



LUBBOCK COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1

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Minutes
CALLED MEETING OF THE BOARD OF DIRECTORS
TUESDAY, AUGUST 14, 2018

The Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in called meeting on Tuesday, August 14, 2018, at 9:00 a.m. in the LCWCID Administrative Offices located at 9999 High Meadow Road, Lubbock, Texas. Notice of the meeting was legally posted in accordance with Government Code, Title 551, Open Meetings.

CALL TO ORDER AND INVOCATION

President Bill Moore called the meeting to order at 9:00 am.

INVOCATION –President Bill Moore offered the invocation.

ANNOUNCEMENT OF QUORUM

A quorum was present. The following Directors were present for the August 14, 2018 Regular Board Meeting:

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| Bill Moore, President | Casey Hildebrandt, Vice President |
| Sandra Lewis, Secretary/Treasurer | Tom Keisling, Member |
| | Greg Thornton, Member |

PUBLIC COMMENTS

Audience Member Bailey Delavan: “My name is Bailey Delavan and I am a resident at 163 Pony Express Trail. In 2015 I made a proposal to plat property along the rim. At the time I was not a resident. My proposal was for a 200 by 200-foot piece of property. During my proposal the board asked me what made me decide on this piece of property. I informed the board that at the time I had ask the manager of possible land available at Buffalo. He showed me a few areas, none of those I liked very much. He informed me I could make a proposal for unplatted land as long it was not waterfront, since the lake was no longer allowed to sell waterfront property; due to a previous board. I stood here before the board and they confirmed this during my presentation. Greg Thornton, Sandra Lewis, and Tom Keisling were among the board members at the time. I would have lost the majority vote if I would have asked for any property along the shoreline. That being said my proposal for a rim lot was made at the board meeting on April 6, 2015. The board said they would consider it. I waited for five months for a reply. The letter I received on August 27, 2015 stated that the board would agree to sell me the lease for \$165,000.00 with a yearly lot lease of \$2200.00 and all utilities must be installed by me per the lakes engineer specifications. This included water, sewer, electrical, and gas line. The lake is selling rim lots for much cheaper with all utilities paid for by the lake and lot leases are only \$700.00 per year. For a lake front property to even be considered is an injustice to every person that stood in front of this board and tried to purchase a lease at this lake. Of course, every person that comes to the lake dreams of a lake front property, but the reality for the lake is for the last ten years that this was not possible unless you buy an existing lot. I still have dream of living along the shoreline and if you do allow this, which I believe the board has set many precedents in which you shouldn't, I will be here tomorrow morning with my proposal to plat the vacant unused area in front of 113 Pony Express Trail. My building plans will follow. I expect the same courtesy given by the board today.” President Moore: “Thank you.”

Audience Member Michael Shobe: “I just want to go on record and say I am opposed to any further lake front property that is used for a recreational area. That area is set aside for a specific area by our statute. I think that any attempt to use that land for any other purpose is a vial abuse of that responsibility. There is lots of land around here that could be developed for economic

purposes, other than the existing recreational land and I really won't get into all that. I really don't understand what all this is on your agenda, but I just want to go on record to state that." President Moore: "Alright. Thank you."

Audience Member Sylvia Peek: "Sylvia Peek Lot 175. I am totally against any kind of additional lakefront use being turned into residential. To begin with our sewer system cannot handle it. On busy weekends our sewers don't flush and they have to have the City come out to clean out the mains. I had my sewer line inspected to make sure it was not my sewer line. I have PVC all the way to the main and it is not my problem it is the lake problem. We send our sewer to Ransom. What happens if Ransom cannot handle the increase? What are we going to do then?" President Moore: "Thank you."

Director Hildebrandt: "Can I say something factual about that? Brandon brought that up to my attention yesterday. I think that it is important information about the sewage; Ransom is doing a four-million-dollar bond and they are increasing their capacity by how much?" Brandon Powell: "Once they get to seventy-five percent they are going to two more tanks they will be installing." Director Hildebrandt: "So that is a good thing for everybody. I just wanted to make note about that." Director Keisling: "We called Ransom a year or two ago and they said they could take all we could give them" Audience Member: "I just had a question about that. I thought the pipes that went down there. Y'all had a discussion one time before that when they had the campgrounds and stuff that they were small. That they were too small and you said when it was busy we had a problem. So even though they build their tanks we are still going to have our pipes that are too small. I mean we had to replace our pipes." Director Thornton: "The pipes are ok. It is just the way the pump system has been maintained. Installing the right pumps would make more sense." Several Audience members begin to talk out of turn and at once. President Moore: "Well we can discuss this, excuse me, we can discuss these ideas and options when we get to the actual agenda item for this. I am just trying to take public comment right now, Greg."

Audience Member Greg Lewis: "I think last meeting I was in y'all were discussing two drainage areas that you were considering that y'all wanted to bring in more money to spend. The area that y'all considered the last time you said you were going to vote on this time whether you wanted to sell them or not. They are drainage areas for our lake and they were put there for a reason. They have never even been considered to be sold or developed. Two areas; one in front of Amy's house and one at the turn around. Both have always been known and acknowledged to be drainage areas for water run-off. It is also for public access. You keep considering selling public access to lake residents or to people to build houses or a housing development and this is not a housing development. It is a recreational lake. I don't think it should be considered to turn off the things that help our lake which is; (1) water run-off. If you have ever been here during a heavy rain you would now that these are actual a necessity to our lake. The run off area keeps our housing from flooding and keeps our roads from eroding. If you re-route the water you will begin to erode different parts of the road on different parts of the lake. These sections are not lots, not intended to be lots, and were never intended to be lots. No other board before y'all has ever considered plotting these sections for lots. I think you should completely pass over and never waiver in the idea of consideration for these two places. There are plenty of places on this lake for new development, including the new development on top which I think is completely unnecessary and complete unfounded. Bailey wanted to get his own place out here and you would not even do his electricity and you thought it would be necessary for the lot leaseholder to pay for the electricity in that development and I think you are messing up what you are supposed to be doing out here. You should be concentrating on the lake as a recreational area. Thank you."

Audience Member Roger Trammel: "Hey Bill, for as long as I have been living out here there has been one restaurant down here; the Marina. Now there is a Barbeque joint down there and I was just wondering if the board approved that?" Director Hildebrandt: "We will discuss that with Mr. Clabaugh since he is on the agenda." Roger Trammel: "I hope he has a City of Lubbock Health permit and paying the State Comptroller."

Director Lewis: "Where is our list of people that want to speak because we are not even going through it? Where is our list because normally Heather does that?" President Moore: "I have a list of people that want to speak. Amy Delavan would you like to say something?" Audience Member Amy Delavan: "Well I think I am on the agenda. I am going to present the petition whenever that comes up."

Garry Satterwhite: "My name is Gary Satterwhite and I live at 160 Pony Express. Most of you know me. I have been out here about two years. I love this place. I just wanted to say to the board members just because you can does not mean you should. That is addressing that lot that is across from me and the Delavan's. There is like one hundred reasons why voting against that

would be good. I am not going to address those because those are going to be addressed later. What I would like to say is: why? Why do it? The only thing I can think of is the money. Do we need the money? Why even consider selling that lot. What I am saying again is; just because you can doesn't mean you should. Do what it is right." President Moore: "Thank you."

Audience member Rachel Givens: "Hello. I live at 165 Pony Express. I have been out here for about six years. I have seen a lot of changes out here and I have also seen an amazing community that comes together to support one another. That is one thing that I am passionate about. I am going to also mention something that has kind of been under my skin and I would like to kind of throw it out there. Today by petition, written response, or personal representation we see that there is an overwhelming amount of people that are against the use of public lakefront land for personal building. In this case specifically waterfront property. Whether the vision is single family structure or development of some kind our waterfront public space is limited and should be preserved for the enjoyment and pleasure of patrons of the lake. It is especially disheartening for myself and others of Lubbock County to see that these decisions are being made without public input or public notice. Residents of our lake have a vested interest and they along with Lubbock County residents deserve to be properly informed of plans by the Texas Open Meetings Law. The lack of this step in our typically policy meeting practices leads me to one of the two following things; (1) members are unfamiliar with the policy, procedures, and statutes, which I happen to have a copy of or (2) we are flat out being dishonest and trying to do things under the table. Which would also make it where it is kind of against the law. So, according to the Texas Open Meetings Law each person has to complete an open meeting act training within 90 days of being sworn into office and I would like to know if anyone has actually done that?" Director Lewis: "We all have." Rachel Cass: "Good. Way to go guys. But, the fact remains that the questions that have to be asked by our public elected officials have not been." President Moore: "Rachel I am sorry but that is two minutes. If you would like to continue during the agenda item that discusses it than you certainly could." Rachel Cass: "Ok. I just want to say, basically we just ask people to pay \$11 to stand next to these lift stations that smell awful and this would take away more spaces that do not smell awful."

President Moore: "Johnny Stone." Audience Member Johnny Stone: "Yes Sir. I am going to ask y'all a question. The only reason some of this stuff is getting developed is because you have a contractor on the board. That is what he does out here. I don't care how y'all look at it he is the one who has done all the contracting out here. You don't see that many homes out here that don't have Greg Thornton signs on them. That is all I have to say."

Audience Member Judy McCutcheon: "I am Judy McCutcheon. We rented the Cantina on Saturday night for a birthday party for my husband. I just wanted to say when I got there Friday afternoon at 3:00 p.m. I wish I would have rented the other building. The floor had water all over it. I called you guys sent someone down and they squeegeed it out, but we still got there on Saturday to put our stuff together and it was a mess. There were leaves everywhere and mud everywhere. There was no toilet paper in the bathroom. The men's bathroom had a water hose laying in the floor. That was dangerous. There were a lot of things. The mud runs in from the other end and I am sure that could be fixed with a trench dug down there or something. I don't know you guys do this stuff. But anyway, we paid a lot for the building and we expected to walk in and it be ready for us to decorate and put our tables out. I think you should also put the tables and chairs out. For \$250 I know it is a resident rate, but it is a lot of money to not have it even near ready. We expected to walk in and have a building ready to go. We had about six people working three hours to get it even nearly ready. Just want y'all to consider that it might need some extra work. Maybe having someone patrolling the rentals more frequently and it is no wonder she does not rent much anymore. If the other places are in the shape the Buffalo Barn was in, no one would want them. We had previously rented Boot Hill and I went over there and I realized that it would take a couple of hours to get it ready also. So, I said is there something else because we did not plan on taking hours to get something ready to use. I hope you will consider that when you are looking at things to rent out here and why they are not being rented."

