

CAMP CREEK WATER COMPANY

Board Meeting Highlights

March 2, 2024

Committee Reports

Vegetation - Keith Ellis - Lochow full report including Fishing report. Dennis said they are weighing the bass and catching some big carp and gar. Fish were all very healthy. This has been their second time to remove carp. 18 the first time and 22 the second. Mark Schinzler requested that Lochow provide a report for what they are removing and provide that to the Board and publish on the website. They did relocate 10 carp into the back pond behind Flagg Branch.

Social - Trudi Askew – The dates have been set for all future socials regarding the Boat Parade and the Meat & Greet. Last year we had over 85 people participate so this is a growing event.

Special Projects - Larry Hubbell – We got a new door on the fire station. Reminding everyone that we need lot addresses on the property so EMS can find homes. It would also help the Patrolmen if you would put reflective numbers on your boat house.

Insurance is in place for another year. In getting the new tractor, our expenses went up by \$200/year. We did get an approved claim and will receive \$17,098 for the fire on the old tractor and the old tractor is up for salvage sell.

Helipads with Robertson County EMS update. Director of Robertson County EMS walked around and selected 3 possible sites. We need to get some signs posted to prevent parking and continue to keep the area mowed.

Safety/Channel Marking - Larry Hubbell reported all main channel markers are updated with new reflective tape and in good shape. There are some old pier poles that need to be removed and they are marked. Bill Fallwell provided that this should be provided to the Building Committee and they will address with the lot owner to remove. We looked into permanent stainless steel markers, but it would take a lot more time and money. Instead David Greenwood volunteered to replace with a concrete block. Alan Beard asked if we had the original locations marked and Tim Powell provided the GPS coordinates where the channel markers should be located. David Greenwood said he thought it was better to spend the money on the tractor. Trudi commented that we will discuss in closed session as that decision had already been voted on and will need to be reversed.

Instructions for anyone in need of the defibrillator is to Call 911 and emergency notifications will be sent out. **David Greenwood said we are looking for additional volunteers.**

Oil & Gas & Water – Alan Beard reported gas revenue is continuing to go down. Bill Fallwell reported all wells are in Leon County, and it is possible that Comstock might need to need some water, but unlikely.. Royalties are going to keep going down so we are going to have to find new revenue sources.

Wildlife-Alan Beard reported trapping a total of 35 pigs. Disappointed that we did not get more, but timing could have been a problem due to timing of acorn dropping. The traps have been taken down. Alan commented he wasn't sure if it was worth it or not. We have some money budgeted and decide what may or may not need to be done. Nutria are being taken care of by lot owners as needed. Nutria are damming up the culverts so those will need to be monitored.

Building - Keith Williamson reported two active boat houses under review and Lot 303 will require Board approval, but too premature to vote today.

Communication – Lisa Sawyer was absent, but Trudi & Bill commented that Lisa is working on creating a new Annual Report in Powerpoint format to provide a nice annual report for Shareholders. She is also working to get the website changes made for the Fishing Tournament Registration.

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Dam & Rec Area - Mark Schinzler we got the hydrology report late last night. There are 3 things we need to address. 1) Dam is stipulated to be a "significant" risk any TCEQ and based on that classification people downstream would be significantly impacted. We are going back to TCEQ to try to get our rating reduced.

The Spillway is not sized appropriately to handle the maximum rainfall that is probable in the engineers model. It may need to be increased to 600 ft wide. Mark said I'm not sure we have room to address this physically or financially. How much risk are we willing to take based on these hydrology studies? There may be another area where we might be able to come up with another Emergency spillway. We need to evaluate information provided by the engineers and evaluate risk and alternatives. Mark commented that the soil stability of the dam is great, but the concern is how steep it is. We will discuss more in closed session. We need to do our due diligence with professional engineers and that is what we are doing and decide what we think is best for our lake.

Roads - Mark Schinzler we will start taking delivery of road base. One of the biggest issues is concern regarding supply. Mark's company is seeing contracts that are being cancelled because the base cannot be provided. We may not be able to get material over the next 3 months. Road maintenance may be limited to reworking the base that we already have as we monitor market conditions with supply. We do not want to pay 40% more for material so we may just need to get by. We want to add a water truck and road grader to the budget. I shop all over for equipment to maintain roads and so we will need to decide how much latitude I will be given in obtaining these assets.