

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 **CALLED** meeting in the Board Room of the administration building at the entrance to Buffalo Springs Lake in Lubbock County, Texas on **TUESDAY, NOVEMBER 7, 2017** with the following persons present:

Board Members: Bill Moore, President - Present
Casey Hildebrand, Vice President -Present
Sandra Lewis, Secretary/ Treasurer - Present
Greg Thornton, Director- Present
Tom Keisling, Director- Present

Staff Present: Warren Johnson, General Manager
Heather Purcell, District Secretary
Sherilyn Toelle, Finance Director
Roberta Beam, Promotions Director
Robbie Green- Maintenance Supervisor
Stewart Naron- Chief of Police
Shaun Claunch – Police Officer

Guests Present John Forburger, Resident
Greg Lewis – Resident
Ronnie Zahn – Resident
Dickie Sisson – Resident
John Forburger - Resident

1. Call meeting to order and Invocation
President Moore called the meeting to order and 9:00 am with five members present. Director Hildebrandt gave an invocation.
2. Public Comment
3. Approve minutes of October 17, 2017
Director Thornton made a motion to approve the minutes of October 17, as written. Director Lewis seconded the motion. The motion passed.
4. Sealed bids for paving project

Sealed Bid (1)

Zahn Paving Proposal Paving Repairs and 1.4" Overlay. Scope of Work: (1) Chuck Wagon Road: Total: \$56,250.00 (2) Marina and Fire Department Parking Lot: Total \$194,750 (3) Sandy Point Road: Total: \$27,500.00 (4) Sandy Point Beach Parking Lot: Total: \$81,875.00. Total \$360,375.00

Sealed Bid (2)

West Texas Paving Inc. Re. Selective Asphalt Repairs and Overlay (1) Chuck Wagon Road 5,762 SY \$82,000 (2) Marina and Fire Department Parking Lot 18,830 SY \$265,000 (3) Sandy Point Beach Road 2,644 SY \$40,000 (4) Sandy Point Beach Parking Lot 8,034 SY \$115,000 (5) Alternative Bid: Chip Seal Chuck Wagon Road: \$30,000. Total: \$502,000.00 (Alternative Bid: \$30,000.00) Thank you. Darrell Jarnagin.

Tom Keisling: "What are we going to do? Are we going to pick out what we are going to spend? We only have \$159,000.00 to spend." Warren Johnson: "No we only \$159,000.00 to spend in the account." President Moore: "Right now." Warren Johnson: "The way that proposal was written was that we can perform this in sections, weather permitting and season permitting. We can do a little here and a little there. We can also supplement out of our infrastructure fund to pay for some of this." President Moore: Yes. We have quarter million dollars in the infrastructure fund also. It is kind of sort of earmarked, but not really." Director Thornton: "Warren just go over the details of what we bid." Warren Johnson: "So we bid; (1) to repair and overlay Chuck Wagon in its entirety except for the areas that we already re-done or in good shape." Greg Thornton: "What size overlay?" Warren Johnson: "I think they are two inches or an inch and a half. I don't remember. I need to look at the ad. It is all in a public notice. It is inch and a half type B overlay. Ok So there is: (1) Chuck Wagon Road (2) The marina parking lot, which includes the fire department and all that stuff. Repair and overlay." (3) Sandy Point Beach parking lot and the Sandy Point Beach road that goes back to the Party House." President Moore: "Does anyone at the table have anything an opinion about doing a full job at Chuck Wagon Road, rather than a chip seal, which would be two thousand dollars less?" Director Keisling: "I don't know. What does it look like?" Director Hildebrandt: "The hard traffic areas are the marina." Director Thornton: "The big traffic areas are the marina parking lot and Sandy Point parking lot." Director Hildebrandt: "That Sandy Point road is really bad. There is a lot of traffic on there and it is all dirt, mostly. Just a thought." President Moore: "There is \$159,000.00 in the account right now and through the next four months there will probably." Director Thornton: "What is in the infrastructure fund?" Director Keisling: "\$278,000.00." Director Lewis: "So the difference between the two types of processes that you want to use for Chuckwagon. What is the difference in the time we can except?" Director Thornton: "A chip seal is more of a maintenance." Warren Johnson: "Yea, so instead of going in and doing an overlay it is a much more course solution. In my opinion if we have the money I would go ahead and do the overlay. That road does not get a whole lot of traffic anyway." Director Lewis: "So it will last a long time." Warren Johnson: "Yes." Director Thornton: "What was the ETA on getting this knocked out if we do it in pieces all at once or entirety?" Warren Johnson: "We did not really discuss that. That is something we need to do once we pick someone, we want to continue on with. That is something we need to work out with them." Director Keisling: "If we do it all at once, we have the money in those two accounts. That is going to bring us down to less than a half million in the bank and we are going into the winter. We need to start watching things or we will run out of money someday." President Moore: "This is our major project for the winter too." Director Thornton: "Everyone has been paying for this for long enough so we need to get these things knocked out." President Moore: "I would not disagree with that." Director Keisling: "I would just assume get it over with. We are going to have to do it anyway." President Moore: "There is some analysis that needs to be done on each project or do we simply want to cherry pick the ones we want to do now and vote on it? I am asking that question." Director Thornton: "I want to get them done." Director Keisling: "As I have always said I am more for infrastructure and getting done that spending money on things outside our box." Director Thornton: "If we get these done right." Director Keisling: "I think we need to knock it out. It is going to pull our cash down significantly." Director

Thornton: "The leases are coming back in. We have \$180,000.00 in leases coming in. Let's get this knocked down." Director Keisling: "It is not going to get any cheaper either." President Moore: "Do we know of any other issues on the lake that we are going to need in construction fund cash for in the next six to twelve months?" Director Keisling: "Sewer issues is one of them and the Marina bathrooms is another one. We are going to spend." Director Thornton: "The sewer issue is not an issue. The Marina bathrooms are not an issue until we decide to do something. These roads are an issue. They are staring us in the face." Director Keisling: "I don't disagree with you Greg, but you just asked what else we had to do. We have to do the Marina bathrooms." Director Thornton: "We don't have to do either one of those other two, but this has to get done." Director Keisling: "No. We have to do the Marina bathrooms for the ADA deal or get sued." Sandra Lewis: "Just don't open up the Marina again." Director Keisling: "Well you have a public bathroom down there." Director Lewis: "Don't use it. Shut it." President Moore: "Let me suggest this; lets give these numbers to Sherilyn along with the money we think we are going to need to spend on the bathrooms and have her do cash flow statements, say out through April or May based on last years numbers or the budget that we have got. That is the best thing we have got right now. See where that takes us and we may be able to do the whole project or we may not. We won't know until we look at our future revenue and future cost to see where it will take the cash balances." Director Thornton: "Bill can I expand on what you just said? President Moore: "Yes." Director Thornton: "We have how much in the paving account?" Director Keisling: "\$159,000." President Moore: \$159,000.00, through March or April you are going to add another \$50,000 or \$60,000 to that." Director Thornton: "Lets spend \$200,000.00 on paving and then we can do all these other numbers and projections later. We have collected the money for paving and that cannot go anywhere but paving. Let's get that done. Let's get something done. The Marina parking lot is the worse." Director Keisling: "Greg I am kind of with you. I want to do the whole deal and get it knocked out." Director Thornton: "We talk about this stuff and we talk about it and it never goes anywhere. It will be another two months before we ever make a decision." Director Keisling: "We have got these bids and it is not going to get any cheaper. The Marina and the fire department is \$194,000.00 right there. That is terrible it has got to be done. The rest of this; the Sandy Point Parking Lot is the only thing if you were not going to do something. I would just assume do it all." Director Lewis: "I think we need to do Chuck Wagon." Director Hildebrandt: "Can I ask a question to Ronnie on his bid?" Director Keisling: "Sure." Director Hildebrandt: "At the Marina parking lot it is real up and down. Does this proposal include getting all that nice and smooth before getting that overlaid or is just overlaid?" Ronnie Zahn: "It will be smoother than it is. We are going to just pre-patch it and then overlay it. If you have ups and downs they will still be there." Director Keisling: "The trees are pushing the parking lot up." Director Hildebrandt: "I am talking mainly where the boat ramp area is. There is a patch of concrete in there. It was patched at one point in time." Director Thornton: "Yes, but beyond that patch it is fine but it is up above it, where it is starting to fail now. I think we need more than an inch and a half right there." Director Hildebrandt: "If we overlay it is it just going to be wavy still? That is what I am concerned about." Ronnie Zahn: "The overlay will flatten it out a lot. It did on the other roads that had lots of bumps and lumps. President Moore: "There is a difference between smoothing it out and flattening it out too. I think what I am hearing is that it is will not be like this table, but it will have a new surface and there will still be undulations in the parking lot. Is that correct?" Ronnie Zahn: "Yes." Director Keisling: "How long will it take you to do all this Ronnie?" Ronnie: "If we have great weather we could probably do it three or four weeks. Normally from December through March you don't lay much. If we don't get it done before Christmas then it will be spring. Then you have to pick and choose your days because you have to have forty and rising to lay the asphalt. This morning we

just got forty.” President Moore: “Well we also have close to \$200,000.00 in this lot fund that is totally un-earmarked for anything. To me the question is; how much operating cash do we need to pay our bills through the winter?” Director Keisling: “I have been asking that question for a year and nobody will give me a number. What is the number?” President Moore: “We need a cash flow statement through the winter.” Sherilyn Toelle: “In December we get the lot income, but I would say we need to keep at least \$350,000.00 in the bank.” Director Keisling: “I am on page with that. That is what I have always had in my mind. Three hundred looks like a good number for reserve to me.” President Moore: “I don’t disagree with that, but here again if we are going to spend this three sixty, and then we are going to spend probably one hundred on the bathrooms, and then we have operating cash, I think. Premature on voting on this; what I would like to do is hit the worse places get them done and in two weeks meet back and have her cash flow statement and look at what we have to spend in reality and do the rest of the paving or not. We don’t have all the answers yet.” Director Keisling: “I don’t need our cash flow to see that we can do this, but it is going to cut us close. You can look at the numbers here and tell.” President Moore: “I still want one.” Director Keisling: “You can look at the numbers here and tell.” Director Thornton: “Let us go ahead and make a motion.” Director Thornton: “I am on with you Greg. Let’s do some of it and then look at it and everybody be comfortable.” Director Thornton: “I want everybody to be comfortable. We have the money to do the Marina. Let’s get the Marina knocked out and get it out of the way and then we can come back and look at the rest of this and we are still accruing fourteen thousand or so.” President Moore: “We are not going to start slicing and dicing the road fund depending on who put the money in there. We are all putting in money to the fund and the board will make the decision as to which projects are greatest betterment to the lake. Hopefully we will get them done this winter, but I cannot tell you that yet because I don’t have enough information.” Director Thornton: “After we do this package right here then we are down to; we have paved everything except High Meadow Road and some other stuff. That was our goal was to get all the roads with new surface. That is still our goal. We are not going to roof half of the house. We are doing this in phases and that is just part of the phase.” Director Lewis: “We have done all of the little roads.” Director Thornton: “No, but pretty close.” Director Keisling: “No. Not High Meadow. We have not done it.” President Moore: “A lot of them.” Director Thornton: “We have done a lot of paving.” Director Keisling: “What do we have left? That one strip?” Director Lewis: “I don’t mean the main roads I mean the resident roads.” Director Thornton: “To what Greg Lewis said I would like to say something to what Greg said. We do not own this road or that road. The residents don’t just use this road. The residents use the Marina parking lot, they use the road to get to the Marina parking lot, they use the road to get to their house. We have paved the majority of the roads that go to the residents out here. These on the upstairs need some attention. I think we intend on doing it.”

