the rain has passed. When the sloughing repairs are being made, benching will also be performed to extend the life of the dam. Benching is a process that puts a 'V' in the downstream side of the dam which is otherwise straight. Water gets caught in the 'V' and percolates down through the sand.
 - Benching - Mike reported that Clint talked to Joel about benching the whole dam, noting that this would add to the engineering fee. Mike asked Joel to hold off on this extra work due to its extra cost and lot owner concerns about spending. Mike said he would prefer to be conservative and see the results of the benching to be performed with the sloughing repair before proceeding with additional benching. The decision to bench the entire dam could be made in the future. Phillip clarified that the dam fund is there for dam issues, and that we would not necessarily have to go to our shareholders and raise dues to fund repairs or improvements such as those being discussed. The funds can be drawn upon at any time. Barry remarked that dam improvements that increase the dam's survival potential could reduce the dam's insurance rates if we were to get it insured.
 - Mike N. said the planned benching will be done from the spillway to the north. The plan is to use the dirt from the sloughing for the benching. The engineer said our current slope, according to the Kerr survey, is 2:1 everywhere and the correct slope ratio should be 4:1. Mike N. said our 75-year-old dam is in good shape and he does not see the benefit of doing additional benching right now.
 - Dwight questioned why we need to move the 200-300 yards of dirt and suggested we instead put in some rock to keep it in place. Mike said it had been discussed, but since the engineers are advising us to remove it in their engineering study, we should accept their advice. Phillip said the dam was built with an engineering plan, needs to be maintained with an engineering plan, and modifications need to be done with an engineering plan. CCWC boards need to know that the engineers have put their stamp on all work done to the dam.
 - Mike N. said we have already paid for the engineering study. We do not yet have a construction cost for the work

but will have it before any work is done. The engineer will recommend someone to do the work.

- Dam Maintenance Program - Clint Cooper said it is important to develop a gold-standard maintenance program to protect the integrity of our dam. It is doubtful we can rebuild an earthen dam if we were to lose ours and we do not have the money to build a concrete dam. We must provide sufficient budget for the maintenance program, so we do not have to worry about replacing the dam. The benching and slope recommendations could help us better maintain the dam without having to worry about mowers creating further damage. We want and need an engineered maintenance program for future generations.
- Dam Replacement Cost - Mike Noack said Camp Creek has a 2010 dam replacement report from Ince Engineering that estimated the dam replacement cost to be \$1.5 million. He asked the engineer to convert the 2010 figures into today's dollars and received an estimate of \$6,022,946 (this assumes we could get a permit to replace it in its current form, which is doubtful for the size of our earthen dam). Dwight mentioned the part of the dam we are spending money on right now is not the part of the dam that holds the water.
- Insurance on the Dam - Mike Noack gave the dam replacement cost estimate to Jason Meadors of Anco Insurance and asked him to find a company to provide insurance for the dam. A premium quote is expected but has not yet been received.
- Dam Leakage Gauging System Repair - Mike N. has allocated money for two trucks of concrete to fix the dam leakage gauging system on the downstream side of the spillway. When the weather improves, Mike N. plans to dump one truck of concrete to seal the area on the west side to gauge the total amount of concrete that may be needed. This repair will allow us to again determine how much leakage we are getting around the spillway. Currently, the water flows around the leakage detection device. Mike N. needs volunteers to help smooth the concrete, which he expects to take about a half day. Once the date is known, Mike will ask Kris to send a note asking for volunteers.
- Hogs - Mike N. reported that there is some damage at the dam from hogs, but nothing worse than previous damage. He gave David Dixon a couple of bags of corn to bait the traps.
- Spillway tubes - There has been no change to the tubes inside the spillway. The company that previously performed the concrete injection work has been identified and may be able to fill in our current cracks if the leakage gets worse. The dam engineer said this process is not a permanent fix. Mike N. believes the leaks in the spillway are a real vulnerability and that we need to stay on top of them.
- Fencing around the spilling pond - There is a quasi-cattle panel fence around the spilling pond. The engineer suggested we construct a chain link fence in its place to prevent someone from falling into the spilling pond. It may be a good idea to replace this fencing when the sloughing dirt work is done.
- Perimeter of the Rec Area - Phillip said supplies for the perimeter of the rec area have been purchased and if volunteers are not available, we should contact one of our vendors to do the work. Kris said she has the rec area on her list of special projects.
- Finance - Nancy Hughes
 - Mike Schrader read Nancy Hughes' committee report.
 - Camp Creek held two meetings on the annual permit fee increase. Individual payment plans can be arranged through the general manager, if needed. The audio-video equipment has been fully upgraded and has facilitated our meetings.
 - Raising the dues was a difficult decision, but the finance committee and the board, as fiduciaries of the corporation, felt it had to be done.
 - The finance committee met with our Merrill Lynch agent on January 29th. Our investments have grown over the past three years.
 - Our investment balance as of Sunday 2/2/2025 was \$5,822,196.38. Our Reserve account balance was \$619,478.95. We have two accounts with Wells Fargo: a savings account which is currently \$395,099.00 and a checking account which is currently \$299,907.00. Our checking account has increased due to the recent collection of the 2025 Annual Use Permit Fees, and we plan to move much of that balance to the savings account by the first of March.
 - As of February 3, we have collected annual permit fees for approximately 274 of our 455 lots. There are approximately twenty lots participating in the payment plan.
 - Year-end reports are expected from our accountants by March 1.
 - No notable expenditures occurred in January. The January Budget vs. Actual report was included.
 - Finally, finance policies and procedures are being collected. A schedule of items to be reviewed monthly, quarterly, and annually are being highlighted. These procedures should be helpful, especially when the finance committee membership changes.

