

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, JUNE 20, 2017** with the following persons present:

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

Staff Present: Warren Johnson, General Manager  
Heather Purcell, District Secretary  
Sherilyn Toelle, Finance Director  
Penny Jones, Promotions Director

Guests Present Don Kubica, Resident  
Wendell Bostwick, Resident  
Bud Venable, Resident  
John Forburger, Resident  
Ron Adams, Resident  
Dennis Wardroup, Resident  
Royce and Linda Lewis, Residents  
Kristy Doss, Resident  
Paul Hodges, Resident  
Steve Clabaugh, Resident  
Greg Lewis, Resident  
Larry and Sue Brewer, Residents  
Andrew Farley, Resident  
Blanca Rico, Resident

1. Call meeting to order and Invocation  
President Moore called the meeting to order and 9:00 am with all members present and Director Hildebrandt gave an invocation.
2. Public Comment  
Don Kubica commented on the new gate system and his prospective of the fireworks shooting location.  
Paul Hodges commented on the boat races and why he did not think the races would not work at the lake, due to the length of the track.
3. Approve Minutes of June 6, 2017

**Director Thornton made a motion to approve the minutes from June 6, 2017, as written. Director Keisling seconded the motion. Director Lewis abstained. President Moore, Director Hildebrandt, Director Thornton, and Director Keisling voted aye. The motion passed.**

4. 2018 Boat Races: Rae Beth Fauks, representative from the SDBA to discuss boat race sanctioning fees and answer board questions

Rae Dawn Fauks spoke with the board about the sanctioning fee to bring the SDBA drag boats to Buffalo Springs Lake. Ms. Fauks told the board the total charge from SDBA would be \$25,000.00, which includes insurance and would not include any top fuel hydro boats. Each boat lane would have to be 150 feet wide. She also suggested tentative 2018 races either July 14-15 or August 11-12, 2018 and would need a signed contract between the SDBA and the Buffalo Board of Directors in place by September 2017. Ms. Fauks also suggested; (1) charge for camping spaces with hook ups (2) Use a trailer pulled by a pickup or side by side for a people mover (3) Charge \$500 for food vendors and \$400 for merchandise vendor. She stated that the top fuelers can be booked for \$10,000.00 each plus gas, hotel, etc for a exhibition race or book a Lucas Race for \$90,000.00. No Action was taken.

5. Andrew Farley to discuss boat dock in front of Lot 8A

Andrew Farley: "Good morning. My name is Andrew Farley, and I serve as a pastor here in Lubbock. My wife Katharine and our ten year old son Gavin and I live in the house on Lot 8A on Tommy Fisher Drive. Over the last two years, we have loved living here at Buffalo Springs Lake. We are enjoying watching all the development and improvements made around the lake. Thank you for allowing sometime today for me today. I am here today to share my family's concern. Our concern relates to the easement (area 8b) adjacent to our lot 8a that we mow and irrigate and take care of. We believe this area is regarded as an easement, and the lake needs it for piping and/or water drainage. We very much appreciate the strip of grass, as we have no yard and our property line is just two steps from our front door. The front side of our home faces the easement and we have 10 windows (master bedroom, living room, kitchen, stairwell, and laundry room) looking right onto the easement. For this reason, foot traffic in the easement is a huge privacy concern for our family, and fro my wife in particular. At a past residence, we had three burglaries and a peeping tom incident. Over the last year, our family has heard various things about the easement: One person told me, I know people on the Board, and I'm going to get them to let me put a dock right there in the easement. Another said I am going to put in a dock with three slips in the easement and we are going to put three boats in there. Others have said opposite. If the board allows a new dock on the lake, I have heard it may go in the bigger park area, not in the easement by your house. Hearing these rumors has been a source of ongoing stress for our family. With our home having ten windows opening onto this small strip of grass, we are very concerned about privacy issues. With everything that can happen in terms of noise and partying on a dock, we are also concerned about people congregating

on the lawn just 10 feet from our living room. Already, we have seen some people pull boats out of the water on top of the grass in the easement and also tying their boats to a tree in the yard. We understand that as the resident population grows at the lake, that there may be a need for more docks. We also want people to have good accommodations and a great time at the lake. Given the rumors we have heard, things are just unclear to us and this why our family wanted to meet with you briefly today. If the Board ever does allow an additional dock to be built on our side of the lake, we believe there may be a more tasteful way to accommodate that request by putting a new dock in the park area just east of the houses on Tommy Fisher Drive. For residents in our area, a dock at the park would actually be closer or roughly equidistant walk- about 30 seconds total- compared with the easement anyway. A dock in the park area may already be in the plan anyway, if there is one. We just don't know at this time, and we wanted to ask and share our concerns about the easement." No Action was taken, but President Moore stated that the board would honor his request and ask Mr. Farley to follow each agenda if a request is made for a boat dock by his house so he can attend the board meeting and talk to the board at that time.

