



LUBBOCK COUNTY WATER CONTROL & IMPROVMENTS DISTRICT NO. 1

9999 High Meadow Road – Lubbock, TX 79404
Administration Office: (806)747-3353 – Fax: (806)747-3714

Minutes

CALLED MEETING OF THE BOARD OF DIRECTORS TUESDAY, OCTOBER 8, 2019

The Lubbock County Water Control and Improvement District No. 1 (LCWCID) Board of Directors met in called meeting on TUESDAY, OCTOBER 8, 2019, 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

1. CALL TO ORDER AND INVOCATION:

President Moore called the meeting to order, at 9:00am. President Moore gave the invocation.

2. ANNOUNCEMENT OF QUORUM:

President Moore called a Quorum with all five board members present,

Casey Hildebrandt, Vice President
Gary Satterwhite, Director
Tom Keisling, Director

Greg Lewis, Director
Bill Moore, President

3. Public Comments:

Robin Bachman – Since our property has been surveyed 4 times since 2013 and nothing has changed and the survey shows that we are in our boundary rights, we are requesting a fence be put up between us to give each party on both sides' privacy. No more property damage, no more harassment or intimidation plus giving protection also no more board meetings, police calls, because right now the way the previous lake board president set it up because Mario and Ruth went to him because they did not like the way it was set up which was not a shared driveway because of the way the driveway is on our property and the flag stone was not made to be a driveway. The previous board president voted on it to be used for them used for them to use as an ingress driveway only. I asked the previous board president to step back from the issue and not vote on this because it was a conflict of interest for him to be involved because he and Mario do business together outside the lake. The previous board president voted anyways and forced us to follow what was put out by them on guide lines on the use of the driveway. Since then there has been nothing but problems, the neighbors did not follow what was put out by the board. The continued to block the driveway and numerous of other things. Our sewer line goes down that driveway and Laverne told me not to drive my pick up on that side because of the weight of my truck. When we call Stewart to enforce what the board put out, he says it's a civil matter and to go back to the board when we go to the board the board is saying call Stewart. We are caught in the

middle. There is not enforcement going on, it is not healthy or safe environment. Even Mario suggested a fence between us, we would like to put up a wood fence to match our deck and it would match the wood fence between Mario and Taylor. They have access to their property the stairwell and the cement parking out front that they had done. On February 4, 2013 Director Keilsling looked at the survey and saw no driveway.

Mary Miller – I have read many years of board meeting minutes on line and it is my understanding that the current board of directors are not compelled to abide by a previous board's decision if there are compelling circumstances or if there is evidence that the previous board didn't have sufficient evidence to warrant their decision, a very large portion of the information given to the previous board was false and/or fabricated. The driveway surrounding our house is asphalt pavement. That asphalt pavement never extended to lot 73. Instead, there was a flagstone walkway placed at the top of the stairs leading up to the walkway. At the time., that was the only access the previous neighbors had to walk up to their property. This flagstone walkway was not constructed to withstand the weight of vehicles. It it's a covering that goes directly over our sewer line. Since Mario and Ruth have been using it to drive their cars and trucks on it, the flagstone walkway has sunken in. If the previous board had consulted an engineer prior to making their decision of proclaiming it a shared driveway, they structurally sound enough to withstand vehicular traffic. In order to prevent further damage to our property from Mario and Ruth backing their golf carts and their four wheeler into our brick wall and to stop the harassing and threatening comments from Mario and Ruth and their guest, Robin and I respectfully request that the current board reverse the previous board's decision of mandating that our driveway be a shared driveway. We would also like to respectfully request the opportunity to have a fence build on the property line between Lot 72 and Lot 73. If we are allowed to build a fence, there will be no more reason for police calls, no more reason for complaints called into the office staff, and most importantly, no more reason to have board meetings to resolve this issue. This will put a stop to this nonsense and madness that has been going on for over seven years. A fence will allow Mario and Ruth privacy on their property and it will give Robin and myself the safety and respect that we feel is deserved to residents of this lake for over 20 years.