CCWC Board of Directors Meeting Minutes – February 8, 2025

- Fishing and Vegetation - Jeff Hazlewood
 - Jeff Hazlewood reported that we had 97 carp harvested by Lochow in January, but fewer during the second harvest.
 - The water clarity and level are good.
 - We have received the results from the DNA testing of our bass. They showed we have the Florida strain in our bass, but none of the samples were pure Florida strain. Lochow says the pure strain would make the lake thrive from a fishing standpoint and recommends we stock Florida bass this summer. Phillip asked what the goal was in stocking Florida bass. Jeff said it would improve the fishery. He reported that the Florida strain grows at a much faster rate than Texas native bass. The Texas native bass will retake the lake if we do not occasionally restock the Florida bass (it has been four years since we stocked the Florida strain). May/June is the correct time of year to stock the bass, and Jeff has already discussed this with Lochow. Our remaining Fish and Vegetation budget will determine how many fish we stock. We budgeted twelve regular Lochow shockings plus an additional six carp-collection shockings this year. One of the extra shockings was performed in January. By April, we should have an idea of what we want to do with the fish stockings -- either use the full budgeted amount or hold back some money for additional carp removal. Jeff said we will stay within budget, regardless.
 - Dwight suggested we investigate the Texas ShareLunker program that retrieves your bass, puts them in an aquarium, breeds them, and then returns them and their spawn back to the lake. Jeff said he would talk to Lochow about it, but we may not qualify since we are a private lake. Concern was expressed about the fish not surviving the stress of transport.
 - Mike S. asked if we are planning to stock bait fish. Jeff said he is looking into it. The fishing committee has the rearing pond and pumps ready; we have some bluegills there already. We were going to get some fathead minnows last year but waited too long to get the bait fish. We are doing these stockings ourselves.
 - Alan asked if we have a goal for the number of carp we want to remove. At the shareholder meeting, Matt Ward had said if Lochow does its job, everyone is going to be a little bit mad. The fishermen want more grass, while the recreation folks want less grass. The ideal number of carp to be removed is unknown since some carp will die, get eaten by otters, get lost due to their size, etc. Lochow said once grass is seen, they will recommend we stock carp immediately instead of waiting until it takes over the lake. Alan said he did not want to take all of the carp out to that extent again. Jeff said there is not a stitch of hydrilla on the lake now, but if it were to recur, we would slowly start adding carp. It will be a constant management but not a balance; we will just have shorter pendulum swings.
 - Jeff would like to accrue a fish & vegetation nest egg similar to the dam fund. Having this reserve would prevent us from having to use fish stocking money or otherwise unbudgeted money to purchase carp if the hydrilla were to come back.
 - Barry Veazey spent a day (8:30–3:30) on the lake with Lochow this month. He reported that they caught about 45 grass carp and 70 bass. Most of the carp were caught in the lily pad area of the lake. They culled the mud cats and gar and put the bass in their live well. None of the bass died. If a bass was big, it was measured, weighed, and returned immediately to the lake. Most of the bass and catfish were let go at the end of the day. The workers used ten-foot poles to pull in up to twenty-five-pound carp. Barry asked Lochow about Zebra mussels and Lochow said they have found its DNA in every lake they have tested, even if Zebra mussels were not seen. He felt that Camp Creek lake's pH is too low for them, but would not want anyone to bring them in. Previous shock treatments have yielded a fifty-pound buffalo fish and a seventy-five-pound flathead that were returned to the water. Phillip thanked Barry for riding along so that we know more about the process and can address shareholder concerns.
 - Scot Vidrine asked if we intend to add any native grass to the lake. Jeff said the grass roots are there, but the carp keep them eaten down. There are cages on the lake for native grasses that the carp would eat quickly if the cages were removed. Hydrilla is overly aggressive and there is no way to keep it out. The carp even eat the lily pads.
 - Alan asked if we have added any more structure in the lake and Jeff said we need volunteers to assist with this.
 - Mike N. asked about the holes in the spillway's carp guards and the structure to place the nets across it. Lochow thinks that with a good current the carp will swim downstream, fall through the spillway, and be caught in nets on the backside of the spillway. There has not yet been enough rain to test this theory, but Lochow wants to try it as an experiment. Lochow will put up the nets when we get enough rain. Phillip and Jeff met with Lochow and talked about modifying the spillway for this experiment. Modifying the spillway was the cost of one shock treatment. Lochow said it is the least expensive way to get the carp out of the lake. The moment Lochow thinks we are getting enough rainfall, they will put up the nets, monitor the carp caught, and compare those numbers to the shock treatment and gillnet collection numbers. Bert asked if it was illegal to let carp get into any other bodies of water and was told Lochow received permission from Texas Parks and Wildlife to run its experiment. It is Lochow's responsibility to ensure the net is in place.