Audience Member Gary Satterwhite: "Bill I have a quick comment. In the event that the board decides to sell this property shouldn't it be put up for public auction? Advertised in three major newspapers? Like Amarillo, Lubbock, and Midland/Odessa and have a public auction on it. That way all the people that are interested would have the same chance of buying it." President Moore: "Ok."

Brandon Powell: "Mrs. McCutcheon I am aware of the Cantina and the shape that it is in. It was brought up to a couple of weeks ago after one of the rains that we had. We will get around to it to get that thing fixed up and back in operating order. I am aware of it but we have been busy so we had not got to it yet. If I would have known that you had rented it; I would have they guys down there and at least made it presentable. I do apologize for that." Audience Member Judy McCutcheon: "Ok well thank you."

APPROVE MINUES OF JULY 10, 2018

President Moore: "Anyone else? Ok. Agenda item number 4 is approval of the minutes from July 10th. Do I have a motion to approve the minutes of July 10th?"

Director Thornton made a motion to approve the minutes and Director Lewis seconded the motion. All members voted aye. The motion passed unanimously.

OLD BUSINESS:

DISCUSS THE BUYING AND SELLING OF LAKE FRONT PROPERTY

President Moore: "Number five. The fifth item on the agenda pertains specifically to the four individuals that had filled out a form and brought to Heather and wanted on the agenda to further discuss the issues that were primarily discussed in agenda item number three. Sylvia, I remember that you were one of them. Is there anyone else on that list of four people that has something further to say? Audience Member Amy Delavan: "Amy Delavan. I am going to hand out these packets I prepared for each of you and Heather, where is Heather?" President Moore: "She is in training right now." Amy Delavan: "Oh Ok. My name is Amy Delavan and I will be reading from a prepared statement. Members of the Board, my name is Amy Delavan. My husband Tom and I have lived in this community of Buffalo Lake for 38 years. At the last board meeting, the proposal to purchase public access property was not voted for or against. It has been the understanding of many that the board has resolved not to sell any more public access property and that requests made have been denied. Is there any attempt to change this proposal to make it appear that these proposed lots are not public access/waterfront? Does the board have a budget with adequate funds to maintain this lake? Are we at risk of spending more than we take in? Selling off our public use areas would just be a band aid. Can we sustain the growth of our community without doing a full update to our infrastructure? This should be considered before any growth. Over the last 25 years every home built on the shoreline of the big end of the lake was previously public use. Most of this development was done by the same people. Could all public use/waterfront property be available for a price? I submit to you your own "mission statement". This is a recreation oasis? I also submit a petition signed by over 150 concerned citizens objecting to any future sale of public use, waterfront, watershed, drainage property. As residents, we all have a big investment in our homes. As evidenced by this petition, we want a say in the growth of our community! Let's ask our fellow lot lease holders how they fell about this development. Our homeowners have a vested interest in the future development of our lake. How do our residents and voters feel about people viewing this lake as an opportunity to take advantage of their positions and work for personal gain? I would suggest to the board that you have to rethink what you are considering. Your decisions affect more that 4 or 5 people! As is obvious by our petition & attendance here today. We are concerned that your actions will be detrimental to the value of our homes! Are there any building codes enforce to protect our investments? Can our views be blocked without approval? Are there any height restrictions in place? Are there any restrictions or ethical concerns in place where the developer and or builder are making a profit and could be benefiting from their position? Is this legal? See Texas Ethics Commission, which is enclosed. This is a municipality and trading anything for the right to lease county owned property should not be considered. All work contracted by the Lubbock County Water and Improvement District and any proposals to sell the right to lease county owned property should be advertised in at least 3 papers with the Avalanche Journal being one. It would also be considerate to let residents know of any opportunities to buy, sell, or bid. A Facebook page and an email could keep our residents informed. Is the board consistent with pricing? Who is paying for development costs, i.e. roads, electric, gas, sewer. Is this information available to all prospective owners, developers? Builders? Does the board have a development plan, and have plans and specs been submitted and approved by the TCEQ Water Quality Planning Division? Has it?" Director Thornton: "All the previous building has I believe." Amy Delavan: "That information is also in your booklet here. Of course, our other concern is maintaining a beautiful place for our visitors and residents to enjoy the waterfront and have a place for our families to fish, boat or just sit by the water and relax. If you would look at my table of contents this is what is in your packet; (1) my written presentation is in there, (2) your mission statement is in there, (3) the Texas Parks and Wildlife mission statement (4) our signed petition, (5) The Texas Ethics Commission information (6) Texas Commission on Environmental Quality common plan of development (7) EPA stormwater common plan of development (8) definition of a watershed. In closing the last page in your booklet. I will read. To the board of directors. If the board contemplates changing the existing use and attempts to sell a lease to a private individual the board may be acting outside of their legal authority and the decisions made could be damaging

to individual homeowners i.e., value and to the infrastructure itself causing an overload. We have gathered a petition of Lubbock County residents that are against this restructure of property and may contemplate seeking legal injunctive relief if they do not stop this unlawful action. We ask that the board be transparent and notify all residents to any changes being considered that could adversely affect the value of their properties, as well as damage and overload to our current infrastructure. I have the petition and I know in your folders it says 129 signatures, but I have 150 and this is the original.”

President Moore: “Let me respond to what you have got here. We were approached a month ago in the last board meeting from some people who made an offer to buy those two lots or pieces of land because they are not even lots yet. We are going through the appropriate steps; (1) look at the feasibility of doing it, but more importantly (2) we needed to find out what the opinions are plus and minus of that offer. I think we have a pretty good idea of what those opinions are.” Amy Delavan: “Opinion of whom?” President Moore: “The lake residents like yourself. We have a responsibility to manage the assets of the lake and to the extent that doing something is better than not doing something we will discuss in length. I am impressed at the turnout in this meeting. We want to hear these opinions and we will decide accordingly. It is a very difficult decision because we could certainly do a lot of good things at this lake with money that would be received.”

Amy Delavan: “What is the price tag on that property?” President Moore: “We have not decided.”

Director Thornton: “I want to talk a little bit. I think property values have, I am third generation out here.” Amy Delavan: “I know. You have been out there a long time.” Director Thornton: “I have watched and I have seen it. I have seen where property was worthless out here. I have seen the public facilities pretty much useless. So, running the lake is not just taking care of the lake residents. It is providing for the county people that use this. Everyone on the board realizes that and we did not go out and solicit that. Up here at Lago Vista, that has been through three general managers and laid there dormant. That is something that the pipes were already in and it was paved.” Amy Delavan: “Who owns that property? Who owns those leases?” Director Thornton: “There are a couple of people. The Parrish’s and Audrey Daniel.” Amy Delavan: “So is it an LLC?” Director Thornton: “I don’t know.” Amy Delavan: “Who do you work for?” Director Thornton: “I work for the property owner. Well those two. Going back to what I am saying; there have been a lot of things said that were not accurate. But, what Bill told you and the rest of the crowd is that the board did not go out and seek this. We were not sitting in a room wondering where we could get another hundred thousand from.” Amy Delavan: “I know that. I know who it is.” Director Thornton: “Before the meeting we get a packet that says so and so is going to present this and there was an outline of the presentation and I was like; I don’t think this a good presentation. It is not thought through. It is not appropriate.” Amy Delavan: “It happened the night before the board meeting, right?” Director Thornton: “No we all got the same packet two or three days before the meeting.” Amy Delavan: “With building plans?” President Moore: “In defense of them why would you go off and spend a bunch of money unless you at least have some indication that there might be some feasibility to doing it. All they wanted from us at that point in time is would you be interested in this for these prices and the general consensus was if it was done the value they were offering was far below what it was worth.” Bailey Delavan: “What are the appropriate steps? You mentioned the appropriate steps.” President Moore: “A feasibility study.” Amy Delavan: “What advantage would a feasibility study have to the lake?” Director Thornton: “Amy I want to go back to what I was talking about. Property values fifteen years ago were not so hot. We have seen the property values go from nothing to over 200 bucks a foot. That is great for most everybody. The taxes go up with that. Everyone is not a fan of that. The board was not seeking to develop anything. We got a proposal and then after we left everyone said what do you think. I am the guy going if we were going to do something like that it is north of two hundred thousand dollars. I don’t think anyone in this room wants to step up and do that. Sandra was just against development. There is a dollar amount but we don’t know what it is. We called Jody and we ask him some questions about what is the process. Jody Jenkins is the lake attorney. There was just discussion about it because we knew this was coming after the proposal was made. I came in the office two days later and Brandon ask me if I was building these houses. I said no, what are you talking about. There was discussion and Casey said let’s find out what it would cost to do this.” Amy Delavan: “Did you hire someone to do a feasibility study.” Brandon Powell: “So, we had SPEC come out and give us an estimate for electricity and then our surveyor gave us an estimate of what it would cost to do the plat.” Amy Delavan: “Could I interrupt a moment? I know that. I would like to read your mission statement. The purpose of the Buffalo Springs Lake Board of Directors and Staff are to preserve and protect our oasis and its surroundings to create a fun, clean, and safe environment. We are dedicated to enhance the water quality, fishery, boating safety, and the aesthetic value of BSL. We strive to be the best public