Director Keisling: “We have had this discussion before and we decided what we were going to do. I make a motion to go ahead and do the Marina and the Fire Department parking lot, Chuckwagon Road at this time and come back next month if you want to look at cash flow and we will decide what to do with the rest of them.” Director Thornton: “Yes. I will second that motion.” Motion dies.

Director Keisling: “The motion was to do Chuckwagon Road and the Marina. The first two and then come back next month after everyone looks at the numbers and feels comfortable. I think we will and we will decide when we are going to do the rest of them.” Director Thornton: “I seconded the motion and now we can discuss it. Now we can ask questions.” Heather Purcell: “You need to make a motion first to accept one of the bids.”

Director Keisling: “Ok. I make a motion to accept Ronnie Zahn’s bid and overlay the fire department and the marina parking lot and Chuck Wagon Road and this time and come back next month at our regularly scheduled meeting and decide if we are going to do the rest of the bid.” Director Thornton: “I second the motion.”

Director Thornton: “Are we doing the hill that goes from the parking lot to the beach. Is that part of the bid? So anywhere there is paving in that boundary we are getting it over laid?” Warren Johnson: “Yes. I think that is right. The way that the ITB was written it says; the bid will be awarded based on price of labor, material, and supervision proposed to complete the repairs and asphalt overlay. All prices have to be good from October through March 31, 2018, due to the variables of funding and weather conditions the district will purchase only portions of the work to be completed during the districts non-peak season.” Director Thornton: “The last hundred and eight thousand we are leaving until next month to see where we are at on cash.” Director Lewis: “But let me ask a question on that now because it will come up next month. So, when Sandy Point you go down there and the road goes to the party house and stops at the gate. You walk and park in the dirt and we are not doing anything where people are parking right now?” Warren Johnson: “No it is not. Sandy Point parking lot is the big parking lot up above.” Director Lewis: “So when people use that party house they are parking in all that dirt and walking up to the party house.” Warren Johnson: “We could handle that as a change order if you want to, but we got a bid for repair and overlay. We would have to go in and work all the base, install base, and install new parking lot.” Director Keisling: “You are talking about a lot of money.” Director Thornton: “I think you are talking about a thirty by two hundred or thirty by hundred to park cars there adjacent to the parking we are getting done and we can bid that separate or make a change.” Director Keisling: “That is for another time.” Director Lewis: “Maybe we could put crushed gravel in to keep down the dirt.” President Moore: “Any comments or questions? Ok we have a motion and a second to approve the first two items on Ronnie Zahn’s bid.

All in favor say Aye.” All Aye the motion passed.

5. Boat Race Update/ Information/ and/or plan

President Moore: “Several board members and employees attended the boat races in Phoenix Arizona to get some first-hand information. We had gotten so much second and third hand information. We cannot go ahead and planning this thing until we have some ideas about who is coming and what it is going to cost. I think we addressed a lot of those issues. We talked to a lot of race owners, mostly top fuel guys because that is what we are trying to get in addition to the South West Drag Boat Association Organization. We got different numbers from a couple of the racers and we watched a lot of the races. It was exciting and the one issue that we are still waiting to get some information on is the insurance coverage for the top fuel boats. We were initially told that they were not available and another person said yes it was. We are still waiting on him to find some specific coverage for the lake. The water that we watched the boat race on is not any wider than most of the lake where we are going to have the races, but the skiddish insurance companies see all these houses on the South side of that body of water and so we are giving an opportunity to one of the boat owners.” Director Thornton: “Randy Ball is the President of the SDBA.” President Moore: “He is trying to search out

someone that will cover the top fuel boats.” Director Thornton: “What I interpreted is that he has not totally ruled out SDBA or Lucas Oil. There loss run is what is the glitch in this thing. They have had so many lost runs this year and people got. I heard a couple of drivers had financial constraints so I heard they are re-working their whole deal to see what they are going to do next year. It is kind of hard to make plans with those guys so Randy actually is looking at other options. They may shorten the whole track and it may be fine with Lucas, it may not. If it is not the racers don’t have a problem. We need to wait and hear from them and see what our options are.” President Moore: “Is it not feasible that even though we might have to shorten the track for the top fuel boats we would not have to do it for the SDBA boats.” Director Thornton: “I think we should shorten the track on all the races regardless of what happens. I think that is coming.” Director Keisling: “Will SDBA go for that? Because that is a point race for them isn’t it?” Director Thornton: “Yes.” Director Keisling: “So it will have to be.” President Moore: “It just saves them a little money if the track is shorter.” Director Thornton: “It is safer, shorter, easier on the boats, and I think that is where it is all going to go. I don’t really anticipate having a problem getting insurance it is just who are we going to go with. We know we are going to go an SDBA sanctioned race. It is just whether Lucas will be included or not. The second question is: we had all the talk about whether it was forty thousand dollars per boat and all that and I think everyone is comfortable with it is not forty thousand per dollars per boat. If we just write them a check it is six thousand dollars per boat. If we give them a check and hotels it could be as low as three or four thousand dollars per boat.” Director Keisling: “That is not what I was told.” President Moore: “No. It would be about ten.” Director Keisling: “No. I talked to two racers and you were there Warren. They said twenty grand is the minimum per boat. One guy said he would run two.” Director Thornton: “Who did you talk to?” Warren Johnson: “Eddie Knox and Michael.” Director Keisling: “The black boat that sunk.” Director Thornton: “Mike is the one who gave us the numbers.” Director Keisling: “Both of them told me and one guy told me, I said what does it cost you to make a run. He says \$8,968.34. I said really. He said yea that is what costs to make a run and that is my crew and hotel. He had it down.” Director Thornton: “Well Tommy and the guy you are talking about said they would come and Tommy would bring his boats and Michael would bring his boat. Eddie will be there also.” Director Hildebrandt: “We can solve all this discussion really easy if Warren will email each team and ask them can you deliver us a show.” Director Keisling: “One guy said he did not know if he would want to come or not.” Director Hildebrandt: “And we get something in writing and it is done.” Director Thornton: “Yes that is the right process.” Director Keisling: “I have a question guys. I would like an answer from everybody: why are we doing this? Why are we having a boat race.” Director Thornton: “Two reasons: (1) To promote the lake (2) and to make money and that’s it. You don’t have to write them down. There are two reasons and nobody else has any other reasons.” Director Keisling: “Sandra why are we having boat races?” Director Lewis: “I don’t really know.” Director Keisling: “Ok. Casey.” Director Hildebrandt: “I would probably say similar to Greg. I think it is a good promotion for the lake. It brings a lot of awareness to the lake.” Director Keisling: “Ok. Bill.” President Moore: “I would agree with those

two answers. Yes.” Director Keisling: “Ok well here is the deal then folks. Promoting the lake; we have been in these meetings and everybody wanted to go up on the price of the lake to not get people out here. That has been our focus.” Director Thornton: “No. You are not starting out right. I am going to interrupt you, but that is not what we are doing. We are trying to get the right people out here.” Director Keisling: “Right people whatever.” Director Lewis: “That is even worse.” Director Keisling: “Well anyway promotion of the lake our numbers are down, but we are doing fine. To make money guys.” Director Thornton: “Tom why did you call me two years before I ran for the board and ask me to put the boat race on. Why did you ask me to put the boat races on? Why did you want it?” Director Keisling: “I ask you to put it on.” Director Thornton: “Why did you want it? Why?” Director Keisling: “Because I did not want the lake to do it.” Director Thornton: “Why did you make the call? It cannot happen anywhere but the lake. The lake has to be involved.” Director Keisling: “No Greg. When we talked I said do you want to do the venue. Just like we do the what is it called.” Director Thornton: “Why did you make the call? I was in Austin building houses. I did need to come up here and put a boat race on. You called me.” Director Keisling: “I don’t know what you are talking about Greg. Evidently, I don’t know. What I am telling you folks in 2008 we made..” President Moore: “\$34,000.00.” Director Thornton: “Now where are you getting that number?” President Moore: “From Gwen.” Director Keisling: “From the minutes.” Director Thornton: “Ok. From the minutes from Gwen. Does anyone really know how much we made? No, they don’t.” Warren Johnson: “That can go either way though.” Director Thornton: “You are right it can, but I collected \$96,000.00 worth of sponsorship and we know we had something over three thousand people out here at thirty dollars per ticket. Before we start spouting of those numbers and holding them up like the bible.” Director Keisling: “Boat race sponsors was \$70,550.00.” Director Thornton: “That is not right.” Director Keisling: “Well Greg I don’t know. All I know is what Sherilyn gave me.” Director Thornton: “All you know is what you are looking at on a piece of paper and some board minutes. I am telling you we collected \$96,000.00.” Director Keisling: “Greg all I said to Sherilyn to get these numbers.” Director Thornton: “Tom I don’t want to insult you and I don’t want to argue with you. I am telling you. You are doing the best you can with what you have.” President Moore: “This discussion is going nowhere.” Director Thornton: “That is right.” Director Keisling: “Well what I am telling you guys, if you think we are going to make money on this, if we are in for the money it is not there. The other three boat races we lost sixteen, twelve, and thirty-six. There are lots of variables in that. Even on our best day, in August of last each week we went one weekend; one \$34,000.00, one \$36,000.00, on \$40,000.00, and one \$60,000.00. That is just what we do best, camping.” Director Thornton: “Ok, Tom. Stop for a second. Do you think we could have three thousand people to watch a boat race?” Director Keisling: “No way. They did not even have that in Phoenix Greg.” Director Thornton: “Well what is the number? What do you think we can have?” Director Keisling: “I mean, there are two and half million people in Phoenix. I figure there were, I counted twenty-five hundred people in the stands.” Director Thornton: “Well how many do you think we can have?” Director Keisling: “There were a lot behind. Half of the people.” Director