6. Steve Clabaugh to discuss remodeling restrooms at the Marina

Steve Clabaugh came before the board for a solution or different options as far as the Marina restrooms are concerned. Mr. Clabaugh stated that the general appearance of the restrooms is not good; they are not functional, no stall doors on the women's restrooms. The restrooms need to be upgraded and Mr. Clabaugh gave the board the following options: (1) Remodel, so it is more accommodating for a restaurant type facility, rather than something that is stuck off next to a campground and they will be open for the public (2) If Mr. Clabaugh does the remodel than he would like to close them off for restaurant patrons only. President Moore stated that the Marina restrooms need some attention and some rebuilding, but it would be difficult to shut those off to people who are not Marina customers or do not buy something from the Marina. President Moore said it was his opinion that the marina restrooms need to be public. Steve Clabaugh said the way the restrooms are laid out right now there is no adequate ventilation right now with a horrible rank smell and the design does not accommodate to put doors in the stalls. Director Thornton asked why the board does not just switch the men's and women's marina restrooms. Director Lewis stated that Sandy Point beach is just as bad. Steve Clabaugh said the restrooms are like going into a third world country and he would do something nice down there. President Moore suggested speaking with the general manager about what they need to look like and what equipment needs to be upgraded. After that is done bring the board a proposal for the costs and then based on doing that the marina will take over the maintenance of those facilities. Director Thornton stated that the board rented Steve the Marina and would like to let him take care of his own bathrooms. Warren Johnson reported that the water district contract with the marina states that the water district will take care of the bathrooms. Director Thornton stated that the water district does not need to be paying for another remodel of those restrooms or keep those restrooms clean. Director

Lewis stated that all the restrooms on that end of the lake need to be remodeled and they are horrible. Director Thornton stated that the water district needs to take care of ours and Steve can take care of the marinas. Director Hildebrandt and Director Keisling stated a public restroom has to be somewhere at the marina. Director Keisling suggested building a restroom by the crappie house. Director Thornton and Director Lewis said the water district needed to figure out what to do with the existing restrooms first. Director Keisling said this is why we have a lake manager and he can work it out and keep the restrooms public.

7. Discuss and consider General Manager Vehicle allowance

Warren Johnston stated that the lake would be building equity in a vehicle purchase and then gave the board some repair estimates. Mr. Johnson gave the board repair estimates; (1) Randall Greenfield 2008 truck with over 200,000 needs engineer replace for \$5500.00. The board agreed that they did not want to replace the engine. (2) The 2008 Colorado needs the head replaced for approximately \$3200.00. (3) Martin Noey 2015 vehicle insurance came in at \$8800.00 and they are not going to total it. Mr. Johnson suggested letting someone fix it (4) Robbie Green truck is doing fine and seems to think it is in good shape. Director Keisling suggested taking Randall's 2008 truck to the auction and replace it. Mr. Johnson suggested spending the three grand on the Colorado and give it back to the events and promotions person. Director Lewis would like to see the promotions person to have a presentable, newer vehicle. Mr. Johnson said that the promotions and the manager vehicle should look good, be presentable, and stand out. He told the board to set a budget and then go out and spend that amount on vehicles; three vehicles for fifty thousand dollars and see what the water district can get. Director Keisling ask the manager to research this and use the dodge to replace Randall's truck.

8. Discuss and consider vehicle replacement

This agenda item was discussed under item number seven.

9. Special Recognition

Warren Johnson recognized the maintenance and utility departments for their hard work being done around the lake and help getting the new gates running.

10. Discuss and consider building permit proposals and property conditions

- Lot 573: Blanca Otero Guajardo-Rico  
Mrs. Rico brought in a timeline of work to be completed at Lot 573; finish wrapping the house put the siding, the under hang, the fascia caulk, the inside will consist of sheet rock, tape in, bed, and texture. Then will start building on the cabinets, the base and trim, and then do the painting in August by the 8<sup>th</sup> to 10<sup>th</sup>.
- Lot 519- Bud Venable: "First and foremost what I really want to do is protect my property just east of my fence line. We have had a lot of washout on that fence line, with the recent rains it has even washed it out