recreational facility for today and for our future generations of Lubbock County. I don't know what your income is going through the gate but we the residents of the lake appreciate that we have that income or otherwise we would be flipping the bill for some of this. As you were saying, you have been out here so many years, and I have been out here a few years too. So, you have observed all of the development on the big end of the lake and how that took place. Your dad, Casey, his house was here for a long time. Then we had public access that turned into tennis courts and now it is a home. Then we had a public access on the point and it was camping and picnic tables and it was beautiful. It is a beautiful home now. Then you move right on along around the corner and then the Zahn's they were always there, but those four houses on the end; you and Kyle created that. Didn't you?" Director Thornton: "I was a builder." Amy Delavan: Yes, but you were in partners with Kyle in some of that." Amy Delavan: "So, you know it is the common denominator." Director Thornton: "It is not just one person. When I was the general manager I was working for a board of five people. One or two of them are in the room." Amy Delavan: "You are going so far away from the mission statement. You continue to take away lake access." Director Thornton: "You are not hearing what is said. I said no one on the board was looking to do any more lakefront development at all. There are a number of reasons why." President Moore: "We have a responsibility to follow through with this to the people that want to buy it. Just like we have a responsibility to the people that don't want to." Amy Delavan: "Bailey made a proposal years ago to buy waterfront and the board said there is none." Bailey Delavan: "So, to speak about what you said. It took five months for me to get a response. To speak on what you said about a feasibility study. That is one part of a feasibility study, but that is not a feasibility study. You need; geotechnical and environmental. What you did are building steps. Anyone can go out and get a plan for a sewer up a cliff if you have the right pumps. I mean the feasibility of building is always possible. The feasibility of environmental is where you fall apart. I mean what is going to be washed in. What is going to be washed into that house if there is ever a house there. The geotechnical; can that background hold it. That is a washout. There a ton of clay then there will be movement. That is a feasibility study. The feasibility study would include geotechnical and environmental and at the lake financial." Amy Delavan: "It sounds like if you are going to spend this kind of money to do the feasibility study you are moving forward. The answer to it should be we do not sale waterfront lots. We have rim property that is for sale." Audience Member Greg Lewis: "Mr. Moore on one quick little thing you said; you have a responsibility. I think you have a responsibility to tell these people who came up with this that this is a waterway and this is a runoff and we are not even going to consider this. That would have been a very good responsibility and in that meeting last month everyone in that meeting without exception said it was a bad idea. I think that is your responsibility." Director Keisling: "I want to say something. I have been around and previous boards did make a policy not to sale waterfront property. Paul, you were on that board. There is one issue now and if everyone wants to do it we will have to rescind that because there is an ordinance or policy on that." Director Hildebrandt: "Tom I tried to get Heather to find it." Director Keisling: "I tried to get her to find it to." Director Hildebrandt: "Because I would like to see it because I have heard that it impacted my dad's deal and some other deals." Audience Member Greg Lewis: "It is on the policy and procedure handbook. It is in there." Director Hildebrandt: "Is it and she just missed it?" Karen Levacy: "The house across from lot 172 that Kyle, and Greg, and whoever built brought in tons and tons of dirt to do a landfill so that the lots were wide enough to build on. That was disheartening enough for me as it is for you at this point. Anyway, the point being that the one salvation that I had from the whole thing was the ruling was made by that board that no waterfront land would be used for building anymore." Director Keisling: "I don't know where that is Casey but I will tell you that when we voted on that Jody's comment on that was that is fine but another board can overturn that." Director Hildebrandt: "That is the minutes that I saw. Can I say something. I made the motion to do the feasibility. By feasibility I meant just look into what would look like if they were sold. It was an if. Somebody knocked on the door and offered to buy the house and all we are doing is talking right now. There have been no motions for or against it. Before this came to the meeting it was on the agenda and I ask Heather that I had heard this talk a lot that there is a motion and can we find that in writing that says that. Everybody knows that the way the board works that things can be changed by another board. I just wanted to know. I have heard the talk a lot. Tom you are saying that but she could not find it. It does not mean it is not there. We talked to the lake's attorney about all this and here is the intent for me anyway, but I am just one person on the board. I agree with everyone about public recreation and I think that is one of our number one priority." Director Thornton: "That mission statement went around this table for four months and was twisted and pulled on and it was not something we just threw in the air and said hey that sounds good. We actually put some thought into it and we finally approved it a month or two ago." Amy Delavan: "I love it. Texas Parks and Wildlife statement is almost identical and it is what we want to be." Director Thornton: "Well Amy just me not anyone else at the table. I am the guy who leased the

North rim or the South rim to the Parks and Wildlife because that serves the public better than it just sitting there dead and it gave us money. There are other avenues besides just selling things.”

Director Hildebrandt: “Again, we are just talking right now. It is kind of frustrating right now to hear so many people say things are being done in secret. They are being done right here in this meeting every month. I don’t understand where that comes from. We have not spent much money at all. We have spent almost nothing. We are doing this to find out what would it cost to get those lots to see if they are even of interest. That is all.”

Director Thornton: “As a public servant you go Ok there is no way under the sun you are going to accept something without a study.”

Amy Delavan: “Ok. So, are we transparent about how much they offer?”

Director Thornton: “Yes. It is public record.”

Director Hildebrandt: “It was in the meeting. The dollar figure was in the meeting.”

President Moore: “One was forty-five and one was fifty. Let me tell you what it was. I can’t remember the exact numbers, but in the board meeting both were fifty thousand dollars or less.”

Director Thornton: “I don’t think anyone in this room would have accepted that offer.”

Director Hildebrandt: “And we did not. It just opened the door to begin a conversation. I keep getting interrupted. The whole reason I have any interest in feasibility in those two lots, particularly the one in front of the Tweeds house; that one has not been maintained. It is a forest of volunteer elm trees and it is a mess.”

Amy Delavan: “It was a drainage until it was filed in.”

Director Hildebrandt: “Right. We can’t change that it was a long time ago.”

Director Lewis: “It was only a couple of years ago.”

Director Hildebrandt: “My only thoughts on this.”

President Moore: “One speaker at a time please. This meeting will go much faster. Go ahead Casey.”

Director Hildebrandt: “What if, and we had the discussions with the lakes attorney. I don’t think there are any issues with telling y’all this. We could put them, just like Gary talked about. We could put them in newspapers and all that. We discussed it briefly. If those lots were ever developed and ever sold we would be responsible to get the most we could possibly benefit the lake and the community. That is our responsibility to whatever we do. To do the best we can with how we do it. The whole intent is if those lots were ever sold my personal agenda on those lots would be what if we could generate a significant amount of revenue to the lake that could be turned around and put into benefitting public recreation. That is my intent if they were ever to be sold. There is no for or against at this point in time. It is just talk right now. Having everybody show up to voice their opinion is great because it definitely gives some ideas on what folks are thinking as far as should or should not. Tom has talked about this in board meetings and how cool it would be if one day we could pave the campgrounds, but that is a very expensive project. That is one of our biggest revenue generators and one of the biggest reasons people come out here. How cool would it be to do that and those are just ideas that are being kicked around? If we had good revenue could we turn that money into something that would benefit public recreation. My mindset int this just so everyone is clear is that we have two areas and one receive almost no public recreation and one receives a little bit. What if you could turn those funds into something that benefits thousands instead of something that benefits just a few.”

Amy Delavan: “I have to interrupt. I don’t feel like you listened to what I had to say. I don’t think you listened to what I read. Tell me this; have you considered the value of my home in doing this? I have a beautiful view right now. I built my entire home. I designed every window in my house based on that view. Now that is getting really personal, but what will that do to the value of my home? What is it going to do to the value of Kristie’s home when Bailey builds a house in front of her? What is going to happen MaryAnn?”

Director Hildebrandt: “No. I agree with you. That is why we are having these discussions.”

Amy Delavan: “So consider the value. Is it more important for the Zahn’s to have a big valuable home? Are you going to consider are lake residents? We have been, and like Greg said I am thrilled with the development at this lake. Tom bought this house that we live in for seven thousand dollars. I don’t know if you know where we live but it is a pretty nice house. The reason we have put so much money in that house is because the lake was improving. We were going to improve along with everyone else and we are proud of what we have got.”

Director Thornton: “People that do that are part of the plus and the assets.”

Director Hildebrandt: “Amy the answer is yes and that is exactly why we are having these discussion items in public meetings is to take them into consideration.”

Amy Delavan: “There a lot of questions that I have placed in my brochure here. If you would answer each and every one of them I would appreciate it.”

Director Keisling: “Getting back. This lake is for the county and recreation. It does not make sense to start developing the lake. We have one lot and here comes another one and another one. You have to stop somewhere. If we are going to do this tear up this mission statement. It is worthless.”

Director Thornton: “The lots that are developed are being sold and they are old.”

Director Keisling: “We are talking public use area Greg. I am not talking about that. Public use area. We need to maintain that for future generations.”

Director Thornton: “Nobody on the board brought this to the table, this is external.”

Bailey Delavan: “Speaking of development that you are now doing; the lots are selling right? Ok. So.”

Director Thornton: “I have built three houses and I don’t know what is going to happen with the rest of those lots.”