Keisling: "Now I want you to think back about the boat race. I know you are here and there are people from the starting line all the way to the marina. I want you to tell me how many people were at our best race." Director Keisling: "Out here?" Director Thornton: "Yes." Director Keisling: "I don't have a clue. I was not there." Director Thornton: "No, you counted the sections, take a guess." Director Keisling: "No I was talking about in Phoenix." Director Thornton: "I am talking about here. You were here for the boat race." Director Keisling: "I don't have any idea Greg." Director Thornton: "Take a guess." Director Keisling: "I don't have a clue." Director Thornton: "It was North of a thousand, easily, right?" Director Keisling: "Oh yea." Director Thornton: "Like twenty-seven hundred." Director Keisling: "A couple thousand out here." Director Thornton: "What did we charge? Thirty bucks a ticket?" Director Keisling: "How many did we have?" Director Thornton: "and we had how much in sponsorship? You are saying seventy, which is actually thirty less than we actually had." Director Lewis: "So where did all the money go?" Director Thornton: "That is a whole other question. We can do it and make money. But that is not the only reason to do it." Director Keisling: "There is no labor in this or any of that kind of stuff. Dumpsters are not in there. This is the best-case scenario." Director Thornton: "Well I am saying your reports you are working off of are incomplete, not right, and not accurate and I can prove it to you right here at this table. How many campers do you think we had?" Director Keisling: "We got twenty-five hundred dollars in sales." Director Thornton: "Ok, well let me tell you." Director Hildebrandt: "Tom there is no way this ticket sales are accurate." Director Thornton: "It is not. None of that information is accurate. We had fifty-seven campers at \$650.00." Director Hildebrandt: "For the first race, yea." Director Thornton: "Tom, we had fifty-seven campers at \$650.00. That is \$37,000.00. Where is that in your report?" Director Keisling: "Greg, I don't know." Director Thornton: "It is not there, but you saw it. You witnessed it yourself." Director Keisling: "Where is Sherilyn?" Director Thornton: "Sherilyn was not keeping books here. She is only looking at records." Director Keisling: "Where did you get these numbers? Are these gross figures?" Sherilyn Toelle: "That is anything that was booked to boat race revenue or boat race expenses for those years." Director Keisling: "This is hard numbers. This is not gross." President Moore: "Camping went into camping revenue. It did not go into boat race revenue." Director Thornton: "Where is the thirty-seven thousand dollars? It is not in that report." President Moore: "It is in another line in the income that just says camping." Director Thornton: "I am telling you Tom is throwing out a bunch of numbers and he may believe in though, but I believe they are absolutely one thousand percent wrong." President Moore: "We are premature in having this massive argument." Director Thornton: "It is not an argument." President Moore: "We have to find out about insurance first and once that is on the table and seems to be palatable, then we will start putting together a budget for this thing. We are just wasting our time here." Director Thornton: "I mean if you like the idea of it and you want to pursue it and we have pursued it to this point; We sent these people a thousand dollars, we have flown everyone out there and met all the people. We have not committed to do anything and signing the contract is not committing to do anything. We have wasted a lot of time and effort to this point to go; why are we doing this? It is all

about money and we are not doing it.” Director Keisling: “I think it was a great venue and it was exciting. It was neat. I went to the Garth Brooks concert and that was neat too. Are we going to have him out here? No.” President Moore: “I keep asking myself; how can a little town like San Angelo do this year after year after year? Apparently, at least break even, when a town three times the size of San Angelo, it would be an utter disaster. I don’t get it.” Director Lewis: “What do they charge in San Angelo to get it?” President Moore: “I don’t know. That would be interesting to know.” Director Keisling: “But Bill the chamber backed off of San Angelo. San Angelo Chamber is out.” Director Hildebrandt: “Can we just find out on insurance and hard costs?” President Moore: “Yes. Let’s move on. We are wasting our time.” Director Hildebrandt: “That will give us answers that we need.” Director Thornton: “There have been a group of people that went out there and we have a relationship with these people now. That is a start. Like Bill said; once we get insurance we can put a budget together, then we can go.” Director Hildebrandt: “We need it in writing from the top fuel boats; how much does it cost and are you willing.” Director Thornton: “I think you approach it like this; if we have a race and paid you six thousand a boat and a fifteen thousand prize purse, will you appear. You will get a yes or a no. You don’t ask them. You tell them what we are paying. Those are the right numbers. It is six thousand a boat and fifteen-thousand-dollar prize purse for this date. We need a verbal yea or nay.” Director Keisling: “Are you saying six thousand per run?” Director Thornton: “No.” Director Keisling: “Well why do those... I talked to two boat owners.” Director Thornton: “They are not doing it to make money Tom.” Director Keisling: “I talked to two boat racer owners Greg.” Director Thornton: “Bill.” Director Keisling: “Both of them said when asked what it would cost you to come and they said at least twenty grand.” Director Thornton: “Do you pay for the price when you pull up in a car lot? Do you pay the price on the sticker?” Director Keisling: “Ok. I am just asking Greg. That is what they told me.” Director Thornton: “I am just telling you. I had a conversation with the guy and Bill stood there and heard me and then I had a conversation with another guy and Bill heard that and they were the same numbers.” Director Keisling: “I guess your numbers are different than mine.” Director Thornton: “My numbers are.” President Moore: “Warren get in touch with these guys and make the offer or ask for a counter-offer. When we get the insurance and that information then we will meet back here.” Director Thornton: “I think get the insurance first.” Director Keisling: “I will say, Tom I was in here one-day last week or the week before and a guy came in and talked to Heather. He said I hear you might be having a boat race. He was just some random dude and she said yes, I think we might be. He said you having top fuelers and she said we don’t know. He said I am not coming if there are not top fuelers.” Director Keisling: “I agree with you on that.” Director Hildebrandt: “So I think issue may be kind of more of an issue than what we thought. I think they are the draw.” Director Keisling: “I am certainly on board with that. Those other guys, who is going to come to see that.” Director Thornton: “It is filler. But I was pretty clear.” Director Keisling: “Yes and friends and family.” Director Thornton: “Randy Ball, the president of the SDBA and this lady he has got running around. I was as clear as I could be that we are not having

a race without top fuelers, so solve that problem and then we will talk.” President Moore: “Let’s move on.”

Audience Member Greg Lewis: “Mr. Moore; I have one thing I would like to bring to your attention. You are really in violation of the open meetings act by taking a quorum with you to Phoenix, because you had three people there. That was a quorum and you were going to an event that you will be voting on. I think in my opinion that is a violation. Director Thornton: “It is not.” Director Keisling: “I don’t think so.” Director Thornton: “Did we talk about any business out there?” Director Keisling: “No.” Director Thornton: “We raced boats.” President Moore: “Let’s not bicker and do some constructive stuff.” Audience Member Greg Lewis: “Mr. Jenkins did say if it was an appearance of impropriety it was wrong.” President Moore: “I heard your opinion.”

6. Capital Improvements

Restroom Projects

Warren Johnson: “Restroom Projects: we are going to. It is in my report that I sent y’all. We are going to perform everything in house that we can to cut down on the costs. We are going to handle our plumbing and as much of the replacement of items that need to be fixed like; (1) installation of grab bars, (2) removal of things that are in violation of the TAS Standard. We are going to handle everything in house that we can on that. The only thing that we are not going to do is we are not going to handle any concrete work that is required to bring our restrooms up to standard. We are not going to do any of the major structural stuff that needs to be redone. That is just stuff that we are going to put off. We are going to come up with a plan for it and that is acceptable according to the TAS inspector. He said we don’t have to make all of these improvements in one season and have them done right away, as long as we can show that we are in the process of making those improvements and we have a plan for them and stick to those plans. That allows us to fix the problems at; (1) the boot hill restroom, (2) the family restroom across from old gate (2) campground a. It buys us time. All we have to do is fix the things that we can right now but the major structural stuff we can put that off and it allows us to fix the problems at the amphitheater restrooms. So basically, we are going to handle everything in house that we can and farm out only what we have to so the expenses will be kept down and help with our schedule and move forward from them.” President Moore: “And you are addressing the non-marina bathrooms, right?” Warren Johnson: “Right. We are not talking about Marina. The Marina is a separate deal. We are not going to do any of that.” Director Keisling: “What is this? What do we need to do to those? You said mirrors?” Warren Johnson: “Yes. A lot of it is cosmetic. It is not big things. You know removal of some of the fixtures or relocating some of the fixtures so they don’t protrude into the area for the handicap. Tolerances, adding a mirror, additional grab bars, in the showers in those areas we are going to have, you cannot due to the size and

regulations you cannot have any lip going into the shower. We will have to rework some of the floor there. They were tiled and you have bump and some of them have a three inch rise on them. Those will have to be addressed. The simple stuff like; we will have to remove one stall, and a couple of them to make them a handicap stall. Those are the things that we can do in house. That is not a big deal.” Director Hildebrandt: “And are we paying an inspector to come out and inspect all these after that is done?” Warren Johnson: “Yes. You have to.” Director Hildebrandt: “Because I don’t think that is correct. I have already talked to Chad about it. He was very clear. He said the code is very clear that if it is built before 1994 it is grandfathered in.” Warren Johnson: “No it is not. That is not correct.” Director Hildebrandt: “He said it has to be in compliance, but does not have to pay an inspector to come out if it is under \$50,000.00 and under 5,000 square foot built before 1994.” Warren Johnson: “That is true. We have to bring it up to the 1994 standard, so that is the rule that we are required to go by at this point.” Director Hildebrandt: “But hiring this inspector to come in and do all this. My understanding from a guy that does it for a living says it is not required. He says it has to be up to code. It has to be compliant, but my understanding is you brought in a specific inspector that does this stuff and that there is a certain level at \$50,000.00 or 5,000 square feet you have to hire them to do a full inspection upon completion and get some kind of fancy certificate.” Warren Johnson: “No we don’t have to get the fancy certificate, but we want him to come out do the inspection and make sure we are in compliance. We will have him come out and do them all at one time. We are not going to have him continually come out and do them. He has already given us a list of everything that needs to be done. He and Robbie and I walked every single restroom out here and showed us what was wrong with every single one of them. It is not a big expense.” Director Hildebrandt: “So if we are redoing plumbing as a lake are we also getting in inspections on that before we seal the deal?” Warren Johnson: “Yes.” Director Hildebrandt: “We will hire Chad to come inspect our work just like a homeowner would do if they were building a house?” Warren Johnson: “I would. Yes.” Director Hildebrandt: “Are we? Are we getting a firm commitment that will happen? My concern is that things have been done in the past and maybe someone was not quite qualified to do it and then we have problems moving forward constantly with plumbing.” Warren Johnson: “Sure. Robbie and I talked about that a little bit and his deal is there are only a few qualified people to do that. If we run into a time crunch where we cannot do it we will have a plumber come out and do it. We will do all the knock-out and everything and have them do the hook-up and all we will have to do is pour back the concrete around it and roll.” Director Hildebrandt: “But are we getting that inspected?” Warren Johnson: “Yes.” Director Hildebrandt: “Are we holding ourselves to the same standard we will hold a resident to?” Warren Johnson: “Absolutely, Yes. I think that just covers us.”