CCWC Board of Directors Meeting Minutes – February 8, 2025

- Oil and Gas - Clint Cooper
 - Clint reported that not much has changed since the 2025 budget talks. Oil & gas revenue finished significantly under the 2024 budget, so we budgeted much less for 2025. However, right after that, gas prices rose! Production is flat.
- Roads - Currently Vacant – Phillip Garrett
 - Phillip has been filling in as chairman of the Road Committee.
 - From 7/22/24 through 12/19/24 we installed about 55 tons of road base to Riley Green, Clyde Acord, and Hoppess roads. Dwight has maintained and spread the base that was ordered. During that period, he spent approximately 350 hours on the roads, 300 of which were spent on the motor grader. Road base will be added to a few sections of road base in 2025. Some have already been addressed, and others will be addressed as weather permits.
 - During the October 2024 board meeting closed session, a land exchange of Burn Pile 4 with other adjacent land belonging to the Kline family was discussed. This exchange would improve sight lines along the road and allow us to eventually flatten a severe curve on Clyde Acord. The land was surveyed, reviewed, and further adjusted to ensure the new corners accomplished our goals. The final stakes should be in place by next week. Once accepted by both parties, the land's metes and bounds description will be given to our attorney and he will prepare and file the official land swap documents in Robertson County. No mineral or oil rights will be conveyed by either party as part of the 3.46-acre swap. We have agreed to share the cost with the Klines, 50 / 50. Once the papers are filed, a new right of way will be bulldozed, and a new fence will be built. The Klines have agreed to clear additional brush on their property to improve the sight lines. Future boards can decide if or when it wants to move or improve the road. This project should be completed prior to the end of April.
 - When the survey was conducted for this land swap, a concerning discovery was made that does not affect CCWC proper, but Lot 338. CCWC acquired the CCWC land in 1948 from the previous owners and the metes and bounds description was generated. When the Klines bought their land from its previous owner, they also received metes and bounds. It has now been discovered that one corner of Lot 338 and the Klines land have conflicting metes and bounds for their property. Both were deeded the same ownership of 400-500 square feet of land! The Klines and the owner of Lot 338 will determine how they will resolve their shared portion of ownership at a later time. CCWC and the Klines are proceeding with the land swap.
 - The most difficult blind corner to see around on Clyde Acord has a 90-degree turn. It is the hard right turn before the straight row of mailboxes on Clyde Acord. Phillip Garrett visited with the owner of the adjoining ranch and the owner committed to cleanup some of the brush on the ranch's property to improve the sight lines. Once the weather clears up, the ranch owner will clean the underbrush using his equipment. No land swaps are involved, and no volunteers are needed/wanted for this project.
- Safety and Channel Marking - Bert Hart
 - Bert reported that he, David Greenwood, and Mike Noack are currently making replacement channel markers.