Ruth Zavala – As stated by them yes this is a shared drive way, as stated in previous board meetings. Shared drive ways are to be shared and on the bottom of the lease agreement that everyone has signed it states there that is has an easement a clause that states that it will be shared and that there is no reason why anyone should block these driveways. This is ridiculous the driveway that leads up to our house is our original drive way. Because our house was built before their house. They have another drive way where they can go up to their house. We have no driveway and like I stated at the first board meeting 7 years ago. That we need access to that driveway for in case of emergency's for taking furniture up and down the stairs for groceries for any access for really any reason we may need, yes we do have a walk way but if an ambulance if every we were to have an emergency the paramedics wont be carrying us down the stairs, I don't want to be carried down the stairs, I would like to be driving down. We have never called the police officers, she has always been calling the reason we called this last time, is because she has been picking up that flat rock that she is talking about. There is no reason for her to even mess with that because that piece right there, is only given us access to our property, not to her property she has her own way to get up there. That little piece right there, there is no reason for her to be touching it. Because that little piece leads to our house. All we are asking, that we will fix it if this limestone like she states is not being able to withhold the pressure we will put some cement or whatever needs to be put on there. We will pay for it out of our pocket, this is not concerning the driveway she has camera there are facing again to our house Stewart has already told her that she needs to face them out to the lake and she's facing them to our house again. When we pass through our kitchen window door that camera flashes because she's taking pictures of our house. We are just ready to be done with this otherwise we are filing harassment charges.

4. Approval of Minutes

A. September 10, 2019

Director Hildebrandt made a motion to approve the minutes of September 10, 2019 Director Satterwhite seconded, the motion passes unanimously.

5. NEW BUSINESS

A. Discuss and Consider Resident Gate Codes

The board discussed options on tracking the guest codes better, the kiosk resident gate will no longer except gate codes. All lot numbers need to be written on all gate codes as they are purchased.

B. Discuss and Consider Plat for Lot 72 & 73

Moved to executive session

C. Discuss and Consider Increase in long term camping rates

Director Satterwhite made a motion to discuss long term camping, Director Lewis seconded, the motion passes unanimously. Director Hildebrandt made a motion to raise long term camping rates to \$475.00 per month beginning November 1, 2019 Director Satterwhite seconded the motion. Director Hildebrandt modified his motion to December 1, 2019 to raise long term camping rates to \$475.00 effective date. Director Satterwhite seconded, Director Keisling aye, Director Lewis aye, President Moore nay. Motion passes with a four to one vote.

6. OLD BUSINESS

A. Discuss and Consider Reservation System

Mr. Powell discussed the issues with the reservation system and how we could develop a system on our own that would be the most cost effective for the lake.

B. Discuss and Consider Budget

Director Lewis made a motion to discuss the budget, Director Satterwhite seconded, motion passes unanimously

The board discussed and made adjustments to the budget; the adjusted budget will be presented at the November 5th board meeting for voting approval.

7. REPORTS

A. Finance Report by Heather Purcell

Mrs. Purcell discussed the finances for the month.

B. Promotions Director Report by Brandon Powell

Mr. Powell reported for the promotions department on the upcoming events.

C. Police Department Report by Chief Naron

No report given

D. Managers' Report by Brandon Powell

Mr. Powell gave a list of all maintenance and ADA projects.

8. EXECUTIVE SESSION

Adjured for Executive session at 11:30am

A. Section 551.074, Personnel

B. Section 551.0725, Contracts

C. Section 551.072. Deliberations about Real Property

9. Re-open in Regular Session and take-action if necessary

Re-open at 11:30am

Director Keisling Made a motion to approve Brandon to build a new maintenance facility with a cap price of 62,500, Director Satterwhite seconded the motion, Motion passes unanimously.

Director Lewis made a motion to resend a motion previously passed of March 13, 2013 because of incorrect information, would like to resend that and just allow it to be Lot holders every Lot holder has equal right to use their lot as deemed as a lot lease holder. So that the motion would be to resend because of information that was incorrect and not proper we have new information, so the motion would be to resend the March 13,

2013 motion. Director Satterwhite seconded the motion passes unanimously. Director Lewis made a motion to amend that motion to the wording be for lot 72 and Lot 73 driveway to be added into t0. hat motion and I will give documentation that is open to anybody who wants to open records come see it. Director Satterwhite seconded the motion passes unanimously.

10. Public Comment:

No public comments

The Board of Directors will allow individuals to speak to the Board. The time limit is two (2) minutes per speaker. The Board may not discuss these items but may respond with a factual or policy information.

11. ADJOURN:

Director Lewis made a motion to adjourn Director Satterwhite seconded, the motion passes

Bill Moore, President
Lubbock County WCID No. 1

Date