Cattails

President Moore: “I am not hearing anything about one of the issues that has been brought up for a year and that is the cattails. How are you going to deal with them?”

Warren Johnson: "The cattails issue we built an implement that is going to help us rake those things out and get them done." President Moore: "Have you tried it?" Warren Johnson: "Not yet. We spoke to John Clayton with Texas Parks and Wildlife and he said if you are going to do that wait until the cooler months, because the fish will retreat to the warmer waters down in the deep and you will lessen the risk of having a fish kill." President Moore: "Is this cutting them off or pulling them out?" Warren Johnson: "Both. We are not going to pull out everything around the lake. We are going to leave some of it strategically in Place. We are going to drag out everything we can with that and if we have to get in and put people in the water to get what we can't reach we will." President Moore: "How do you that if the cattails are twenty and thirty feet from the bank?" Warren Johnson: "The implement that we built is twenty-feet long and we will be able to drive up to the shore, grab them and rake them back." Director Thornton: "Have you tried it?" Warren Johnson: "Not yet. We have seen one in action but we have not tried it ourselves." Director Thornton: "If it does not work really good?" President Moore: "You cannot get this implement out past the existing cattails then they are going to just keep growing out?" Warren Johnson: "That is when we put people in the water to cut those." President Moore: "Ok." Director Thornton: "When is this going to start?" Warren Johnson: "I think we are getting cool enough now that we can probably start on it now. Don't you think Robbie?" Robbie Green: "He said, the guy from Texas Parks and Wildlife said normally December, January, or first of February is when you want to do that." Director Keisling: "When you are not paving." Director Thornton: "When the water is almost freezing." Director Lewis: "They are not going to want to do it because it is so darn cold out there." Director Thornton: "Well have you looked into a long reach excavator in case this does not fly?" Warren Johnson: "No we have not looked into that, but we know we can get one if we need to." Director Keisling: "But we are going to do something." Warren Johnson: "We are going to do something. Yes."

Marina Bathrooms

Director Hildebrandt: "The Marina bathrooms, how much have we spent on plans?" Warren Johnson: "Seventy-five hundred dollars." Director Lewis: "Wow." Director Hildebrandt: "For plans and engineering?" Warren Johnson: "Yes." Director Hildebrandt: "Talking to Chad about code and everything else, if the project is under \$50,000.00 we don't have to engineer it. So, is there no way to put that scope of project under \$50,000.00. That just seems like a crazy, ridiculous number." Director Thornton: "It is crazy. We could have got blue prints for an entire new building for about four or five thousand dollars. We could have just built. I don't know have we got off on this, we don't even know what the number is. You know what I mean. We could have just built a little handicap bathroom right there." Director Lewis: "Yes." Director Hildebrandt: "This is going in a direction that just seems nuts to me." Director Thornton: "It is." Warren Johnson: "Everyone is unhappy with what we have there right now. There is no way to go in and fix that problem without redesigning those restrooms." Director Thornton: "What if we left those restrooms the way they were and just got them clean."

Warren Johnson: "Why? They are crap. The ladies cannot even go in and use the restroom and close the door." Director Thornton: "Day one, why did they switch the restrooms to the guys that have doors. That is as easy as taking this sign and putting it there and this sign and then cleaning them. We spent twenty-five thousand dollars last year. It pre-dates Warren, so I am going to go back to what we have done as a board. We spent twenty-five thousand dollars down there to paint them and make them look pretty and we put the girls on the wrong bathroom and they guys in the other bathroom for some weird reason. Now we are going to compound our error by adding North of fifty grand to a project that could have been done. We could have put a brand new unisex handicap outside that bathroom for fifteen thousand dollars or maybe ten. We have already spent that on plans." Warren Johnson: "It fixes half of the problem." Director Thornton: "What is the other half of the problem?" Warren Johnson: "You got restrooms in there that nobody wants to use." Director Lewis: "Nobody wants to use them all over the lake." Director Thornton: "There again, another error we made." Warren Johnson: "Ok. Well we all decided back when this whole thing came up that we were going to fix those restrooms." Director Lewis: "I did not." Director Thornton: "I did not decide." President Moore: "What I was trying to say is if you fix the TAS problem by putting in another small building there then you lower the issue of the Marina bathroom to the same as the rest of them. Don't you?" Director Thornton: "Yes." Warren Johnson: "I guess." President Moore: "I am just saying is that an avenue we need to look at?" Director Thornton: "We need to do as much with our money as we can." President Moore: "They don't have doors on the stalls and it is the same things as the other bathrooms, if we eliminate from the existing bathroom the TAS requirements by settling that another way, does that lower the cost of what we need to do to the existing bathroom to make them clean and blah blah blah?" Warren Johnson: "I think you are painting a turd gold." President Moore: "Why?" Warren Johnson: "You are still not addressing the problem that is inside. Everyone was complaining the restrooms not having doors and other issues all over the lake. We are going to fix that too. There is not enough room in there to put a door on those restrooms and still be able to sit down on the commode without banging your head on the door. The place needs to be reconfigured and it needs to be done right." Robbie Green: "Half of the bathroom is dry-walled." Director Keisling: "I don't really like to spend that much, but." Director Thornton: "That is crazy that those things have functioned for fifty years. Here is the real problem: we should of went and built a unisex handicap bathroom outside of that building and we should have, and we did not, made those bathrooms the responsibility of the tenant who is renting the entire building and they would have been cleaned every hour on the hour, not by us, not by someone who is removed from it. Not by someone who thinks of it when it crosses their plate, or somebody yells. The bathrooms were functional for fifty years. They were kept clean with certain renters and they were not kept clean with other renters." President Moore: "It does not mean the people using them are happy about it." Director Lewis: "It should not be the lakes problem, because it is for the tenant's customers." Director Keisling: "That is not true Sandra." Director Thornton: "Then again, building a unisex bathroom out away

from that bathroom would have handled that. It would have kept it open year-round. We made a bad call.” Director Keisling: “It is easy to say should of, could of, would of. We have to do something now.” Director Thornton: “Well lets just stop making the same bad decision and making it more and more expensive as we go.” Director Keisling: “I don’t like what is going to cost but at the end of day.” Director Thornton: “You don’t have any idea what it is going to cost.” Director Keisling: “Well, it is going to be expensive.” Director Thornton: “We are going to start another project with a set of blue-prints when we have this out here that is not finished yet.” Director Keisling: “This is a pretty good set of plans here. We paid for them, but at the end of the day it just cost money to do it right. I don’t like it anymore than anyone else, but everyone at this table has gripped about the Marina bathrooms and now Greg you are I want an attendant sitting out in front of that thing. I am tired of this, things are falling off of the wall and now you are sitting here well they were great for all these years.” Director Thornton: “Let me talk to you for a minute. When I ran this place, you hate hearing that, you know how many complaints I got on the bathrooms?” Director Keisling: “I don’t know Greg.” Director Thornton: “Zero.” Director Keisling: “I believe you.” Director Thornton: “I got them for the first six months and got tired of hearing them.” Director Keisling: “I believe you Greg.” President Moore: “You did not have a compliance issue back then either.” Director Thornton: “Yes. We had the same compliance issue. We had the same issues. It is just the way you address them and the way you spend your money; either effectively or ineffectively.” Warren Johnson: “Let’s talk about ineffectively spending money. The restrooms that y’all just built down here that were supposed to be TAS compliant are not and it is going to cost more than these plans cost to fix it. Boot Hill and the one at the amphitheater.” Director Thornton: “They were compliant.” Warren Johnson: “They were never compliant. They don’t meet the 1994 standard.” Director Thornton: “You know Warren here is the deal: we are not going to spend, and maybe the rest of these guys will go down there and spend sixty or seventy or it may turn into eighty thousand dollars, the way we do things on these bathrooms. I will never be ok with that. I know you can go build a block building with a bathroom that has turn radius for a wheelchair that is unisex for less than twenty-thousand dollars. For what we spent on these plans we could have almost been there. I don’t think anyone at this table would disagree with that.” Warren Johnson: “Then you would still have a junky restroom that people don’t want to use.” Director Thornton: “Then you address that problem. Whoever is renting this Marina, these are your bathrooms. If you want your customers to be happy clean those bathrooms.” Warren Johnson: “That is not the way we are set up right now.” Director Thornton: “That was a mistake. Let’s don’t keep compounding that mistake. Let’s do something that makes sense.” Warren Johnson: “We decided we are not going to go back and change that at this point.” Director Thornton: “We have not decided that at all.” Warren Johnson: “It was in the contract. It was decided.” Director Thornton: “It was decided then. It was a bad decision.” Warren Johnson: “Ok. Nobody has changed it and it has been talked about for a while.” Director Thornton: “Steve did come to us at a board meeting and ask us what are we going to do here. We made a bad decision that

day.” Warren Johnson: “His deal was he is not going to have someone there twenty-four seven and that is a public restroom, not just people for his restraint. Campers and boaters use it.” Director Thornton: “Hey if y’all want to spend ninety grand on some new bathrooms, charge. I am just one vote.” Director Hildebrandt: “So we have got plans. What is the next step with these plans?” Warren Johnson: “They will be bid out.” Director Hildebrandt: “So we can at least review the price on the plans and probably decide that it is a crazy number. We have invested in the plans we have so we need to obtain bids, right?” Director Thornton: “It is going to be one hundred and thirty percent more, the new construction.” Director Hildebrandt: “I got them at four o’clock yesterday. I did not have time to look at them.” Director Lewis: “Me too. So, show me. This is the final one? This is the final layout?” Warren Johnson: “This is the final layout. This is it right there.” Director Lewis: “And there is enough room in there for that? Or you are expanding?” Warren Johnson: “No. That is using what is there. They will have to tear out all the walls and redo the layout, but they are not expanding anything.” Director Thornton: “You are actually cutting down to two commodes from three or four here. This is what they are calling the men’s bathroom now and this is the girls.” Director Keisling: “Are we flipping back?” Warren Johnson: “I think so.” Director Lewis: “So this will be all the woman’s right there? So, there will be three, the handicap one, and a storage, right?” Director Thornton: “Yes.” Director Lewis: “I don’t know how they are fitting all that in there.” Director Thornton: “It is the most expensive way to do this. I have a problem with this plan. How did they come up with this?” Warren Johnson: “What is the problem with the plan?” Director Thornton: “It looks like the most expensive way to do this operation. I mean we are going to take the restroom that has the most facilities and put the most facilities over here and put the least facilities over here. That is backwards. You have three over here and you are going to convert that to four and you are going to take the one that has six and convert it to three.” Director Keisling: “The women’s restroom needs to have more than the men’s. We are doing everything as nonefficient as humanly possible.” Warren Johnson: “I will have Alex come out, the Architect who designed that and you can talk to him.” Director Thornton: “I have got architects to and they don’t charge seven thousand dollars for something like that.” Warren Johnson: “Yes they charge less and you get crap down there like what we have that does not work and does not meet the code and we are having to go back and fix it.” Director Thornton: “I can tell you we are not going to spend sixty grand on this and it is not going to spend sixty grand on this or we can keep running down this path.” Warren Johnson: “We don’t have to spend that and we can take the bids in and see where they come out.” Director Thornton: “I understand that you are frustrated Warren and you have a goal in mind. I am frustrated from the aspect I look at it and go we can solve our problems a lot more efficiently and that is where I am getting frustrated at. Do you think anyone in this room is going to spend sixty grand or seventy? Director Keisling: “It is what you are going to spend.” Director Thornton: “Are you going to vote for that? Director Keisling: “What do you do. You cannot build another bathroom for twenty.” Director Thornton: “Y’all do whatever you want to do, let’s move on.” Director Lewis: “This is going to be really nice, but

you are putting it in a crap building.” Director Thornton: “You are spending one hundred and thirty percent more for new construction.” Director Keisling: “What do you want to do?” Director Lewis: “I don’t know, but that thing is horrible.” President Moore: “Would it cost more to bulldozer over it and build a new one? Rather than tearing walls down and trying to maintain the structure of the roof.” Director Thornton: “One dollar per foot will get you a nice plan. I don’t know. Price it out.” Director Keisling: “Greg, you have got to remember, and I agree with you on that is residential. When you get into commercial with all these TAS and all that it just cost more, because they can.” President Moore: “Send it out and let’s get it.” Director Thornton: “Go ahead and get bids on it and price it out.”

