

THE STATE OF TEXAS
THE COUNTY OF LUBBOCK

The Board of Directors of the Lubbock County Water Control and Improvement District No. 1 convened in a **QUARTERLY** meeting in the Board Room of the administration building at the entrance to Buffalo Springs Lake in Lubbock County, Texas on **Monday, MARCH 7, 2016** with the following persons present:

Board Members Present: Tommy Fisher, President
Tammy Brewer, Vice President
Tom Keisling, Secretary / Treasurer
Sandra Lewis, Director
Greg Thornton, Director

Staff Present: Jim Madewell, General Manager
Heather Purcell, District Secretary
Penny Jones, Promotions Director / Coordinator
Stewart Naron, Chief of Police
Jody Jenkins, Attorney

Guests Present: RT Trammel, Resident
John Forburger, Resident
Landon King
Amy Lee
Ted Carthel, Resident
Greg Lewis, Resident
Kristy Doss, Resident
Steve Clabaugh, Resident
Johnny Stone, Resident
Larry and Sue Brewer, Residents
Paul Hodges, Resident
Judy Scott, Resident
Drew Paxton, Resident
Randall Terry, CPA

1 **Call to Order and Invocation**

Tommy Fisher called the meeting to order at 10:00 am and gave the invocation.

2 **Approve Minutes of January 11, 2016, Meeting**

Director Brewer made a motion to approve the minutes of January 11, 2016 as written. Director Keisling seconded the motion. The motion passed unanimously.

3 **Audit Report- Randall Terry, C.P.A.**

Randall Terry, CPA came before the board and presented the 2016 audit report status as good. Randall Terry: "Page forty-eight you are in negotiation with Lubbock County. We don't know what that number is so that cannot be booked because we have to disclose it. So we are disclosing here that they say currently we have \$382,000.00 on their books and I think everybody including the county attorney and your attorney are in agreement that you will come up with something that is way under that and something going forward. One thing I thought would be good is to agree to pay them \$12,000 per year, every year, whether you have an election or not. That helps them fund all the costs that they have and plus it is fair to you." Tom Keisling: "No we discussed that. We will have a solution. When Jody gets here we will have a solution to this problem." Greg Thornton: "So is this a discussion for executive session?" Tom Keisling: "No. That was a thought." Randall Terry: "I am sorry. What I am saying is you have \$382,000.00 note here." Sandra Lewis: "That is a discussion for executive session." Randall Terry: "Alright." The board of directors determined approval of the audit would follow after examining it individually.

4 **Landon King - Thornton**

Landon King and Amy Lee came before the board to discuss the possibility of advertising on King FM. No action was taken.

5 **Promotions Coordinator Report**

Penny Jones reported on the scheduled events at Buffalo Springs Lake for 2016.

6 **Police Chief Report**

Stewart Naron reported on the crimes that had occurred since his last report. Chief Naron wants to see how the open carry law Effects Buffalo Springs Lake before any signs are put up at the lake.

7 **General Manager Report**

- Moving along on new bathroom building. Flatwork concrete completed. Finishing up interior this week. We will also spruce up and add picnic areas and grills nearby.
- Maintenance graded washed out areas around the lake and continues to haul caliche to various spots.
- The transition with moving storage vehicles not registered has gone well with all but about three items not being registered and moved into the new spaces. Stewart has been notifying owners of various storage items and towing off trailers, boats, and vehicles that are not registered or if owner is not known.
- Ordered 30 Oak trees for the North side of the entry way.
- Sent letter and talked to George Siemens at Lot 27-A to move everything off of lot and not use it for his storage lot. We will also notify him to submit a full set of plans for building a residence on the site and approval by the architectural review committee.
- Met with Imre at Venture Communications concerning an agreement to allow them to install Wi-Fi and repeaters at the lake.
- Texas Park and Wildlife will stock 3600 striped bass this spring depending on the hatchery's schedule. We have had many reports on catching largemouth bass and the crappies are starting to hit.
- TCEQ required maintenance on the north side of the dam include cutting and clearing of wild trees.
- Erosion at the marina bridge was fixed with rip rap.

8 **Dirt Work- Lewis**

Director Lewis stated digging into the side of hills is causing erosion problems and she would like the manager to approve dirt work in advance.

Director Lewis made a motion that all dirt work excavation over 10 yards done with anything other than a shovel must be approved by the general manager. Director Brewer seconded the motion. The motion passed unanimously.

9 **Trees- Ted Carthel**

Ted Carthel came before the board and reiterated what had already been reported in the general manager's report about oak trees being ordered for the north side of the entrance to Buffalo Springs Lake.

10 **Lot 139 Sale, Bid Opening**

Director Fisher opened one bid in the amount of \$20,000.00. The bid was too low and was rejected.

11 **Entry and Camping Fees- Keisling**

Director Keisling made a motion to raise campground "C" price to \$23.00 which would include two (2) adults. Director Thornton seconded the motion. Director Thornton and Director Keisling voted aye. Director Fisher, Director Brewer, and Director Lewis voted nay. The motion did not pass.

12 **Abandoned, Inoperable, Unregistered Vehicles on Leased Property- Thornton**

Director Thornton would like to make a new ordinance which states that all non-registered and inoperable boats, RV's, and vehicles may not be parked at any lot. Also limit the amount of time a resident can live in an RV while building a house or living in a RV on a lot.

Jody Jenkins suggested creating an ordinance that limits the number of vehicles that can be parked on a lot. Create an ordinance for abandoned and non-registered vehicles and campers on unimproved lots.

No Action Taken.

13 **Employee Lot Leases/Raises- Brewer**

Director Brewer made a motion to raise each employee salary by \$.25 that was previously compensated with an annual lot lease. Director Brewer retracted her motion.

Director Keisling made a motion to divide the lot lease by 2080 hours, for each employee who had previously been compensated an annual lot lease, and add it to their hourly rate whether they are full time or part time employees. Director Lewis seconded the motion. Director Fisher, Director Lewis, and Director Keisling voted aye. Director Thornton and Director Brewer voted nay. The motion passed.

- 14 **Executive Session: Section 551.071, Consultation with Attorney**
Section 551.072, Real Property & Section 551.074, Personnel
The Board of Directors went into Executive Session at 12:00 pm and reconvened into regular session at 1:30 pm
- 15 **Public Comment (Limited to One Minute per Speaker)**
- Steve Clabaugh came before the board for permission to sell apparel at Lakeside Grocery with Buffalo Springs Lake logo imprinted. The Board of Directors did not give permission for use of the lake logo.
 - Greg Lewis came before the board and to state that in his opinion the roads were not being taken care of and that residents and or guests should have more than one minute to speak.
- 16 **Adjourn**
The Board of Directors adjourned at 2:30 pm.

Tommy Fisher, President

Date

Tom Keisling, Secretary / Treasurer

Date