Bailey Delavan: “So

you built those behind other homes. There is plenty of room to build gorgeous homes on. Like I proposed to do. So, develop better lots along the rim rather than lots on the lower level." Director Thornton: "Well you know somebody said to me what do you think about this Greg? The lots that are developed are not built. Well that is a sign. If we were one hundred percent sold out of lots and we had people wanting to move out here that is one thing. I have told Brandon when we hired him; I was like there are a lot of houses out here and some people that are close to me that don't take care of them. That effects your neighbor's property value. There are a lot of things that go into effecting your property value. There are some of the things that we as a board and as employees that have not got there yet. It is an ongoing struggle." Bailey Delavan: "Well one of the issues is when you offer land on the rim for one hundred and sixty-five thousand dollars. Now, if that says anything about a lake front piece of property you have said two hundred plus and I believe four hundred plus. Because I am having to spend fifty thousand." Director Thornton: "I would say I agree, but I get so much pushback when I throw big numbers. I just try to hit the middle. It is a footprint. There is no more waterfront property." Bailey Delavan: "Ok. There you go. So, let's do rim lots. When they come in and they propose to do lake front say no only rim." Director Thornton: "I may not be on the board much longer and my thought is there is no more waterfront property out here. I don't think we need to do this. If we were going to go forward with this I think it needs to be done professionally by a professional developer." Bailey Delavan: "You don't think that because you just said no more waterfront property." Director Thornton: "I was not talking about waterfront. I was talking about the rim lots. Whatever we do needs to be done by a professional developer." Audience Member Judy McCutcheon: "I think our main concern is we think we won't all be here and y'all will make a motion and say oh let's make a motion and sell that lot. Can you assure us you won't do that?" Director Lewis: "Well it is not a lot first thing. They agreed only to look at plating it last time. I thank you all for being here because I need some support." President Moore: "You have my word that will not happen." Judy McCutcheon: "You won't just make a motion and do it?" President Moore: "We cannot make a motion if it is not on the agenda. The agenda is public information. We are not going to do something deceptive like that. This board needs the support of the people in this lake." Judy McCutcheon: "We feel like you doing exactly like what you want to do." President Moore: "Well then maybe you should come to some more board meetings and see what goes on." Audience Member Greg Lewis: "I am here at every board meeting and I agree with her." Audience Member Noree Self: "There was public land that was given to the Fowlers by this board that was a park given to Carl Looney as a memorial to him that is know been given to the Fowlers because they do so much work to it. Know they have posted signs that say private property and this is down in Looney Cove and it is posted private property." Director Thornton: "This board did not do that." Audience Member Noree Self: "Yes this board did." Director Lewis: "I take my grandkids down there all the time." Audience Member Noree Self: "It is posted right across private property." All audience talking. Audience Member Frank Beck: "I have been around the lake for a little while and to my understanding because we are a county municipality we are supposed to have so many linear feet of public use are around the water. Have we not gone way over capacity on that?" Director Thornton: "No. Originally the Senate Bill that formed this place there was not supposed to be any permanent residents. We are all squatters. If you own property and you are a living in a house you are already squatting." Amy Delavan: "That is why it is so important for us to have a say because we are at your mercy, because we don't own our land. You could do anything to us at any time." Director Thornton: "You are as good an owner as anyone in town. You have a way better asset I believe. This kind of stuff is what keeps it there. I get everybody showing up after a proposal was made like that and feeling like they were not informed or something is under the table." Amy Delavan: "It is very interesting going through this process. This is way out of my comfort zone to do anything like this. I started with a little petition, but then walked around and I talked to our neighbors and they are so nice. Everybody had kind of the same attitude. The board is going to do what they want to do and it does not matter what we do. I said let's try and see if we can make an influence on this board. We are important and we have big assets out here. Most of us this is our largest asset we have is our home out here. So, we are passionate about our home. Are we not?" Audience Member Greg Lewis: "Casey is the representative of the lake and so that is your man right there that you can talk to. Casey is your representative in your precinct." Amy Delavan: "I know you turned your own dad down on waterfront property. So, I have faith that you will do it." Director Hildebrandt: "I promise you Amy that this is just talk right now. Somebody knocked on the door and said is it for sale. Based on the research that I did with Heather she could not find where it was in writing. I just wanted to explore." Amy Delavan: "It concerns me that Heather is not here." Director Hildebrandt: "It is recorded. She is in training with Incode. This will all be recorded. Every meeting is recorded. It is right there." Audience Member Gary Satterwhite: "I think some people are just concerned about things going on under the table. Put the cards on the table. There is a lot of business that gets handled behind closed doors. Discuss it our here and

then closed doors something else happens. In regards to selling that land that you developed up there. Why not put the cards on the table and put it in three papers?" Director Thornton: "You know what Gary that project is fifteen years old. I got a sign in the back of my truck from two managers ago lease available." Gary Satterwhite: "What I am saying is do it in a business fashion." Director Thornton: "We do, but the problem is no one is here for the meeting." Audience Member: "Can we have meetings in the evening? I am taking off of work to be here." Director Thornton: "I have been a proponent of putting the meetings on the internet live. You can watch the City Hall meetings live. I said that ten years ago when the internet started. You cannot post what happens in the back room and that is employment and real estate contracts." Amy Delavan: "I think that is a great idea. Have a you tube channel and have everybody." Director Keisling: "We have beat this horse to death. What needs to happen is we need to put something on the agenda next month to vote to decide if we are going to develop waterfront property and abandon our mission statement and start developing the lake and be Lake Ransom. That will be good." Director Thornton: "Not one person on this board has suggested that, Tom." Director Keisling: "We are beating this horse to death here." Director Thornton: "No we are not." Director Keisling: "We have got to decide as a board if we are going to sale waterfront property or not. Previous boards have made a motion and we cannot find it. I promise you I was there. Paul you were on the board. You made that motion to not develop anymore waterfront property. We need something on the agenda next month to get this put to bed." Director Lewis: "No. Unless We are considering changing it. I am not going to say put it on there. It is already on there. So why do we have to put something on there." Director Keisling: "We vote to table this whole deal with the lot down there. No one is getting any answers out of this deal." Amy Delavan: "Is this a possibility? I read about waterfront property on the ocean. High dollar stuff and they put easements and I don't know how that works. They will designate permanent easement. Then the board should not be able to overturn that." Director Thornton: "We did that. We did that for Bobby McQueen and his neighbor. We turned it into a lease. There was piece that they did not want a house there. We leased it to them to make it legal with no building on it. They own the lease and you cannot build on it." Amy Delavan: "I think that would be great for all of us if we just said all public access waterfront property is going to be in a permanent easement situation. We will designate that way. This won't happen again. Get a development plan. If you develop more than five acres and it can be one hundred developers out here and it is more than five acres going on at one time you have to submit a develop plan to Texas Commission on Environmental Quality." Director Thornton: "I think anytime we add onto our system we have to do that. Anytime we add on pipe we have to file it and they have to be notified of it." President Moore: "The mere fact that the people that approached us to do this initially are not even here that this is a dead issue as far as I am concerned." Amy Delavan: "I appreciate that. It is somewhat hurtful that my neighbor of forty years that is my friend is the one that proposed that and our son-in-law that works for Kyle Zahn is the other one that proposed it. It is hurtful that they did not discuss it. It is not like we are estranged from these people. They did say hey Amy guess what is fixing to happen." Director Thornton: "I don't think that people set out to ruin the neighbor. They are just thinking about their situation. Who in this room has not been guilty of that at some point in life? I think these people are still our neighbors and friends. My first instinct was not to put them on the agenda. Don't let them come into a meeting with that nonsense and it will just create this and we have so many other things going. This is not bad. Nothing bad has happened here. You all came together. Know we are together on the same page." Director Hildebrandt: "I think it is good to open communication. There a lot of people here that have never been in a meeting since I have been on the board. Now we are communicating. You can ask Brandon. I have always hammered him since he was here day one. Communication is big and Gary with your cards and everything, which cards have not been shown." Audience Member Gary Satterwhite: "Me personally, I thought that the land that Greg build on. That thing got built on. That thing got shuffled pretty fast." Director Thornton: "Not really. It was slow. It was twelve years." Gary Satterwhite: "There was a guy that showed up here that wanted to pay \$18,000.00 per lot for two lots and it got approved like that. There was no bid put out and it ended up." Director Thornton: "I will tell you another part of the conversation we had with Jody. You know do you have to put lots up for public auction? The answer is no. We don't have too." Gary Satterwhite: "Doing the right thing and having to are two different things." Director Thornton: "If we were going to put this up for public auction it would have to have a minimum on it. My number was \$250,000.00 to start and everyone said I was crazy. I think we need to take care of what we have before we start more. Before we go building new building there should not be weeds in front of our administration office. Before we go pave something down here or new roads we better take care of the roads we have." Audience Member Greg Lewis: "Can I add to what you are asking here. Just like Bailey was saying when he was asking for that lot on top of the hill. It seems to me that the board did everything they could to throw an obstacle in front of him." Director Hildebrandt: "I was not on the board then."

Greg Lewis: "I am just telling you about the cards on the table. He was asked to pay for sewer, water lines, and everything in the world and then comes up for these lots on top and the board paid for everything. The board paid for the electricity, the water and for all the utilities." Bailey Delavan: "I told you because they are behind on their houses." Director Thornton: "They wanted rim lots and this is what we have ready to go." Greg Lewis: "Anyway Casey my point was that it seems like there are two different rules." Bailey Delavan: "This is the letter I got. What I was raising my hand for is it seems that after hearing opinions that you all feel that proposal was obviously not enough. Is there anyway to vote that down and then at another board meeting maybe next month vote on whether public use should change. Yes or No?" Director Hildebrandt: "Well we did not vote for anything Bailey. As far as actually selling them." President Moore: "That had been defined by a prior board that we are not willing to sell waterfront property." Bailey Delevan: "If you cannot find that could you vote to today and say." Director Thornton: "Obviously Bailey the board will listen to anything." Bailey Delavan: "Now it is time to vote." Director Thornton: "No. There is nothing to vote on." President Moore: "Let me suggest this. Give us a chance to find where the prior board documented the issue now as far as not selling lake front property anymore. If we cannot we will do it this next board meeting." Director Hildebrandt: "We need to get clear on this." President Moore: "If we can find it then simply follow the procedure." Audience member: "That is where the concern comes. That should have been cleared up before they were allowed to bring something to a meeting." Director Thornton: "I think it was allowed in sense of fairness." President Moore: "We cannot keep from putting someone on the agenda. That is why they were here on this board meeting. It seems fairly simple to me that we either follow what is documented or we create something that we will follow in the future that pertains to not using public use property for lots. Let's agree to do that." Director Keisling: "That is the problem Bill. I was here for that. You were not. You don't know. There were some issues that we have done that we have approved. I have got a deal here that we have approved some stuff and right here it says we could not do that. We are inconsistent. This board is very inconsistent. All of you are like all this stuff is going on. It is great to see everybody, but sad to know that the only time I have seen this kind of crowd is for this event and when Warren got off. You know when he got fired." Audience Member: "I want to address a little bit of what Tom is saying, but more specifically what Casey referred to a moment ago; never have seen a bunch of y'all. Well, I have been to many meetings since we first bought our little property out here. Like Rachel I have to take off work to come. I have come to meetings. I have sat. I have heard bickering from the board and nothing resolved. There is a perception. We all know that most of our lives there is no reality. There is only perception. What you think is going on. There is a perception in the community that you all are making decisions behind closed doors. Just like Tom just said. There is inconsistency in this board and your rules and regulation. Some of us have tried to be involved but we get out here and we sit and we sit and we listen. Then you go into Executive Session and you come back after lunch. Most of the time I know about the meeting that is coming up after I check my email on Monday because it came late Friday afternoon. So, there is late notifications of when a meeting is going to take place. So, there is frustration." Director Hildebrandt: "It is seventy-two hours on the meeting notice." Audience Member: "I know what 72 hours is Casey. Most of us don't look at it and we look at business email and we close down Friday afternoon and we are going to open it back up on Monday and see if the board slips something in." Director Thornton: "Would a web cam make everybody feel better?" Audience Member: "I don't know. I am just trying to address what you all are saying. We get late notification." Audience Member: "There is inconsistency on a lot of stuff and you don't try to be that way. It is that you have different board members and you have important stuff like this and it is not in some easily found that every board member should get when they come on the board. I am just saying. Say you go ahead and let these people buy this waterfront lot. You are not going to have anymore after those. There is not consistency and you need to think ahead of what you are going to do. Somebody else comes up to you and maybe that want to buy a lot and develop a lot on the East end of the lake on the waterfront property. How are you going to tell them No when you have let these people do this?" Director Lewis: "We have been trying not to do that." Audience Member: "I never say anything. Our stuff is done. I love it." Director Lewis: "I don't understand why your lot lease is more than others the same size on top of the rim. If that is the case that is really not right. It is the same size as others peoples." Audience Member: "I am at 306, but I have a weird situation and Greg was on the board when we did it. The lots were up there and we had to have the pole removed and there was supposed to be an easement. That was another thing there was supposed to be an easement. They plotted all this stuff along time ago and then they did not keep up with it. There was an easement running between like 307 in the middle of the deal. So, we ended buying a lot and a half and our neighbor on the other side that has the big house bought the other half of the lot. So, we are paying for a lot and a half, which was fine. Our lot lease for one lot lease is still more than the people that just built their house down there. Fine. The board