Dam

Warren Johnson: “We have got two different things going on at the dam right now. No one is allowed on the dam at this point because they are working on the bridge that goes over the spillway. Those guys are down there working and they have things blocked off from top of the hill by Kim Archers place down to and across the other side of the actual dam. Those guys have been down there for two weeks and they were estimating a thirty-day project. We should have that opened back up in the next couple of weeks.” President Moore: “And then we will be finished with stuff down there, is that correct?” Warren Johnson: “Everything down there as far as the spillway goes, everything should be covered. We are not handling any of that. It was part of the grant from the State. The contractors have been knocking it out and doing a good job I think. The clean-up starts from the North side of the spillway and goes across the Dam. That is something we will do in the colder weather. We have some tools on order and they may be here by now so we can get down there and do that. I am going to talk to the Sherriff office to bring some trustees to help do some of the hauling up the hill and loading on a trailer and unloaded to cut down on our labor costs. This will give us an opportunity to spend elsewhere on projects that need to be done, like the restrooms and things like that. Once the contractor that is down there now gets done with his project and we open the roads back up we will start. That is about it.”

7. Gate Keeper Report by Paula Stone

8. Police Department Report by Chief Naron

Stewart Naron: “Cooler weather always means more wildlife on the lake. I did an interview with a tv station Sunday at the nature trail. These two young ladies and the camera man came out. We did our interview and they took a hike through the nature trail and all this good stuff. While we are standing there doing the interview one of the young ladies that was standing behind the camera man that was asking questions. I am sure they had to cut part of that out because she freaked out. Nice eight-point walked across the background. She is freaking out and I am like there are plenty more where that came from. With that being said we have to be a little more cautious. All the residents I can stop and talk to; we need to slow down on

the lake, including the water. I did see a couple of beaver again the other day and they were on the east side of the lake and it was after dark. We have to be aware of this and make sure our residents are aware of this so we don't end up with more boat and/or vehicle damages or accidents. Of course, when it gets real cool it makes it a little harder for them to find the food they are looking for, water, and all of that. Last year the later part of November we had deer in the Marina parking lot. They are coming down onto the lake. They are looking for food. People that are feeding the pets, the stray cats, whatever it might be; these animals are going to come up into your properties. So, I think we need to put something out for everybody the next time you do an email to advise them; if you are going to feed them outside, pick it up before you go to bed at night. We don't need to leave this stuff left outside for the animals. Otherwise everyone is going to be freaking out and I am going to be chasing; racoons, fox, deer, possums, armadillos, etc. They are there and we don't want to eradicate these animals but we have to be thoughtful of them so we don't end up hurting them. Because we are in the holiday season already, it is going to be real important not to leave your UPS, Fed-Ex, or USPS packages in your mailboxes or sitting on your front steps. That is an invitation. It happened last year and I have no doubt it will happen again this year. We are trying to curtail this as much as we can before it takes place. Don't leave this stuff out. People will stop and pick it up and be gone, or break into your residents. That is the next thing we need to address. We have already had a couple of calls and people were not sure because something was not quite right when they pulled up in the house or whatever, and they were a little worried about it. We have got phone calls and the homes were secured. Come to find out it was kids playing and pebbles and rocks in the driveway and they were not used to seeing these things. We were able to clarify that and take care of that problem. Theft and burglary are on the rise throughout Lubbock County. I am not talking little stuff. ATVS, Vehicles, trailers, generators, anything that someone can pick up and make a dollar off of. I promise you if you leave it out or they know where it is at, that is what is going to happen. Ok. So, we have to be extremely cautious about this and if we see something out of place we are going to contact the homeowner and say hey maybe we need to take care of this. Maybe you need to do something a little different. The Sherriff Department has got a holiday watch that they do every year in the county. The don't come on the lake for this, but the gentleman that lives right across 7000 over here in this first metal building. He was burglarized, it has been about three weeks now. They took a ton of his lawn equipment. That is what his family does for a living. Big landscaping deal and I think the last estimate was close to \$25,000.00 worth of lawn equipment. Took the trailer with them and the whole bit. Now when they did this they had to do it with flash lights and they did it in the dark. That was a hoot. They think they have a handle on it, but nothing is engraved in stone. We really need to watch this stuff. Anything, even though you have a fence with a pad lock. You know as well as anybody that a padlock is only going to keep the honest people honest. Ok. I have a pair of bolt cutters that I carry for emergency use only. If I have a pair I am sure there are plenty of other people out there that have some also. Keep a close eye

on this stuff and try and keep it where it is out of site so it will be out of mind. Ok. So, we can reduce some of this on the lake before it ever takes place. "Director Thornton: "All the cameras are functional at the gates?" Chief Naron: "Yes. All the cameras are functional. We were almost able to pick up that building out there off of one of the cameras, except for the fact that it is shining out through a window and it looking through one of the gate windows and at night no good. We could not make out anything, but it is so far over there too. Those are not IR's so that is something else we might talk about at a later date. About putting something infrared up there. That way anything that exists the lake or enters the lake we will be able to see them regardless of the darkness." Director Thornton: "So right now we don't have that." Chief Naron: "No we don't have IR's." Director Keisling: "Why not? We just bought those not long ago." Chief Naron: "We need to go look at each one of these. You put it behind a glass window and it is going to distort everything and everything that is reflecting back to the camera. Therefore, we are not picking up what is driving by. Of course, when we were looking at this with the Sheriff Department when they came out we were looking specifically in that direction. There was only one camera that got a glimpse of the corner of that building. That building looks like it was about that big. It was real hard for us to be able identify anything off of that. We have been keeping a real close eye on anything that borders the lake. We are keeping a real close eye on that. If someone wants to get something, we have had people take four-wheelers and just drive them through the fence. They are climbing the fence. They are walking the lake. They find something. I know it happens, but I can't stop someone because I think they might be doing this or I think they might be doing that. I know for a fact that people come out here and I have seen them driving around in their cars with their camera propped up in their door or their phone and they are driving the lake. They are looking for things. When they find something, they want the next thing you know they are busting the fence, walking through it, getting what they want, and they are gone. They will drive it right back through the fence like they did last year. We were able to recover some of this property, but there is no guarantee that we can recover all of it." Director Thornton: "Stewart, what do we need to get the cameras where we can get them coming and going? That is the whole intent of that." Chief Naron: "Yes. That is what I want to. I am going to bring that up at the next meeting, because before I do anything else we want to go out there and look to see. Because right now the camera that I am looking at in that window needs to be in that window, but I need something outside of that building that I can see the front of the vehicle as it is leaving the lake. We are going to look at that to see what it is going to take." Director Thornton: "If we don't have them coming and going we are not getting our monies worth on that." Chief Naron: "Now coming in we are getting great photos off of that. It is the exit that we need to work on a little bit." Warren Johnson: "Is it just for night, because we were able to find that one guy." Chief Naron: "Yes. It is just night. That is where our biggest problem is right now. We will look at that and I could have downloaded it, but a blur is all you will get off of that camera." President Moore: "Would motion activated light help any?" Chief Naron: "No. Basically, what you are doing with that camera as it is looking

through that window right now, even more lighting on the outside is not doing anything. Because once that camera is activated by motion and it comes on to record, everything is feeding back off of the glass. So, it is not getting out because of all the light. It is coming right back into it.” Warren Johnson: “So, if you look at the window and the one you have between the door and window there is not. We don’t have one of those of the exit gate?” Chief Naron: “I believe there is one, but picking up leaving in the dark is not well lit. The headlights coming through are blinding your camera. We need to look at that and see what we can do to resolve that. We are keeping a close eye on all the fence line all the way around the lake because this is the time when they will park on 7100 and walk through the cotton field. They don’t care. They will come through the fence and take care of their business. These guys don’t mind hiking down when they know they are driving back out. We deal with this every year. I think it is important that we get all the residents up to speed on this again and make sure they are aware of this. It is not just the people on the lower lake. It is everybody on the upper lake as well. These people don’t mind traveling to your house and it is the same way out in the county. We need to be a little more vigilant on this, but we need everybody’s help to make this work.” President Moore: “How do you transition your officers work loads and what they do from the summer to the winter, so that they have work to do, and it is things that need to be done.” Chief Naron: “Right now it is more prevention is what we are looking at. Spending more time going by these residents and making suggestions to them and things that we see. A lot of times in the winter when people are going out on vacation and whatever like this for the holidays. We need their vacation watch information, but stop and put a business card in the door.” President Moore: “How do we communicate that service you provide to them?” Chief Naron: “The best way to do it is by word of mouth and by emails that Heather puts out and let these people know. If they are securing their gates and stuff that is fine. We are going to tag the doors. This is not something that we readily put out to the general public, but we tag the door. We drive by doing checks on these. Of course, in an eight-hour period you cannot check every door on this lake. That is not going to happen, but with these doors tags with a business card or construction paper cut-u, and tag the doors with it. Anything that we can see from the vehicle. Once we get out and we do the initial check on that house and make sure the tags are there. Drive away and when we come back by the next time we know what we are looking for.” President Moore: “Are you saying the tag has to be torn in order to open the door?” Chief Naron: “No. If you open the door the tag will disappear.” President Moore: “That is what I am saying. You look for a door you have tagged?” Chief Naron: “Yes. If there is no tag on it we are fixing to go check that residents. It just makes it easier for us when we are making rounds on the lake. Including checking our fence line every night and every day. Checking the water tower, our utilities that are out here, all the pump stations that are out here. All of these little things come into play. If one of those pump stations go down I know Robbie gets something on the water tower and all of this. If one of those pump stations go down we need to let somebody know about it. That is what we are out there watching for as well. It is just the little stuff. I know you park your