 - Phillip Garrett emphasized that channel marking needs to be given priority. It is warming up and there will be more recreational activity on the lake. It is incumbent to replace markers to make the water safer for everyone. After the recent reports of kids having accidents on the roads, we do not want them to also occur on the water. We need to mark the channel appropriately. The corners of the ski area are critical, and we need to be able to replace them quickly if they are missing or damaged. Having spare replacement parts is important, especially when it comes to safety.
- Social - Anita Alspaugh
 - Mike Schrader read the social report.
 - "Deck the Dock" was judged on 12/22/24 and the winners were Scott & Lisa Burns, Lot 151
 - The social committee will host a "Meet the Candidates" forum to meet the Board of Director candidates. The date will be set after bios are received. Volunteers are needed for event.
 - A community trash pickup day is planned for March or April. The date will be announced via the Friday email that is sent out by the general manager.
 - The next major social committee event is the "Bass Tournament and Kid Fish," scheduled for Saturday, May 24th, Memorial Day Weekend. Reach out to Anita Alspaugh if you wish to volunteer to help with the event. The last fishing event was successful and lot owner contributions were generous.

CCWC Board of Directors Meeting Minutes – February 8, 2025

- Special Projects - Kris Maxymof / Dwight Chandler
 - Kris Maxymof reported that she will be sending out volunteer requests for the following projects:
 - Painting the Brodin Building board room. Paint has been donated and there is a small budget to round out the rest of the supplies needed.
 - Staining the piers at the dam and rec area swim platform
 - Installing new buoys in the swimming area
 - Removing trash from the Brodin Building yard and the Hoppess burn pile
 - Mike N. noted that the Hoppess boat ramp is in bad shape. Kris said that Edgar Villeda volunteered to repair it and has it on his list. The supplies for the repair will come from boathouses and piers that Edgar is tearing down.
- Wildlife – Alan Beard
 - Alan reported that pigs are a big concern on all sides of the lake. CCWC is not actively trapping them, but some of the wildlife committee members are trying to find and safely remove them.
 - Alan reported that nutria are not as abundant as in the past.
 - There is a two-foot culvert around Mike Schrader's house (by David Greenwood's house) that is clogged due to beaver damage. Phillip said we will add the clogged culvert to our work list.

Old Business

- Update of Seismic Monitor Request by TexNet - Phillip Garrett reported that the board discussed the issue in a previous meeting's Executive Session and developed several questions that were sent to TexNet, and we have not received a response. The request is a dead issue until we receive a response. The request will be discussed in Executive Session.
- Reminder: Annual Permit Use form must list each immediate family member being given rights to use your property (definition includes parents, children, grandchildren, and spouses/partners only). No other rules, such as quantities of boats or ATVs, have been changed. Phillip reminded folks that the intent is to include the lot owners, parents, children, and grandchildren (cousins, siblings, etc. are not included). If the individuals listed do not belong to one of the relationships above or if their names are not listed, they must have guest permits to be on the lake.