had to approve all their stuff. Fine but the board had to approve all our stuff and we paid to have the pole taken down. That was going to be our new easement where the gas line was supposed to be run. Then when Atmos came out there to do everything they said no there are no lines that run down here. Our line runs along the back and the other one that was supposed to be in the middle of 307 was not there either. It had been done away with along time ago. So basically, it did not matter.” Bailey Delavan: “Casey you are our representative for Lot 163 and you are saying that the only way to get it locked in stone is to go to the Senate and have it passed on the Senate bill and have it locked in stone. What would it take for you to lobby for us to have that motion?” Audience Member Michael Shobe: “That is not correct. It is my understanding that a majority of the board is in favor of no further development on recreational property as it exists right now.” Director Keisling: “I will go on record that I am not in favor of that.” President Moore: “It seems to be that, yes.” Director Keisling: “I don’t think that we need to develop anymore waterfront or public use.” Director Thornton: “Anything that does not have a house on it is public use just to be clear on that. That would mean the rim lots and anything else. That would be no more development.” Director Lewis: “We are talking about Waterfront, didn’t you?” Director Thornton: “I would not sign anything like that.” Audience Member Greg Lewis: “It is in the procedure and rules handbook and is under the request to build boat docks. Paul Hodges said that in 2016 Director Hodges told Mr. Bailey said the board would not sale any public use area or develop anymore because of the limited amount of public use area that is left. Any motions made to interfere with camping, fishing, or visitors paid the lake there would be no restrictions on that.” President Moore: “Well it also says that all boat docks must be on private property.” Greg Lewis: “Different subject.” President Moore: “Oh I know but it is the same thing.” Greg Lewis: “2016 policies and procedures handbook.” Audience Member Michael Shobe: “Can I finish my comment please? To open a Senate bill is going to be impossible. There is enough down there already.” Director Hildebrandt: “Well I think that was my context in that. I did not get the whole conversation.” Audience Member Michael Shobe: “That is relevant trying to locate a board motion that no one can seem to locate that was heard at some point in the past. It is irrelevant. As a matter of fact, I almost lobby that a board motion could prevent that is irrelevant because that could change every twenty-four months. It is just a motion. It is not a law and it is not a statute. It is none of that. If the current board is sincere about not developing the existing public use areas, I am not saying that is land that cannot be used, because there is. There is enormous amount of lake front property out here available. The existing recreational lake front property, if you are sincere about that. If that is what you are telling us right now, then I believe it is in your power to petition the district judge for an injunctive relief to prevent that moving forward, instead of having some vaporish board motion that could go away with the next board or not be found. If you have permanent injunctive relief from the County court then it is there.” Audience Member Greg Lewis: “Mr. Shobe.” Audience Member Michael Shobe: “I am not here for conversation. I am here to tell you something. You should have the power as a board right now to do that. You can petition the judge, ask Jody about that, for injunctive relief and then it is done. If you are sincere. If you are not then pass a motion.” Audience Member Greg Lewis: “Amend 1715?” Audience Member Michael Shobe: “You need to vacate 1715 and 1729. All those. They are antiquated.” Greg Lewis: “You could not amend it?” Michael Shobe: “No. Why would you do that?” Greg Lewis: “Well, to make what you are saying part of that.” Michael Shobe: “No.” Bailey Delavan: “That is essentially what I was saying. Whatever it takes to make it where it is set in stone.” Michael Shobe: “If you think developing these lot leases is set in stone go down and pay a lot lease of a million bucks to try and get your bill on the floor. That is the only way you are going to do that.” Johnny Stone: “Is it true that you can only have one lot in your name at a time here?” Director Lewis: “Yes, but they can also have corporation or whatever.” Johnny Stone: “If you are a corporation and have someone come in here and buy some land and get a contract to build it right? I believe Ronnie and Audrey owns a lot down here. They own three or four lots so Greg can build them. Right? How did that get passed?” Director Thornton: “An agreement between the lake and the people that buy the land. It is not for rental. They can one more than one lot for the purpose of building a house but they cannot turn them into profit making businesses?” Audience Member: “I think we are getting away from the subject here.” Director Lewis: “Right. Completely.” Audience Member: “I don’t know if y’all have to answer this question. Michael ask a question. Is the board in agreement with not selling anymore lakefront property?” President Moore: “I think the issue is and I think the answer to that is yes. The real question is what do we do if we so decide to make it permanent so that another board cannot override it.” Audience Member: “If the answer is yes and you get an offer of \$50,000.00 instead of saying we have to talk about this we can say we are not going to be able to do this.” President Moore: “That is right. That is what I am hearing that the people that have spoken today want to do. They want to make sure in two years the same thing does not come up again. I have no problem with that.” Johnny Stone: “I think an individual should be able to buy their own lot out here, not a corporation, not a land developer. If

a person wants to buy a lot, one lot and they can pick who ever they want to have.” President Moore: “So, if you would allow us this. Let me talk to our attorney and make sure, and I am sure you are right Michael, to do the right thing and we will come back in the next board meeting and get it done. Is that ok?” Michael Shobe: “I would encourage one of the board members, my representative to place that on the agenda for consideration.” President Moore: “Ok. Well any of the board members can get it on the agenda.” Director Lewis: “We cannot even make a motion now.” Director Thornton: “It is not on the agenda.” Director Hildebrandt: “We can put it on the agenda right now to cover the next two years.” President Moore: “Let’s move on to the next agenda item. Let’s take a five-minute break please.” Director Lewis: “Are we still on that same one? I have something I would like to say.” President Moore: “We are still on item 5. Yes.”

Director Lewis: “Ok. I would like to make a motion. I would like to make a motion that we deny any present or future requests for all new lake front lot development. New lakefront lot development.” President Moore: “And that is different from the prior documents that you found because it does not define future? Is that right?” Audience member Greg Lewis: “Is not say that wording.” Director Lewis: “Just in case you are not finding the proposal, here it is. He read it in a procedures manual but you are still doubting it. So, just in case you are still doubting it.” Director Thornton: “You are talking about future development anywhere on the lake?” Director Lewis: “Lake front. On the water.” Director Keisling: “Public use lake.” Director Lewis: “Anything that is brand new. New lake front lot development. So, that would be any kind of public use, run-off area, whatever. Whatever that is not developed as a lot currently. No development on it. If there is a house on it and they tear it down then that is a different story.” President Moore: “Ok. I understand what you are saying, but that could not also be overturned by another board?” Director Lewis: “Sure it can, but it won’t be for two years and we would have to vote on it or it could be in about six months.” **Director Keisling: “How about this Sandra? I make a motion to pursue the injunctive relief and get it in law.”** Director Lewis: “We can do that as well. I would like to have something in place that says that is what we all believe in and that is what we are all going to.” Director Thornton: “That is not really where my heads at. My head is turning this offer down and not developing anymore that would impact the existing community. I would not handcuff us from any future development.” Director Lewis: “Well I made the proposal so we really should not even be discussing it. If anyone wants to second it that is where we should be right now and then discussion. **Director Keisling: “I will second it.”** President Moore: “Ok. Would you mind reading it back again?” Director Lewis: “Ok. I propose that we deny all requests for new lot-front lot development. Lake-front, I am sorry. Say that again. Deny all requests for new lake front lot development.” President Moore: “And we have a second from Tom. All in favor of that motion say aye.” Director Hildebrandt: “Can we have a discussion?” President Moore: “Yes we may.” Director Hildebrandt: “Sandra, I am not ready to vote yes on that because I think we need to look into it more.” Director Lewis: “You just told everyone in this room you agreed to not build new lots on the water. So, now you are changing it.” Director Thornton: “In front of existing homes is what my intent was. I think there are other places around the lake. Ten years from now, I would not do that. I would say no. I would make a motion to turn down any proposals on these specific properties that have been brought up.” Director Hildebrandt: “Currently designated public use areas.” Director Lewis: “Well that does not include drain off areas or other areas. That does not protect the other areas. Both of those areas that were considered to build on were not public use. They are drainage. Well you can call every blank spot public use.” Director Thornton: “That is right.” Director Lewis: “So, what are you objecting too?” Director Hildebrandt: “Well there is a ton of shoreline that is currently not used.” Director Lewis: “Put your money where your mouth is. You guys all said you agreed to this. Are you or are you not?” Director Thornton: “I am not backing up. I never said I was in favor.” Director Lewis: “Are we going to vote?” **President Moore: “All in favor of this current motion say aye.” Director Lewis: “Aye.” Director Keisling: “Aye.” Director Hildebrandt: “Aye.” President Moore: “Aye.” Director Thornton: “Aye.” President Moore: “All opposed say no. Motion passes unanimously.”**

Director Keisling: “I would like to make a motion to pursue the next board meeting this injunctive relief that Michael is talking about to get this set-in stone.” Director Lewis: “I will second that.” President Moore: “All in favor say aye.” Director Lewis: “Aye.” Director Keisling: “Aye.” President Moore: “Aye.” Director Thornton: “Aye.” Director Hildebrandt: “Aye.” President Moore: “All opposed no? Motion passes unanimously.”