car in your own driveway, but lock your car. Don't leave your purse and your wallet and your I-pad or anything else of value in your vehicle when you park it at your house. Take it out. Otherwise it will end up in someone else's pocket." President Moore: "Even if the lock it they are going to get their window knocked out." Director Thornton: "You know Stewart back in the day we used to park a cop car out here. We have all the cones and they are bugging me. Could we park a cop car or two where you have to drive by it to get in this place? You would have to drive by a cop car to think I am going to break into someone's house." Chief Naron: "We have gotten a couple of comments about that too because we have nosed in on this lane and just left it. LPD used to put a mannequin in a police car with a blow dryer. That mannequin was holding that blow dryer on Indiana." Director Thornton: "I have gotten so many comments about the cones." Director Hildebrandt: "Stewart I am not trying to be confrontational, I am just curious because I don't understand it. How does your staffing work during the slow season during the weekends? I have noticed the last few weekends during the middle part of the day we have had three officers on staff. On Saturday during the middle part of the day and it seems to be slow out here. There may be a really good reason for that and that is why I wanted to ask and not just gripe." Chief Naron: "There was part-time officer and a reserve officer that were out here. Now, the reserve officer does not get paid. Ok." Director Hildebrandt: "Well I just looked at the time cards." Chief Naron: "He does not get paid. We did go to a funeral for a fallen officer and I believe that was one of the days that you had ask about." Director Hildebrandt: "Yes. I saw like six police officers up here. But, I noticed that day there were only three during that time on the clock." Chief Naron: "Eric gets off at five am ok. When he gets off at five the next officer is out here at nine and that is me. I am on call from the time he gets off until nine am. When I come on duty I am here until ten by myself. Then I have a part-time officer, Matt Howard that is out here from ten to six ok. Except on Tuesdays and Thursdays, Claunch is here at three o'clock in the afternoon until eleven o'clock at night. I leave at five, so we overlap by two hours ok. He works until eleven pm and then Eric gets here at nine pm. There is a two-hour overlap, ok, from the nine to eleven." Director Lewis: "So there should only be two at a time." Chief Naron: "So there is only two of them out here at a time unless it is a reserve officer, or we have an event." Director Hildebrandt: "So like on the twenty-first we had three officers: Corey, Matt, and yourself from nine to ten-ish to five to six-ish. Then again on the twenty-eighth it was basically the same thing; those three guys." Chief Naron: "What day was the twenty-eighth?" Director Hildebrandt: "A Saturday. So that is what I am asking; is that normal during the slow season to have three?" Chief Naron: "That is the normal. You are looking at a two hour overlap on a couple of them, but that is the way we have always run it. It has always been that way. With the holiday season... I can knock it down to one gallon of water. We know what took place on the water and you cannot cover both. It is just not going to happen. Yes, it is now getting cool enough that we are fixing to pull the boat, but it still has to be ready if we need it. We need somebody to be able to operate it. One guy cannot do all of this by himself." Director Hildebrandt: "No. I agree. It just seems like there is not a lot going on for

three officers. It was not an event weekend.” Chief Naron: “That is only on the weekends. During the week I am here by myself until three, except on Tuesdays and Thursdays when he is off. He will come in at three o’clock and I am gone at five and he has got it until eleven pm and then Eric comes in at nine pm. All you are going to get is that two-hour overlap in there during the week and that is it.”

9. Financial Report by Sherilyn Toelle

Sherilyn Toelle: “This is the first month of our new fiscal year so I have October actuals along with the prior year numbers. You can take a look at October revenue and expenses. Down below I have the cash balances as of right now along with the unappropriated amount of the cash. In the middle of the page the cash projection just takes today’s cash balance with any losses or income from the prior year.” Director Thornton: “So we are really never dipping below seven hundred and ninety-nine thousand? Is that what I am seeing?” Sherilyn Toelle: “Well, we will probably this year depending on your projects that you spend on.” President Moore: “What you are saying is this is kind of sort of what I am asking for?” Sherilyn Toelle: “Yes. This is assuming that you did not have any big projects, but I know that you will. Assuming you did not have any big projects, we would be back up to one point three by next December if we did not spend any money.” Director Thornton: “If we did not spend the one hundred or two hundred that we just spent.” Director Keisling: “Any money.” Sherilyn Toelle: “Those are prior years. Those are last years actuals.” Director Lewis: “How often do we pay the election? Do we just do that once a year?” Sherilyn Toelle: “Once a year.” Director Keisling: “Once a year. How much is that?” Sherilyn Toelle: “It was like three thousand for the current year and then a back portion. We have that amount. Something like five grand. The back amount is already appropriated and it is eleven thousand left.” President Moore: “You got any idea how this cash projection September of next year compares to the budget.” Sherilyn Toelle: “No.” Director Thornton: “This one hundred and ninety thousand in lot sales.” Sherilyn Toelle: “That is our lot fund that we have right now.” Director Hildebrandt: “You don’t have any October numbers from last year Sherilyn?” Sherilyn Toelle: “I do, but I did not get everything that you ask for, but I do have October for 2015, 2016, and 2017. I think what I am going to do is send you guys an email each month that has the income statement. In Incode it shows what percentage of the budget we are at; like what we have used. I think monthly I want to send y’all that. Tom asked ask every month for a copy of the accounts payable register, all the checks written. I think I will just send that to everybody as well. Just monthly, maybe the middle of the month. That way all the expenses and interest and everything. I have had time to make all those entries for the prior month. I was thinking maybe middle of the month I would send you accounts payable register and the income statement for the previous month.” Director Lewis: “Yes.” Director Thornton: “I like it.” Director Keisling: “I just need to see a check register is what I need. I can get all

mine figured out in my head.” Director Hildebrandt: “It looks like we are a lot higher this year in the parks department then we were last year at this time. \$29,000.00 last year and \$45,000.00 this year.” Director Thornton: “I have to start bringing my glasses. Which line were you looking at Casey?” Director Hildebrandt: “On the first page the parks department we got our actual number.” Director Keisling: “It is fifteen thousand higher.” Director Hildebrandt: “Which is fifty percent higher this year than it was last year so I just, where are we spending that? Do y’all know?” Director Keisling: “What you might want to do on this is have November and September of last year on here too. Lots of times money rolls over and we might have paid something and had five weeks in the month. I can then look at that October number and see why it is higher because there could be anything.” Director Hildebrandt: “It is up a lot.” Director Keisling: “Yes it is up a lot. What I am saying Casey is that if you looked at the November and back up to the September and see why September is slower than the year before. I don’t know how to explain it but it all works in my little head. A lot of people don’t understand how my head works.” Director Hildebrandt: “Promotions is up a decent percentage and we had some issues in promotions last year going hog wild.” Sherilyn Toelle: “We are getting ready for the mud bogs so that is a little bit of the few expenses.” Director Keisling: “I would tell you what would work on this Sherilyn; over here on this little blank spot can you do a quarterly actual 16 and 17?” Sherilyn Toelle: “Ok.” Director Keisling: “If you do it by the quarter it will give you a better snapshot.” Director Hildebrandt: “All I am trying to get at is if we see a trend one way because we got blindsided a couple of few months ago when we looked at our budget and said oh wait a minute we approved \$25000.00 and we spent \$50,000.00 in promotions. If we see this moving forward we can ask these questions before something gets out of hand. So we can say look this month we are fifty percent higher in our parks department and that is totally cool if that is a big expenditure that happened in October.” Director Keisling: “Yes. That is why I am saying if you put the quarterly on here you can look at the quarter and see if it is way down.” Director Lewis: “But we just started the quarter.” Sherilyn Toelle: “October is the first month of the quarter.” Director Keisling: “Well the previous quarters, at least. Then we might need to start asking questions.” Director Hildebrandt: “We are already fifty percent higher so I am asking the same questions today. Where is that money going?” I think we have a problem right now if we don’t have an explanation or how does that compare to our approved budget.” Director Keisling: “Maybe it might be some big expense that we had thrown in there.” Director Lewis: “And our gate revenues our down to make it worse.” Director Hildebrandt: “Revenue is down and expenses are up.” Director Lewis: “Revenues are down \$8,000.00.” Director Hildebrandt: “So the quicker you figure out that problem the quicker you avoid getting in a bind.” Sherilyn Toelle: “\$4500.00 of that was expense paid to architects for the bathrooms.” President Moore: “That needs to be capitalized.” Sherilyn Toelle: “I need to move that.

\$5,000.00 of that is architects.” Director Keisling: “Ok. Well that answers a question. So- we have ten left.” Director Lewis: “Well there three thousand higher in promotions.” Director Hildebrandt: “Which as a percentage is a lot. It is three thousand and forty-eight hundred.” Sherilyn Toelle: “Well and the sponsorship money for that goes into revenue so you don’t see how that is sort of a wash right now.” Director Lewis: “If that is what that is.” Warren Johnson: “We have had three thousand in sponsorship.” Sherilyn Toelle: “So far we have had twenty-five hundred. Under special events there is sponsorship fees.” President Moore: “It is down thirty-five percent. The special events revenue is down. The cost went up.” Director Hildebrandt: “Lets see before things get way out of whack like they did last year or earlier this year in last years budget.” President Moore: “In some of these categories I would suggest that you give some promotions and get with Roberta and have her understand what is in there and be able to respond to these questions. She needs to know what the revenue is on our stuff and what she is spending and things like that.” Director Thornton: “Targets and goals.” Director Keisling: “It is pretty easy to print out a budget report with plus and minus.” Sherilyn Toelle: “Ok and fifteen hundred of that average expense still rolls from something that Penny had set up and we tried to cancel it. They would not let us and said that the contract was through October so it is done now. It was Lubbock Online.” Director Hildebrandt: “So that will cut that difference in half.” Sherilyn Toelle: “Yes. That was fifteen hundred dollars that is gone. It was not Roberta or anyone else’s fault here.” Director Hildebrandt: “How much did we collect for the mud bogs?” Sherilyn Toelle: “\$2500.00.” Director Hildebrandt: “And that thirty-two sixty.” Director Hildebrandt: “So we did not have a mud bog last year but we collected \$4800.00 in October. I wonder where that came from?” Sherilyn Toelle: “We had some special event, evidently. It was general revenue special event.” Warren Johnson: “What about the marathon. Do we split up the gate fees for that event? The one that is coming up this week.” Heather Purcell: “We only get like \$3 per person off of that.” Sherilyn Toelle: “The event that just happened was scheduled for October but got moved to November. I think last year it was October. Ok.”