New Business

- Phillip reported that updated Rules and Regulations have been revised and are on the website.
- Additional Fire Station on the South Side of the lake - Phillip reported that an additional fire station is being considered on the south side of the lake. The Easterly Fire Department (EFD) has indicated they are willing to locate an additional truck at Camp Creek if CCWC builds a shelter to house it. If CCWC receives a firm commitment in writing from EFD, the board of directors will consider funding and building the shelter to achieve better fire support and response times on the south side of the lake. Most of Camp Creek's volunteers that will operate the truck live on the south side of the lake. It was agreed at the October board meeting that, before spending money and making the final decision, the proposal would again be presented to the board for a vote. Preliminary bids have been received, but nothing will proceed until a written commitment is received and an official vote is taken.
- Board Meeting Visitor Policy – Removal of 3 speaker limit – Discussion and Vote - Phillip explained that the current policy limits the number of speakers at a board meeting to three. The Executive Committee discussed removing this rule and recommended it be brought to the full board for a vote. The board would like any shareholders/lot owners identifying themselves to feel welcome and have a right to speak to the board, rather it be in person or on-line. He is requesting approval to remove the three-speaker limit from the rules. The five-minute limit would still be in effect.
 - Motion: Barry Veazey made a motion to remove the three-speaker limit from the board meeting rules, keeping all the other requirements in place. Mike Schrader seconded it. The board voted unanimously to approve the motion.
- Bylaw Document Cleanup - Phillip said we are having our attorney make some grammatical changes to the Bylaws adopted last April at the Annual Stockholders Meeting. Most of these changes remove references to the Secretary-Treasurer position and replace them with the appropriate Secretary and/or Treasurer positions. The plan is to present these changes to the board and vote on them at the March board meeting. According to the current Bylaws, these changes must also be voted on and approved at the April Annual Shareholders meeting.
- Investment Account Spending Limit - Discussion and Vote will be held in Executive Session

Next Meeting

- Annual Stockholders’ Meeting - Saturday, April 26, 2025 - Franklin High School Auditorium – The time is to be determined. Lot owners and shareholders are encouraged to attend.

Action Items

- Board to consider changing Rules and Regulations metrics for inboard vs. outboard boat motors at a future time (Michael Mahlmann request)
- General Manager to send a reminder to lot owners concerning safe driving and driving age minimums on Camp Creek roads.
- General Manager to send special project request for volunteers for when projects are scheduled.
- Maintenance to look into unclogging the two-foot-high culvert by David Greenwood’s house that was clogged as a result of beavers.
- Request a written commitment from Easterly Fire Department to locate an additional fire truck at Camp Creek Lake.

Phillip thanked everyone for attending and announced the adjournment of the open session of the meeting at 10:22 a.m. He said the closed executive session will begin shortly.

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10:30 AM *CLOSED SESSION*****
.....

The Closed Executive Session meeting was called to order at 10:30 by Phillip Garrett.

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

1. Settlement and Completion of CCWC Property Encroachment (Update)

- Phillip Garrett reported that the CCWC property encroachment has been mutually agreed upon and settled.

2. Seismic Monitoring Update / Preliminary Vote

- Phillip reported that TexNet has not responded to the board’s request for references but asked the board if they wanted to allow seismic monitoring on CCWC property. There was an overwhelmingly negative response from the board members.
 - Motion: Jeff Hazlewood made a motion to not allow seismic monitoring on CCWC property at this time. Mike Schrader seconded it. The board voted unanimously to approve the motion.

Action Items:

- Phillip will contact TexNet and let them know that CCWC will not participate in seismic monitoring.

Adjournment

Scot Vidrine made a motion to adjourn the meeting, and it was seconded by Mike Noack. The board unanimously agreed and the meeting adjourned.