OLD BUSINESS: ADA BATHROOM AT THE MARINA

President Moore: “Ok. Let’s move on to item six a, which we pretty much just answered. Six b. Discuss and consider the ADA restrooms. Brandon.” Brandon Powell: “Page two is what Eric sent me for the plans for the ADA restroom. We will have to send it out for bid to have someone come out and build it if we wanted to pursue it.” President Moore: “My first question about that is are those definitive enough plans to build a building with? Since I am not a builder and I don’t know anything about plans.” Director Thornton: “Oh yea.” President Moore: “Could we put that

out for bid?" Director Thornton: "You would have to. Is that what we want to build and is that where we want to build it? President Moore: "We started this fox chase about a year ago based on a complaint that came from somebody. We have heard nothing in that arena in at least six or seven months." Director Thornton: "We went through management changes and a lot of stuff and we could never get this to the table. Remember? It never got on the agenda because we never had a full plan to look at or a cost estimate. We never had what we needed to make decision." Director Thornton: "We had plans drawn and have seventeen thousand dollars in invested in plans." President Moore: "Warren had plans drawn that was a complete re-fab of the old bathroom which was one hundred and fifty-thousand dollars plus. But, right now we have Eric Williams plans in front of us." Director Hildebrandt: "This is not a full building plan." Director Thornton: "That is an elevation and a floor plan. You can build that." Director Keisling: "Didn't he do a full-set? I thought I saw them." Director Hildebrandt: "My suggestion on this is we are coming into our slower season and we are fixing to talk about our budget. Let's figure out our budget and make sure where we are at and that we fill comfortable with it and talk about it as a winter project. Brandon was going to have conversations with Steve about schedules on the restrooms at the Marina currently. I know you have talked to him a little bit." Brandon Powell: "They have been cleaning them in the evenings as far as I know. He takes over at 1800, excuse me 6:00 pm. And then he takes over." Director Keisling: "Roger that." President Moore: "Are we currently complaint or not down there with ADA?" Director Hildebrandt: "We have ADA port-a-johns." Director Thornton: "You know it all goes back to the original agreement with Steve that was harelipped from day one. Why would we want to take care of his bathrooms and his business? That has never been right. And now we are going to do another mistake and spend, if it is supposed to cost us 50 it will probably cost us 70 and build something there that we have to maintain adjacent to the bathrooms he should be maintaining." President Moore: "Can we be compliant in another way? Director Thornton: "Well we are compliant." President Moore: "We have better ways to spend the money." Director Lewis: "Yes." Director Thornton: "We just keep compounding this." President Moore: "But, we paid for a full set of usable plans for a contractor and we should get them unless the issue comes up again." Director Thornton: "This is small but you blow this up and it is a set of plans. You can build that." Director Hildebrandt: "Yes, but he should have plumbing and electrical and all that." Director Thornton: "I am sure he does." Director Keisling: "I know I have seen it." President Moore: "Are you sure it was not planning to remodel the existing bathroom?" Director Keisling: "I think it was this guy. Call him and ask for a full set of plans."

OLD BUSINESS: CAMPGROUND UPGRADES

President Moore: "Let's move onto C. Discuss and consider campground upgrades." Director Keisling: "I put that on here. We have sold these lots up there and got one hundred and eight thousand or something. We have talked and talked for years. I have barked and barked that we need to upgrade our campgrounds. Well lets pull the trigger on some of this. My suggestion is; one area I see that is a big problem in the campgrounds is the area where you drive up to the ATV trails. We put crushed asphalt and thought that might help. What happens is the dirt goes right over to the campers. It has not worked." Brandon Powell: "One issue we found that during that rain is we have a trench that actually runs behind those campgrounds and it is full of trees and leaves and all that stuff. My guys are actually, once it dries out a little bit, going to clear that out and trench it again. We just have to rent a small excavator. Small enough to get in without cutting down a bunch of trees." Director Keisling: "I would like to see us asphalt that area right there. At least start there." Director Thornton: "From that road back to the left to campground A where we are charging for camping; that is a mud bog if you have a big RV. Well we need to start somewhere and I would like to see that be our starting point. I would love the campgrounds to all have asphalt. That is a big project and a lot of money. I would like Brandon to get some ideas and a cost on that. At least start there. Then maybe we can figure out a way to do the rest of them." President Moore: "We can always identify or allocate so much money a month out of the operating fund to put in a special fund to get it done. It may not be." Director Keisling: "We kind of have that fund in the infrastructure fund or the lot lease fund. That is what that was for, since I have been around is for capital improvement projects. Not for payroll." President Moore: "It may not be enough. We don't know. We don't know what it is going to cost." Director Keisling: "Let's explore that option and get off high centered because I have been wanting this for years." Director Hildebrandt: "You are talking about the main road going up to serve the ATV's from the street." Director Keisling: "Yes there is a pavilion over there, but what happens Casey is if you go down there and watch is those guys haul ass through there and that dirt goes right over the campgrounds and that is not fun. We need to think of our guests." Director Hildebrandt: "I don't know if it is possible Brandon, if we had somebody doing that paving. The two lift stations along the road are leaning the wrong way. If it would be possible to fix that. They are leaning away so you are trying to get your stuff to go up hill." Brandon Powell: "We could actually just lift that up with hot mix." Director Thornton: "If you are coming they are the wrong way. If you are leaving they are the right way." President Moore: "You can't have it both ways." Director Hildebrandt: "You have to run underneath the camper and to up." Director Thornton: "I think we know what we need to do. This number is not right. We know we got about \$100,000 that we got to pave pretty quick. We need to get a price on Paving per yard and then we can take that and get a pricing

same time on what you're talking about. So, two bids. I think it would be easier I got to get an overlay bid and get a price per yard on overlay and get a price for the base and the asphalt on the ATV trail road. You should be able to get that before the next meeting and make a move on it. That will take care of two hundred thousand dollars." Director Keisling: "We are not going to use the paving fund for the campground." Director Thornton: "No. But that is one hundred thousand dollars and that project you just proposed is going to be around that. That is two hundred thousand dollars we are fixing to suck out of the account. Just so everybody is clear on that." President Moore: "Ok. Let's move on to new business."

NEW BUSINESS: DAVID HAMILTON REQUEST TO RENT HOME

Audience Member David Hamilton: "My Request is not as controversial as the last one." President Moore: "Well you never know." David Hamilton: "We are now going to volunteer for a church for a year and we found a young couple with two children and one on the way. We want to rent the place. We went to read it to them we don't want to leave it empty. We have a manager. We have a manager who lives right next door. We will come back to the lake and we would like approval to rent the house for the year." President Moore: "Can you allow us to have a copy of your lease?" David Hamilton: "Sure." **Director Thornton: "I know for fact there's never been an issue with the property condition or the lease term so I make a motion that we allow it."** President Moore: "Is there a second?" **Director Keisling: "I second that."** President Moore: "All in favor say aye." **Director Lewis: "Aye." Director Hildebrandt: "Aye." Director Thornton: "Aye." Director Keisling: "Aye." President Moore: "Aye. All opposed no? It is approved unanimously."**

NEW BUSINESS: BOARD OF DIRECTORS ELECTION ON NOVEMBER 6, 2018

President Moore: "Ok. Item B concerns the election. First item is to discuss and consider approving the joint election resolution as well as the county election for election services on November 6, 2018 to elect certain board members. Number two is discuss and consider the issuing the notice of election and then 3 is discuss and consider issue the order of election. These things have got to be done. I have them right here. All we need to do is make a motion to accept these and I will sign this and get it back to Heather. Now, I can pass this around if you want to look at it. It is pretty boring." Director Keisling: "That does not have any cost in it does that?" President Moore: "No." Director Keisling: "I made a deal with them a couple of years ago and make sure they are confirming to that." **Director Keisling: "Make a motion to approve item number seven B. 1, 2, and 3." Director Lewis second the motion. President Moore: All in favor say aye." All board members: Aye." President Moore: "All opposed say no. Motion passes unanimously."**