10. Promotions Report by Roberta Beam

Roberta Beam: “The event that we just had was the Foster Hero’s and that was already set up. I think they had set it up to where all the foster parents and foster parents were coming in free. We had a big turn out with vendors and a lot of people, but it was mainly foster kids and foster parents.” Director Thornton: “When did that happen?” Roberta Beam: “This Saturday.” Director Thornton: “So we basically just opened the lake up and let them come do their deal?” Roberta Beam: “Yes.” Director Hildebrandt: “Did we charge vendors?” Roberta Beam: “If they were non-profit then no if they were for profit then yes. We only had a handful of for profit vendors.” Director Thornton: “It is really irrelevant but how did we qualify whether we they were, when they came to the gate how did we know who they

were and what they were doing?” Roberta Beam: “They were given a password, Kryptonite and that is how the foster parents got in. They sent out an email. All the foster agencies sent their foster parents out an email or text message saying they could get in with their foster kids with the password.” Director Thornton: “They all had the same password?” Roberta Beam: “Yes. She said that they had a really good turnout. There were a lot of people here.” Director Thornton: “How many people used that password? Do we know?” Roberta Beam: “No, I don’t know. I am still working on getting that Excel sheet so that we can get that one call communication. I want to send out an email to all the residents and make sure we have all their information if they have cell phones. A lot of the phone numbers we have are home phones, so I would like to get more cell phone numbers on there for the one call. They will get the information of what is going on at the lake and stuff. When they come in and pay their lot lease and water bills I want to start asking them more questions. Once the email goes out they will know what the one call is. I met with Brad from Ramar Communications and the website is complete and ready to launch.” Warren Johnson: “It is not quite ready. We have one revision left.” Roberta Beam: “I want to ask him if there is any way to set up a tab to get people to sign up for event emails and maybe I could send all the people of upcoming events.” Director Lewis: “Who worked with him? Just you or is this something Penny started? Are you working on it?” Roberta Beam: “It is something Penny started, but we are working with him. He is new too.” President Moore: “Is it just a new look or is it going to be more functional?” Roberta Beam: “More functional.” Warren Johnson: “More functional. It is a big improvement. Did you look into constant contact as far as a clearing house for capturing those emails and disseminating information?” Roberta Beam: “We looked it up. I don’t know if it exports to excel or anything like that.” Warren Johnson: “That is something we should have ask him and I forgot about it when he was here. I will email him about it.” Roberta Beam: “Mud Bog events coming up; we had six five hundred-dollar sponsors. We still need to collect one five-hundred-dollar check and he told me it was ready, so I am picking it up today. I went and left posters yesterday and I will leave more posters today. I am walking into the businesses and just letting them know that I am going to hang this poster up and they are ok with it. I went yesterday to Cantu Towing, Performance, Valero’s, Accessory Depot, and Sound Wave.” Director Hildebrandt: “The event is like the end of this week, right?” Roberta Beam: “Yes.” Warren Johnson: “The Coors Distributorship have put out poster at all the places they stop and service. They have been doing that for a couple of weeks. They are all over.” Roberta Beam: “The places that I will be going to leave more posters is; Scoggin-Dickey, Scooners, Finish Masters, B & R Auto Parts, O’Reiley’s Warehouse, and O’Reiley’s buildings. I will be leaving some today.” President Moore: “Good.” Roberta Beam: “If there are any other places that you guys can think of that would be really good market for the mud bog let me know and I will go leave a poster there.” Director Lewis: “It is getting kind of late anyway.” Roberta Beam: “Today I am going to hit it this afternoon. A lot of them I walk in and tell them who I am, what it is, and they are good with me putting up a poster.” Director Hildebrandt: “So are we waving kids to get into the lake for the Mud Bogs?” Warren

Johnson: "For our events we do twelve and under." Director Keisling: "What?" Roberta Beam: "Yes. Twelve and under are free." Director Hildebrandt: "I don't remember that being like a rule." Heather Purcell: "It is something that has always been done Casey." Director Keisling: "Why?" Heather Purcell: "Family friendly." Director Hildebrandt: "I am just trying to figure out when we gave away the hot air balloon event, pretty much. We cut the gate fees next to nothing for the Hot Air Balloon event." Director Keisling: "Right now we are at six and under free, right?" Warren Johnson: "Five years and under free." Director Keisling: "Why did we change it for an event? I don't get it. I am with you Casey. Why are we doing that?" Director Hildebrandt: "We are bringing to the lake and then we don't charge them." Director Keisling: "I think on an event you get more value for your money and if you come in on a regular day you got to pay for them. It is backwards to me." Director Lewis: "I think it makes it more confusing anyway. It is like you have one price normally and then you have another price another day. It is like stick to one." Director Keisling: "We don't need a motion for that do we?" Director Lewis: "I think we do." Heather Purcell: "Yes. It is a policy and procedure you have to start making motions and make things clear."

Director Keisling: "I make a motion to keep our gate fees the same, consistent for any event, whether it is general admission or special events, unless there is a board approval otherwise. Director Hildebrandt seconded the motion. All members voted aye. The motion passed unanimously."

Roberta Beam: "Thank you all for allowing me to go to the boat races. I had a really good time out there. I met with Rae Beth and we met a lot of people. We got lots of information and I took notes. Now we are just waiting to see and I am already working on a sponsor list. We are just waiting to see when you guys make the decision. I have already talked to Michael from Microtel and they are on board to being the Hotel sponsor and giving us a really good price for the boat races. We will send out an email in regards to what Stewart was talking about the Wildlife and about the UPS and Fed-Ex packages." Director Hildebrandt: "What are your big irons in the fire right now, Birdie?" Roberta Beam: "Big Irons in the Fire right now would be if we make the decision on boat races it would be that. We have our busy season coming up and I am trying to figure out what we are working on? What are planning for?" Roberta Beam: "I met with the people putting on Cinco De Mayo, BBQ, fourth of July contract is ready." President Moore: "I would suggest before we get into the planning stages of all these events that you are working on; rather than just looking at how it was done last year and do the same thing, think about it. Is there a better way to do it? Are we giving stuff away that we should not be? Go through that process and if you have ideas to the contrary to what we used to do bring it to a board meeting." Director Hildebrandt: "That is what I am concerned about is what are we working on right now. We have boat races that are at a stall. We have made contact with Cinco De Mayo and we got a Mud Bog Race that will be over this weekend. So, what else are we hammering out?" Roberta Beam: "We have already confirmed all the dates for the upcoming events"

for like the barbeque cook-offs and stuff like that. We have already been calling everybody to confirm dates. That is why they are already on the events tab.” Director Thornton: “Who is insuring the Mud Bog?” Roberta Beam: “Who is insuring it?” Director Thornton: “Who is sanctioning it?” Warren Johnson: “Mud Runs Deep.” Director Thornton: “What does that cost and what does it cover?” Warren Johnson: “It is costing them. It is an eighty-twenty pay out on that for the registration so everything that they have, all the registration fees that we collect, they pay that out of their twenty percent.” Director Thornton: “Do we know what the cost of that is? The cost of that Policy?” Warren Johnson: “No. I will find out from him today. He is coming out today.” President Moore: “Shouldn’t we have a binder or something like that? Something that shows the actual coverage in case?” Warren Johnson: “Probably. There is also, I had asked him about that and about the waivers and he is supposed to give me all that today. We should have all that together.” Director Thornton: “Yea. The lake dogged a really big bullet a while back because we tried to have an event and we were the ones ram rodding it and someone got hurt really bad. I just want to make sure.” Warren Johnson: “I will talk to our people and see if we need to add something to our coverage.” Director Keisling: “We should have our general liability. I should cover all that stuff.” Warren Johnson: “It should, but I will get our insurance company a copy of what they have and see what we need. If we need anything.” Director Thornton: “I am not to worried about our liability because we always run under sovereign immunity. If somebody got hurt. In the event last time, there was no coverage. The kid got hurt and there was nothing for him. They had to sue everybody and the kid did not end up getting anything. He lost his leg and he got nothing. I just want to know if somebody gets run over by a mud bog and they are going to be in wheel chair for the rest of their life they will get some medical and something paid for. We should have a million dollars minimum.” Warren Johnson: “Yes. I will look into that.” Director Hildebrandt: “Birdie in the meetings if you are going to bring your promotions report is to have a list of events that you have got on the schedule. Where you are at and a status update on those. It just does not feel like we are getting a lot of information. We are making a few phone calls on our website and we have talked to Cinco De Mayo. It does not really tell us what is coming up. That new year is going to be here before we know it. If we are not on the ball we could get in a bad situation.” Roberta Beam: “Ok.” Warren Johnson: “One of the things she forgot to mention is kind of a new deal that came up. West Texas Extreme Racing Circuit is planning on coming out at the end of February for quad races and dirt bike races and all that stuff. That is something that we just started on. I don’t have any details other than that they picked a weekend at the end of February.”

11. Maintenance / Utility Report by Robbie Green

Robbie Green: “You brought up part of it: the bathrooms, the dam, the bridge. The walkover bridge should have the contract pads poured on each side of it today. They are working it and after that the bridge will be open. They have put most of the meters in the bathrooms in the campgrounds. They have got three left in “A”

and one meter left at Sandy Point. Everything should be pretty much metered anywhere there is water assuage.” Director Keisling: “On this plan that you are talking to somebody about the sewer issue. Am I thinking correctly that you have sewer coming from the campgrounds and you got it coming from? Is that where the collection point is to go to Ransom?” Robbie Green: “No. You got everything that comes from the campgrounds and your side of the lake that goes to this lift station. Then you got everything that comes from Old Gate bathroom to this side of the bridge and everything from turn around road and everything from up top here are all coming to this one. These two, this one pumps over here and goes around and this one pumps here and they go into one-man hole.” Director Keisling: “Is that where we are having the problem?” Robbie Green: “Yes.” Director Keisling: “So, our lines the size of the lines going to that. Am I right in thinking that where we are collecting them is coming to one point and that is where we are having the problem?” Robbie Green: “Yes.” Director Thornton: “So, if we do this in peak times with two holding deals.” Robbie Green: “If you get two of them that pump at the same time, depending on where lift station G is at. That is the final one that pumps into Ransom.” Director Keisling: “Is there one line that goes into Ransom?” Robbie Green: “Yes. We don’t have any issues going from here to Ransom.” Director Keisling: “Ok. That is my question. We have issues of getting into that line from here?” Robbie Green: “Yes.” Director Keisling: “Ok. So, that sounds like it might solve the problem then. Who is this guy going to talk to?” Warren Johnson: “Gicon Pumps. He is trying to find us a guy that can design us a system that will allow them to talk so we don’t overwhelm that one stations. You and I talked about doing an overflow to help slow down that and buy us some time in the event.” Director Keisling: “Sounds like we could come up with something without having to add a whole new line over to the campgrounds.” Warren Johnson: “Yes. I think it becomes a management issue of the flow during peak times and I think we are looking at a couple of different options of how to do that.” Robbie Green: “One of the biggest problems trying to put a line going through there now is you have the lake right there. If you dig five feet down and you are in the water. It runs right next to the lake. There is a manhole right at the crappie house, and then a little over half way between the crappie house and Sandy Point parking lot there is a manhole, and then there is another manhole next to Sandy Point bathroom, and then it goes into the manhole next to lift station G, and then the into lift station G.” Director Keisling: “Ok. For clarity, all our lines are good but when we are coming to the last point is where we are having a problem.” Robbie Green: “Yes.” Director Keisling: “So, we are not under engineered anywhere else. It is just like when we get to here and then go to the Ransom?” Robbie Green: “Pretty much.” Director Keisling: “It only gets overwhelmed on peak?” Robbie Green: “July 4th weekend, Memorial weekend, Labor Day weekend.” Director Keisling: “What about during just a regular Friday and Saturday at five o’clock in the afternoon?” Robbie Green: “No.” Director Keisling: “We are not generating enough flow?” Robbie Green: “No.” Director Keisling: “Just when we overload this lake, like the 4th or Memorial Day weekend, boat race, or whatever it would be.” Robbie Green: “Yes.” Director Keisling: “So, that might work.” Director Hildebrandt: “This may be a crazy idea