even more. My main thing is to protect that fence from washing out and continuing to wash out. This public area is eroded and people fall and cut knees, etc. If I pour three foot of concrete to protect my fence I would be fine. I am just proposing to spend the extra money, \$5600.00, that I am willing to pay out of my pocket to put concrete in this area on the East side and you will never have erosion at all. There is a tree to the left and it is approximately 24 foot. The reason I am proposing this is I do have a boat dock already on the books to build. Once I build that boat dock I am not going to have to park my trailer anyway." Director Keisling: "You cannot park your boat in the public use area." Bud Venable: "You will have to keep all the residents on the lake from parking boats and boat trailers in the public use areas. If that is enforced that is fine." Warren Johnson: "We have been working on that and particular places around the lake." Bud Venable: "I don't have a problem parking my boat and trailer up here where you allow that to happen. I try to get it out of there if there is going to be a lot of people on the weekends. If I pour two or three foot that is fine to protect my stuff, but if you allow me to pour me on your property I would propose putting a basketball goal there for the other residents that live around there. It would give them an extra area to accommodate as well." President Moore: "Are you going to put a pipe underneath it to take the drainage to the lake or are you just going to let it run off of the concrete?" Bud Venable: "I was just going to have it run off of the concrete, because when that water comes down the road it turns at a pretty wide pace. To have it go into a drainage pipe would have to be a wide drainage ditch." Director Keisling: "He is improving the lake. I don't see a problem with it. Keep in mind this is not a pad to park your boat trailer." Bud Venable: "I understand that." Director Keisling: "If you are pouring it to park your boat trailer all the time." Bud Venable: "Once I get my boat dock built I am not going to need that all. If that has been said in a meeting even though I have a house here." Director Keisling: "You cannot store a boat trailer or a camper in the public use areas and we have been slow on that." Director Hildebrandt: "That was discussed in some meeting and there are some problematic areas." Director Keisling: "Now Warren has the police involved and the maintenance guys alerting issues where people are doing things." Bud Venable: "I can still park my trailer in the public use where everybody else parks their boats if I want too, correct? At the Marina." Director Lewis: "Yes, when your boat is in the water." Bud Venable: "I can park it there any time since it is a public area." Director Lewis: "Yes, but you cannot store it there. You cannot leave it there overnight and all week long." Director Keisling: "Well that is another issue." Bud Venable: "Once my dock is built the boat will stay in the water." President Moore: "So we have it on record what is the width of this slab?" Bud Venable: "It is twenty-four foot and there is a big area up here in the front that is along the road in front of my fence up here where I want to pour a path of concrete because what happens is that dumpster is digging out the dirt and it is a mess down there." President Moore: "Oh

yea.” Bud Venable: “It is not to store my boat on by any means. If that is the case and y’all did not have that in place I would continue to stay just like it is and park my boat trailer there.” President Moore: “Do I hear a motion to.” Director Lewis: “I want to say something else first. Just two months ago we had someone else in here wanting to do something on the public use side and we said no and I am having a hard time with this because we cannot say yes to one person and not the other. It just seems like we have several people that have wanted to do stuff that were going to be good for the lake, but it was really for them.” Director Keisling: “That is why I made the comment that this is not a boat pad.” Director Lewis: “But it will be.” Bud Venable: “So who can park there and who cannot park there.” Director Lewis: “No one should be parking there. It is a public use area. People should be tenting there or whatever.” Director Keisling: “We don’t want motor homes and boat trailers in the public use areas.” Bud Venable: “I understand and obviously that has been discussed so if that is the rule and then obviously that needs to not happen.” Director Keisling: “I want you to know that we are going to try and enforce that.” Director Lewis: “This is a driveway width.” President Moore: “Do I hear a motion to allow Bud to allow Bud to pour a slab per the drawing on the East side of his house?”

**Director Keisling made a motion to allow Bud Venable at Lot 519 to pour a concrete slab on the East side of his house per the drawing provided at the board meeting. Director Hildebrandt seconded the motion. Director Lewis opposed. Director Thornton abstained. Director Keisling, Director Hildebrandt, and President Moore voted aye. The motion passed.**

11. Finance Director Report by Sherilyn Toelle

Mrs. Toelle reported on the lake monthly profit/loss overview from March 2016 to May 2017.

- Director Keisling stated that the board needed to come up with a number to put into the reserve to pay the bills through the winter. He asked Sherilyn to research this (consider a disaster i.e. Fourth of July) and report to the board so the board can make a decision.

12. General Managers report by Warren Johnson

- New Gate Construction Update: Response email to Built Rite Construction with no response from him again. The buildings are not the right size and not in the right place and there is no exist lane. There is a game plan for an exit lane and the employees will try to make it work in time for the fourth of July. There is no point of sales for inside the office, just the line buster. The RIFD reader will also not work unless it is connected to a point of sale, which will be for the residents and annual pass holders. The code generator is not installed yet for replacing the blue coupons.

- Fireworks Display Shooting Location: The Fire Chief was not happy with the location of the fireworks and identified four different sites for fireworks. The third one was the old site and the fourth site above the amphitheater is the proposed shooting location. Director Thornton is not in favor of the fireworks above the amphitheater, but does like site #3 which is just above the Boy Scout camp. The board agreed to shoot the fireworks off above the boy scout camp area because there are no large houses, campers, or large crowds in that general area.

13. Public Comment

Wendell Bostwick commented on giving people special privileges over property and public access.

14. Adjourn

The board of directors adjourned at 12:35 pm