NEW BUSINESS: ANNUAL BUDGET

President Moore: "Let's go to seven c. Discuss and consider the LCWCID budget year 2018/2019. Brandon, what are your thoughts? First of all, let me bring the board up to where we are with getting our records straight so we will have data from most of this year to do a budget from. If this is the way Brandon wants to go. Heather has got the bank reconciliations done almost up through April. She is in training now with the software company that is giving her the information she needs to do a lot of things we need to do in order to get a budget done. We are on track to get our software upgraded and so I think with discussion with Heather after this is finished she will have the bank reconciliations done up through July in the next couple of weeks. Now, I was under the misconception that financial statements could not be printed on a monthly bases until those bank reconciliations were done. That is not the case. As long as we have our transactions posted for payables, payroll, and cash receipts, then we can do that." Director Keisling: "As long as everything is in the general ledger." President Moore: I have had a brief discussion with Brandon about some options based on the timing that this is supposed to be done by, which in the last two years we had almost done right and then one of the other years was about six months late. But we have one. I am going to let him speak as to what his thoughts are and what his ideas might be about getting this done." Brandon Powell: "I have not discussed any of this with Heather. I actually got this today. As far as having a clear answer for you I am not there." Director Keisling: "We have got to get a comparable. Heather sent me some stuff last week and it was like two months. I think there was bunch of stuff that was not posted. She did not put a date range in is what I think happened. It was useless. We have got to get this year's numbers before we can talk about a budget. We have to have last years numbers for a comparable." Director Lewis: "After these two days we will be able to get a lot more." Director Keisling: "You need to get this current up to date. You should be able to print that out of the general ledger. I want to look at the expenses and the income." Director Hildebrandt: "This copy looks like it is up to date Tom. The one that is on your desk. It says as of the end of August. Whatever she has posted today." President Moore: "It shows the annual revenue today." Director Keisling: "Yes this looks better. But, just getting this today we cannot discuss this today." President Moore: "Well we can discuss procedures. Like I say, he needs to talk to Heather, but if this thing is due by the end of September and we don't come up with some type of methodology; whether it is using the prior budget and this year's actuals and adding percentages to it other than issues maybe like personnel costs. It

is going to be fourth quarter before we get it done. One thing we are going to have that we have never done before is a cash forecast for at least next March. So, these projects that we are talking about. We will know if we can afford them or not." Director Keisling: "Well this is useless also. This is not going to work. It does not have last years on it. This is not helping me to create a budget." President Moore: "Well let me finish. Let me say one other thing. I visited with the guy with Incode this morning. He is put us in touch to tell them what reports we would like to have. If you want to see the last two years actuals. Do you want to see last year's budget? Do you want to see this year's performance so far in spending and revenue? We can get that on a report and that is part of the maintenance cost we spend with them to get. So please put your thinking hat on and for the next two or three days let Heather know what columns you would like on this report." Director Keisling: "Just like we have always done. We did that last year." President Moore: "You just asked for last years, which was 2017." Director Keisling: "That is the way we have always done the budget and we have looked at last years and this year's and compared them. I am just asking to print the report. It is not rocket science. She can go in there and push the button right now." President Moore: "We will see because." Director Hildebrandt: "I thinks sometimes it is helpful or at least I have used it to do percent of revenue for your expenses so if you are projecting a higher revenue for next year or lower you can use the historical percent of revenue. Yes, over the last couple of years." Director Keisling: "Looking at these reports we are down in revenue. It is very concerning to me." Director Hildebrandt: "If these are accurate. If we are at 2.4 and I think our budget for last year was only at 2.3 revenue we might be up year to date." Director Thornton: "It is the spending that is up." Director Keisling: "It says our revenue is three hundred thousand dollars away from our actual." Director Hildebrandt: "I think our budget was 2.7 and we are at 2.0. We are off by about four. I think percent of revenue is useful." President Moore: "We are going to load this budget by month when we finish it." Director Keisling: "We have never stayed on a budget since I have been on this board. I don't know why we are going to start, but let's try to." Director Thornton: "Yes. There is some other stuff coming in this meeting that we are going to have to consider in this budget that is very external." President Moore: "Ok. Let's move on." Director Lewis: "Are we going to wait until next meeting to talk about this again, because we are going to run out of time?" President Moore: "I know. I know you don't like this but we cannot do a budget if we meet once a month. We just can't. If we can get these reports this week. You can get your guys involved significantly and come up with some numbers. So, can we assume two weeks from today we could have a budget review and minimize the other agenda items unless something critical comes up. We will schedule a board meeting for 8.28.18. We will just limit it to just budget review."

NEW BUSINESS: MICROLOGICS SOFTWARE AGREEMENT

President Moore: "Lets talk about Micrologic. Our annual support agreement needs to be signed and approved by them. It is twenty-nine hundred and ninety-five dollars per year. This is maintenance for support. This is for normal access support." **Director Thornton: "I make a motion to approve the maintenance agreement with Micrologic." Director Lewis seconded the motion. All board members voted aye. President Moore: "The motion passed unanimously."**

NEW BUSINESS: DISCUSS AND CONSIDER THE TRANSFER OF FUNDS

President Moore: "Discuss and consider the transfer of funds. All this is the transferring of operating funds that the operating funds receive from the utility bill each month which was \$6995.00 we match that and move that into the operating fund for roads." Director Keisling: "It just needs to be corrected." President Moore: "Heather knows. We know that our bank statements were not reconciled since November." Director Thornton: "It should be \$92,000.00" Director Keisling: "That Sharon girl came up with the figure." Director Thornton: "It was wrong. It was never right." Director Keisling: "I don't know Greg. She is an accountant but maybe you are better. I don't think we need any motion on this we just need to correct the situation. It is pretty easy."

REPORTS: PROMOTIONS REPORT

President Moore: "Reports. Is Mr. Clabaugh still here or did he leave? He wanted to talk about his play dock, but I guess he is not going be here." Roberta Beam: "I will go ahead and go. Ok. Here is July 3rd. I spoke with the gentlemen that did our fireworks show and Greg was wanting us to get a cost estimate on doing a longer show next year. We were going to. This is the letter I got from extreme and the cost of the longer show is on the next page. For us to do it for thirty minutes." President Moore: "July 7 of next year is on a Sunday. That is a good thing." Director Thornton: "Yes." President Moore: "That is a very good thing." Director Thornton: "We went twenty minutes this year, right? I would like thirty or forty minutes." Birdie Beam: "This year we went twenty minutes. This is the letter that he wrote. He said most of the time anything over twenty-eight minutes people lose interest." Director Keisling: "I would agree with that." President Moore: "I would too." Robert Beam: "It would be more than fifty-thousand dollars, also." Director Lewis: "July 3 is on a Wednesday next year." Director Keisling: "Looking at this report here if we extend it we are going to lose money on the deal." Roberta Beam: "This was just for one day." Director

Thornton: "Ten grand for fifteen minutes." Director Lewis: "Yes." Roberta Beam: "This was just for July 3. These were my costs." Director Keisling: "I would have to agree with him. After twenty minutes, I have lost interest in the darn thing after awhile to." President Moore: "Yes. They are all the same." Director Keisling: "You know. We are putting on a show and we have done it that way for years and years and years. If it isn't broke don't fix it. There is nothing to fix." Roberta Beam: "He said Saturday is booked, but he would recommend moving it to Friday." Director Lewis: "Why are we moving it at all? We are known for doing it on the 3rd. Why would we want to start changing that?" Roberta Beam: "I don't know. The board told me to get that. So, keep it on the third?" Director Keisling: "Might not get a lot more people this year since Reagor Dykes won't be sponsoring the City of Lubbock Fireworks show." Roberta Beam: "The Remolino Jam that we just had out here, it was 104-degree weather. He said it was brutal. So, he told some of his band members not to come so we really did not do anything as far as making any money. We did get a vendor fee and the stage paid for. We made \$110.00. As far as gate fees all he could count was about sixty people coming and going. He said next year he was really excited about having the music inside the amphitheater. He said that would be awesome because of the trees and stuff like that for next year." Director Keisling: "We got down here to where it says they have to pick up their trash and clean the venue; why don't we just charge them to clean the thing? That never works." Brandon Powell: "They also loose the deposit if it is not left the way they found it. Our guys down there and make sure it is working order. If it is not left the way that they found it they lose their deposit." Director Keisling: "What happened down here at the Cantina when it was a mess this weekend?" Roberta Beam: "That was the rain that came down. It rained the day before." Brandon Powell: "The thing with that is we have the water that comes down there. We have to get in there and trench it and make the water go around it. We need to rebuild that Cantina completely." Roberta Beam: "It had just rained the day before. So, when she got it, she came in on Friday to rent it." Director Keisling: "I used to do this for a living for years. I did not want people coming in and cleaning up because they don't do it correctly. You just charge a cleaning fee. We have the staff. If it is excessive you charge them like; Cinco de Mayo. We know that is going to be bad. It is just part of renting something and make sure we pay for our staff and all that stuff." Director Lewis: "So he is only going to pay fifty dollars. I mean that is a vendor stage fee?" Roberta Beam: "That is just that little stage in the Meadow Area. They paid fifty-five dollars to rent that." Director Thornton: "I keep saying the same thing over and over again. When people come out to come and I roll up to Lubbock." Roberta Beam: "This is the last one there." Director Thornton: "I know but, in general." Roberta Beam: "I will encourage all of them to utilize the amphitheater. The next one is the Breast Fest event. This year with the changes in the contract not everyone was getting in free with wristbands so we were able to make some money off of that one. On the expenses, these are just estimating of what we would normally charge if we let them use the Buffalo Barn and we let them use the Meadow Stage Area and we gave them twenty-five armbands. So, that is what we are out of pocket. We did not spend any real out of pocket money." Director Thornton: "So, we made four thousand dollars." Roberta Beam: "Yes. We only allow them twenty-five volunteer passes." Director Thornton: "I wonder what it did to our camping. That is only the day of." Director Thornton: "I saw the campgrounds full. I want to think it was that." Roberta Beam: "I went ahead and attached the report for that day so you could see. Maybe the gate keepers were not hitting the right button." Director Thornton: "Yes. I think it is pretty safe to say that out of \$5700.00 that most of that was." Roberta Beam: "I was there and I tried to get them to make sure to ask the question are y'all here for the BBQ. They started coming in on Thursday." Director Thornton: "From the looks of it I thought it was mostly breast feast. Maybe half." Director Keisling: "I sound like a broken record. Again, why are we giving away passes?" Director Thornton: "For the people putting on the event." Brandon Powell: "We cut it down." Roberta Beam: "Our next event coming up is the Balloon Festival. We will not have the two day passes like you have had in the past, which where you get the two days for ten dollars or eleven dollars. This year it is the same price for each day. If they want to come to watch them launch in the morning. On Saturday we are going to have inflatables for the kids, petty zoo, horses, and train ride." Director Thornton: "What did we spend on advertising." Roberta Beam: "This right here for the flier was sixty dollars. Brandon and I are supposed to get together as far as where we are going to advertise. We are going to spend some money on advertising." Director Thornton: "This is one of our coolest events. It is a cool thing. We need to help them build it." Director Keisling: "Go the Avalanche Journal and have them put you a free article in there." Director Thornton: "Do you read the Avalanche Journal?" Director Keisling: "Absolutely." Audience Member: "Who reads the Avalanche Journal?" Director Keisling: "Every day. I know you kids your age do not read it, but older people do." Roberta Beam: "I would also like your blessing to have a Chuck Wagon Cook-out." President Moore: "Sure." Roberta Beam: "The sanctioning fee is \$150.00. We will pay that and get a date on it. I was thinking since I slow season next year is around the wintertime we could have it in October." Director Keisling: "Lubbock has one and so does Ruidoso. I have a schedule when everyone has one." Director Hildebrandt: "In October watch out for Tech football games."