but it may not be functional; making the capacity of what that tank holds bigger.” Director Keisling: “Well that is what we are talking about.” Director Hildebrandt: “I thought you were talking about some pumping system that would pump some over here.” Warren Johnson: “We are looking at both as an option.” Director Keisling: “One making another reservoir that goes back and forth. You have somewhere for it to go while you are pumping over here.” Robbie Green: “The only problem is with that is that is not, when you start adding something for that to flow into to and flow back in when it is not used, like say during normal, whatever is in there that dries up, then you get a busy season where it goes into it again you start building up in that and eventually you are going to be above that line that is in there with solvents.” Director Keisling: “So there is a better answer to this. We can do something instead of thinking we are going to have replace our whole infrastructure.” Robbie Green: “You are getting to the point now where, I mean we are on a six-inch line. Even going around the lake our six-inch line is maxed out. Go to Ransom and they are ten to twelve-inch lines with only about one-hundred houses more than us. They are on eight, ten, or twelve-inch lines.” Director Keisling: “They were not built in the fifties though.” Robbie Green: “No. But, same thing with their water lines. Their water lines are bigger so they can supply more water. We are on a six-inch water line.” Director Keisling: “Do we need to promote a program out here for low flow toilets and all that kind of stuff maybe?” Robbie Green: “Everything you buy now.” Director Thornton: “We need to limit our business and manage what we got.” Robbie Green: “Anything you buy now is low flow. I bought new shower heads for the bathrooms and the tip of that pen right there will barely fit through the hole in that shower head.” Director Lewis: “We have no water pressure now.” Director Keisling: “I have drilled many of them out.” President Moore: “You may not clean out the line with one flush, which is a bigger problem. I think. Then they get stopped up.” Director Thornton: “We are trying to make a park this big hold this many people and the sooner we get to.” Director Lewis: “I think it is the residents too.” Director Keisling: “The good news to this is that we only have problems four times a year. We are not overloading it.” Robbie Green: “If we put out port-a-pots it helps with the problem on those weekends.” Director Keisling: “It is not as critical as I thought at first.” Robbie Green: “You don’t want to keep adding stuff out here. Like go around adding more bathrooms with showers and everything. When you start adding those showers you start adding a lot of water to the system. We could probably get away with putting a bathroom over by the Crappie House and then having a woman with two toilets and a men’s restroom with a toilet and a urinal and a sink. No showers.” Director Thornton: “You are saying one thing and then you are proposing another.” Robbie Green: “No. Because everything we have got here has showers.” Director Thornton: “We don’t need anymore bathrooms or showers or any of that.” Director Keisling: “I think we need a new bathroom.” Director Thornton: “You just want to get a few more people in here when our sewers are already overflowing? That is not the answer.” Director Hildebrandt: “He is just saying because the Crappie House have a lot of people fish there.” Director Keisling: “Crappie house does have any but, there are port-a-potties over there anyway.” Director Keisling: “Put

a port-a-potty out there.” Robbie Green: “We have two of them out there and we just had them changed to ADA port-a-potties, so that way the guy cannot gripe about it and saying that we did not have any ADA bathrooms at the Crappie House.” Director Thornton: “Every time you build a facility there is just another maintenance item that cost you a little more.” Director Lewis: “I would be interested to know how many people seem to have plumbers come to their house frequently for lots of different reasons.” Director Keisling: “Did you have any problems this weekend?” Director Lewis: “I have been having lots of problems and I am getting tired of paying a plumber. They can never figure out what is going on. I have had it cleared and there is nothing there. We have had pipes moved because maybe the pipes are in their kind of weird and so they re-did piping. It is like...” Director Keisling: “The reason I ask that is because your neighbor just had a problem.” Director Lewis: “I know and he had it right after and I was thinking hmmm.” Warren Johnson: “We can run a camera down that line and see if there is anything on our end.” Director Thornton: “I think the problem is everyone runs; this thing was built in 1957. Orangeburg was prevalent and even when someone came in they would take plastic out of your house at some point and T it into that Orangeburg and that Orangeburg is what T’s into the main and that will never be right.” Director Keisling: “Yes, but that is the homeowner’s responsibility. My house is the same way. Mine runs into plastic and hits the Orangeburg. I mean I am from here to there to the street, but it hits Orangeburg and goes over here thirty feet and then turns and goes in the sewer. That is; why when they built a brand-new house, of course I guess they did not want to pay for a sewer tap. I am fifteen feet from the sewer, but know I make a turn and tie in. I could a camera down and looked at it. That is probably your problem.” Robbie Green: “You probably have Orangeburg coming down that hill.” Director Keisling: “Have you had a camera run?” Director Lewis: “No.” Director Hildebrandt: “It is about \$250.00.” Director Lewis: “That is what I was going to do and then the guys came and they said oh you don’t need this.” Director Hildebrandt: “That was the best money I spent.” Director Lewis: “I spent way more than that for them to take pictures.” Director Keisling: “I will give you a number for my son-n-law do it on the side for you.” Robbie Green: “A camera is your best bet if you are having issues. Have someone come out and run a camera down it.” Director Hildebrandt: “Mine was backing up.” Director Lewis: “It is not backing up. It is not doing anything like that. One toilet bubbles. It is weird.” Robbie Green: “Well that is probably something in the piping under the house. Who lives on Chuck Wagon down at the bottom? Linda Honeycutt had the same thing and they were calling us non-stop saying that our line was messed up. We went over there all the time. No issues with ours. Finally, a plumber got under the house and found problems under the house the way it was plumbed.” Director Lewis: “We just fixed all that and now honestly right after the guys did the thing down the road. Now it is doing it again.” Robbie Green: “That had nothing to do with it. Honeycutt’s had a plumber that finally came out and told them this is why you are having issues with stuff backing up in your shower and everything else. Because it was wrong.” Director Lewis: “We had all that redone.” Director Keisling: “Well, you need to run a camera.” Robbie Green: “The house that we sold over

there by Tom, they passed away and we ended up with the house. She kept having high water bill. I would go over there and the meter is turning. The water is going somewhere. That old lady cussed me out left and right because I told her to call a plumber because she had a leak. The plumber comes in and says he cannot find a leak but the meter is still spinning. A lot of plumbers, you know you got good and bad. Even with good companies you got bad plumbers that work for them.” Director Lewis: “Two down. Try one more.” Robbie Green: “Have you tried Mr. Wilsons plumbing? Ask for Israel.” President Moore: “He is good. I know Israel well and he is a hell of plumber.” Robbie Green: “Yes. He came out because one of our elderly residents said his toilet was leaking. The toilet was not leaking he was just not making it in the toilet and Israel told him I cannot charge you for this. You do not even have a leak. So, he did not even charge him a service call. Turn around and cleaned up his mess for him and turned around and walked out.” Director Lewis: “Sorry. I did not mean to get off on my problem.”

12. General Manager Report by Warren Johnson

Warren Johnson: “Alright. We have already gone through the TAS restroom stuff. Restroom update: we brought Michelle Howell on from part-time to full-time. Her job is to go around and detail restrooms and make sure that they are spick and span. She is also making notes of anything that needs to be addressed or changes as far as repairs or repainting, any of that kind of stuff. We have got her help going around doing this stuff as well. What they can handle between the two the two of them. If they need help we will pull guys.” President Moore: “Is that a full-time job this time of year?” Director Keisling: “Yea, that is what I was going to ask.” Director Hildebrandt: “So, we have had two people on staff, right? All weekend?” Robbie Green: “No. Last weekend there was one person.” Director Hildebrandt: “Until last weekend, until I said something about it we have had two people working every weekend and our bathrooms still look like crap. So why does hiring somebody full-time solve that problem. We already had people.” Warren Johnson; “Because this is her full-time job.” Director Keisling: “What were the other people here for?” Warren Johnson: “They do everything else we do around here too.” Director Hildebrandt: “Like?” Warren Johnson: “Like all the maintenance stuff. They are not just on restrooms.” Director Hildebrandt: “On the weekends what are they doing? What is their job description on the weekends?” Warren Johnson: “They clean restrooms, they pick-up trash, they do whatever they have to do around here to keep things running.” Director Hildebrandt: “So eight to nine hours, two people every weekend and we cannot keep restrooms and the answer is to hire someone else. I just don’t get it. That does not make any sense to me.” Director Keisling: “Are we hiring somebody else or just changing her hours?” Warren Johnson: “We moved her from part-time to full-time and gave her one job assignment. So, if we don’t have somebody who is working on it what is the answer?” Director Lewis: “I did not know we had her.” President Moore: “A woman is probably going to do a better job of this than a bunch of guys. They just have higher standards, I hope.” Director Hildebrandt: “The problem is we are not inspecting we are expecting is the basic problem. The issue was brought up three months ago and not taken

care of period. We have been paying someone to take care of it, two people, every weekend and it is not getting done.” Director Thornton: “I just notice the little things like when you go into a stall the latch is broke. It has been pushed through or something and we don’t have a bucket of the parts, I guess, to replace that little stuff. You know?” Warren Johnson: “We are trying to handle it Casey. I mean I put somebody in charge of it with a very specific description of what it was we wanted her to do and what are expectation was.” Director Hildebrandt: “We will see.”

13. Executive Session

The Board of Directors went into Executive Session at 11:15 am.

14. Reopen in Regular Session and take action, if necessary

The Board of Directors reopened into regular session at 1:05 pm.

15. Public Comment

16. Adjourn

The Board of Directors adjourned at 1:05 pm.

BILL MOORE, PRESIDENT

DATE

SANDRA LEWIS, SECRETARY/ TREASURER

WARREN JOHNSON, GENERAL MANAGER

ROBBIE GREEN, MAINTENANCE MANAGER

STEWART NARON, CHIEF OF POLICE