REPORTS: MANAGERS REPORT

Brandon Powell: "Maintenance side of things everything has been running pretty good lately. Being that it has slowed down a little bit we are able to get projects in and get some stuff done. Couple of things with our equipment we have had to send our backhoe and our skid steer in. Skid Steer was getting bad. The old one. It was all hydraulic thing. It was an easy fix and we should be getting it back pretty soon. Safety issues with it; you move the joystick to turn or lift up your bucket and it is shaking and it will just swing off to the right. That thing when in. We put a few safety things in like; over at the bridge we put a couple of poles up to keep the sides by sides and golf carts from driving over it. I did see a couple of kids standing there fishing and a side by side zipped right over there by them. There is probably not two feet in between them and that vehicle. That has been stopped. As far as maintenance, everything is rocking and rolling right now. Everybody is staying on top of it and getting everything weed eating and mowed. All that good stuff. We are starting to venture out. Some of these other areas that are a little grown up we are getting them knocked down as well. Some of the waterways and all that good stuff. August 2ND, we met with Ransom Canyon regarding this treatment plant proposal they have. According to Ransom we are at sixty percent of the flow rate. The flow rate comes from BSL. So, sixty percent of the sewage that goes over there is ours. I am giving you the quick basic rundown of what might be coming in the future. They do want to have a meeting with our board members and have their engineers explain everything as far as; how it operates, how it works, and the benefits of having this. What it can do is turn the sewage into usable water later on." Director Thornton: "Hey Brandon, you told me early we are at seventy-five percent and they are going to want the rest from us? So that is roughly a million dollars." Brandon Powell: "No." Director Lewis: "That is more than that. It looks like we are paying one third of it by the numbers." Director Thornton: "Well if it is four million dollars we should be paying a million. I am trying to figure out how we put a plan together to take care of ours where it does not really affect us. Where we don't really have to go ok here you go pass it on." Director Keisling: "Well we are going to have to go up on our fees to our residents. We are going to have to. That is just a fact." Brandon Powell: "We will be getting the numbers and figuring out how much actually comes from the camp sites and what actually comes from the residents and figure out the number as to what the actual charge is to the residents." Director Lewis: "What do we get out of that portion? Are we part owners. What say do we get. Because why are we paying for the thing itself and yes, I understand they are raising our price to use their piece of equipment. If we are paying that much money what are we getting." Brandon Powell: "They are also processing our sewage." Director Lewis: "I understand that but we get charged every month for that. We are paying a monthly charge. We are pretty much stuck, but there are other alternatives, we should be looking at what other things we could look at." President Moore: "We are." Director Lewis: "I am not hearing it." Director Keisling: "Why did they not just come to us and say your sewage rate is going to double." Brandon Powell: "It was a lot to take in. But they want to do is have a couple of board members come over to explain everything to them and then we will present it to all five and then the residents." Director Lewis: "I think all five of us should be listening to all this." President Moore: "That needs to be done in a board meeting so we can all hear it. Because even if I sat there I would not be able to explain all of it to the rest of you. Find out when they can do that." Director Keisling: "I would ask them that question Brandon. Why do you want us to pay it? Why don't you just go up on our rate. I mean I understand the pain there. They are running a business over there just like we are." Director Lewis: "What other alternatives do we have? We could pipe into Lubbock, but how much would that cost. Is that one hundred and twenty-six thousand a year for how many years." Director Keisling: "All this is; this is not a purchase. It says right here annual operating cost." President Moore: "Yes. Debt service." Director Hildebrandt: "Yes. It is just an increase and their operating costs that they are going to have to pass on to us." President Moore: "Let's find out if they can be ready to give us an all-inclusive presentation on September 11th." Brandon Powell: "Utilities side of things they have been pretty busy. They have been cleaning all of our lift stations to make sure the wiring and all that stuff is good to go. Getting all of those cleaned out and flushed a few lines. I don't know if you have noticed but the spring by old gate has been cleared out. Evidently there is a pipe that goes across the road and they got that all cleaned out so that spring can actually run. Other issues that I noticed was flooding around the lake. We are going to try and create some drainage around those areas so we don't have water standing on the roads. That was a mess with that amount of rain. As far as the gates, I had Paula bring up some concerns that she had. I actually witnessed some of this as well. One of the concerns on there is residents parking out here and running the family pass out to other people and they using it to come in. We have got gate codes that are being used with boats. We have a line and Paula is dealing with customers and she can't go out there at the Kiosk. The gate codes we don't know where they are coming from. The codes are being used for camping. The issue that we did encounter was our codes were being sold in town. We caught that and that person's codes were suspended. This was an issue we had on fourth of July. We had a ton of people coming in through the residents gate and they were all using codes to come in." Director Keisling: "Maybe we should not let them us codes at the resident gate." Brandon Powell: "Paula recommended giving white tag with codes." Director Thornton: "Tom called me and we think that every resident should be issued four passes for July 3rd. That cost us a lot this year. You buy those lessons and we bought that one." Brandon Powell: "That is the issue because the codes are being sold in town and they

don't know what house they are coming to." Director Keisling: "Don't allow codes at the kiosk any longer. We don't need to allow people to get in through the kiosk with a code." Brandon Powell: We are looking at building our own breakaway system that snaps back and the gate keeper can pop it back in place. I did resident inspections yesterday and some houses that need repairs. Most are unregistered boats and cars. A few places need paint and picking up the house. I want to go door to door. That's it for me." Director Thornton: "That is one of the most valuable tools we have is to make people take care of their property." Brandon Powell: "If I do need to send out a notification letter that verbiage will be found in that notification letter or make it easier and make a copy of it and put it in the envelope with the pictures." Director Thornton: "The other thing I have harped on is treating everyone exactly the same. Nobody gets a free pass. You have elderly people that you need to handle with cotton gloves and then you have people that park their junk out here because they live in Idalou and that is where they want to keep it. That is a whole different scenario." Brandon Powell: "So, with those that are unable to manage these properties and take care of them on their own; how would you feel about our staff helping out after business hours." Director Thornton: "I am alright with it in business hours." President Moore: "No. They can't work during business hours." Director Lewis: "No. We can't do it." Director Thornton: "If you have someone who is eighty years old and they physically cannot do it and they are on a fixed income. We own this property. It is not something." Director Lewis: "It is not our personal business and we have to run it like it is a Government entity. We cannot do that because we are going to get into trouble for doing that. So, if you want to help someone I am all for helping everyone out here. I will give my time, but not these people." Audience Member: "Residents will be willing to help out if someone was in need. Yes, that is what the Residents Improvement Association is for." Director Thornton: "We used to have a newsletter, Amy and they stopped doing that and that is one reason I started the pond. I don't mind making Brandon the administrator of the pond. That is just for open communication. It is not for hammering people." Audience Member Amy Delavan: "That would be good for someone in need. You would not want to name any names." Director Keisling: "I think you could go to the resident's association and maybe the church over here and say hey these people need some assistance." Director Lewis: "Maybe the Buffalo Meals would help with some of these things." Director Keisling: "Well, resident's association down there that have a lot of people that would care and help and the church and maybe the fire department even." Director Thornton: "I guess I really did not finish my thought. I was not saying we do it for free. If you own one hundred rent houses and you got someone that won't mow their grass or can't mow their grass. You don't mow it and do it at a cost plus. I am not saying doing it for free. Nobody wants to work after work when they are not getting paid. That is not the goal here. We can take care of our property. If we have to mow somebody's property and haul some junk. We have the equipment and we have the manpower. We are ultimately responsible for it. You can send them a bill. You can talk to them prior to it and give them the opportunity to take care of it or we can take care of it." Director Keisling: "That is the worse case scenario. Send out letters and see what happens." Audience Member: "I want to know if they lose their lease what is the process? How long do they have before?" Director Thornton: "They have awhile. They get a letter and thirty days to respond to the board. They can come up with a plan and you get another thirty days to initiate it and we have had people come in here and ask for another thirty or forty days." Director Keisling: "We have addressed a lot of issues." Director Lewis: "We corrected a lot last year actually." Audience Member: "You know the City of Lubbock sends notices and bills you. They just go clean it up and bill them for it anyway. Even if someone does not have a lot of means. The City goes and cleans it up and bills them for what they did." Director Keisling: "They give you two weeks to correct and if you don't they will come and mow it for you. I have got a ton of those letters over the years on my rent houses and stuff like that. It is two weeks." Director Thornton: "I feel pretty confident in Brandon's ability to handle this." Director Keisling: "You have got the older people and you can have some compassion for them." Director Lewis: "It is really hard because you have someone that is not well and can't handle it and you would like to be able to help them. You can charge them a fee appropriate, but then the minute you do that you are going to have others that are just away. So, they will say they got their lawn mowed for one hundred bucks and that is cheaper than I can hire someone and it is hard to balance that and make sure we are not taken advantage of as well. We have to run it like a business, as sad as that is. Maybe our workers want work after hours and could be hired on the side." Director Thornton: "I don't want to ask someone who works out here to work for free." Director Lewis: "No I am not saying work for free." Audience Member: "Brandon could talk to the association and let them know that someone needs help. I am sure there are plenty of residents out here who would pitch in and do stuff for them." Brandon Powell: "Even if I have to come out here and do it I will do it. I have no problem coming out on the weekend. I have three boys that need something to do."

EXECUTIVE SESSION

President Moore: "We are going to move into an executive session now. If anything is discussed in there that needs a motion we will come back out here and make that motion. You are welcome to stay. We also have public comments after this executive session. Thank you for being here and we hope to see you again."

REOPEN IN REGULAR SESSION AND TAKE ACTION IF NECESSARY.

ADJOURN

President Moore: "I am opening up the regular session at 1:15 pm on August 14, 2018 and I need a motion to adjourn." Director Thornton: "I make a motion to adjourn." Director Lewis: "I second that motion." All board members voted aye. President Moore: "The motion passes."

BILL MOORE, PRESIDENT

DATE