

**BSL**  **LUBBOCK COUNTY WCID NO. 1 BOARD OF DIRECTORS MINUTES OF JANUARY 14, 2025**

**1. CALL TO ORDER AND INVOCATION**

- 1.1 Director Garner called the meeting to order.
- 1.2 Director Stephens gave the invocation.

**ANNOUNCEMENT OF QUORUM**

Board Members Present: Kade Garner, Doug Parsley, Ashley Ramirez, Teresa Stephens

**2. PUBLIC COMMENTS**

No Comments

**3. APPROVAL OF MINUTES**

**Director Parsley motioned to approve the minutes from the previous board meetings which were held on December 10, 2024, and December 23, 2024. Director Ramirez seconded the motion.**

**4. NEW BUSINESS**

**4.1 Discuss, Consider, and Take Action for Lot 12 Roberta Beam tree removal. Director Parsley made a motion to open a discussion for tree removal on lot 12. Director Ramirez seconded the motion.**

The resident is not allowed to remove trees but may trim them up to a height of thirteen feet. If the resident wishes to have the trees removed, they will need to install an engineered retaining wall.

**Director Parsley made a motion to approve these terms. Director Ramirez seconded the motion. The motion passed unanimously.**

**4.2 Discuss, Consider, and Take Action for New Board Meeting hours for the district.**

**Director Parsley made a motion to open a discussion about changing the hours for the board meeting. Director Ramirez seconded the motion.**

The board of directors discussed changing the monthly board meetings from 9:00 a.m. to 6:00 p.m. for the next two quarters to determine if this time adjustment would make it easier for more people to attend.

Kristy Doss and Tom Keisley were both recognized by the board and given the floor to speak for two minutes.

**President Garner motioned to change the board meeting time to 6:00 p.m. for two consecutive quarters from April 2025 through September 2025, after which it will be re-evaluated. Director Ramirez seconded the motion. The motion passed unanimously.**

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**4.3 Discuss, Consider, and Take Action for LCWCID # 1 Police Department Grant Resolution for a patrol vehicle.**

**Director Stephens made a motion to open a discussion of the Grant Resolution for a patrol vehicle. Director Parsley seconded the motion.**

Sgt. Stone presented the board of directors with the Grant to get signatures from President Garner and Secretary Director Parsley to start the Grant Resolution process.

**Director Parsley made a motion to approve and sign the Grant Resolution. Director Stephens seconded the motion. The motion passed unanimously.**

## **5. OLD BUSINESS**

**5.1 Discuss, Consider, and Take Action for signing the signature pages for the Emergency Operation Plan.**

**Director Stephens made a motion to open a discussion on the signing of the Emergency Operation Plan. Director Ramirez seconded the motion.**

The Board of Directors discussed the details of the Emergency Operation Plan.

**Director Parsley made a motion to sign the signature pages of the Emergency Operation Plan. Director Ramirez seconded the motion. The motion passes unanimously.**

**5.2 Discuss, Consider, and Take Action for Lot Lease Violation/Property Clean-up**  
**Director Parsley made a motion to open a discussion on the lot lease violations and clean-up violations. Director Stephens seconded the motion.**

Tish Simmions gave an update to the board of directors regarding violations of lot leases and the status of clean-up efforts. She discussed:

1. **Lot Lease Violations:** leaseholders that have failed to comply with the terms of their agreements.
2. **Clean-Up Notifications:** Notices that were sent to those who have violated property maintenance rules or failed to clean up their lots as required by the lease agreements.
3. **Communication and Compliance:** The current status of communication with leaseholders, including how well they are adhering to the rules or cooperating with the required clean-up efforts, and any ongoing steps being taken to ensure compliance.

China Graves of lot 62 was present and addressed the board on her clean-up and repair plans for her property and time of completion.

Tom Keisling was noticed by the board and given the floor for 2 minutes to speak.

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The board will follow up and re-evaluate at the next board meeting.

**5.3 Discuss, Consider, and Take Action for the Purchase and/or Replacement of the fuel pump at the Marina.**

**Director Ramirez made a motion to open a discussion on the purchase and/or replacement of the fuel pump at the Marina. Director Parsley seconded the motion.**

Brandon addressed the board of directors with a detailed analysis of the purchase of the Marina gas pump, focusing on both the costs and the benefits.

**Costs:**

**Purchase Price:** The initial cost of the gas pump, including any necessary accessories or upgrades (e.g., payment systems, fuel, etc.).

**Installation Costs:** Expenses associated with tank storage and any infrastructure adjustments (e.g., plumbing or storage).

**Benefits:**

**Environmental Safety:** The maintenance staff would be able to monitor the gas pump more effectively. Reducing the risk of fuel spills or leaks into the water, which could harm the local ecosystem.

**More Customers/Revenue:** Having an efficient, affordable, and convenient gas pump for golf carts, ATV/UTV, and boats/jet skis, leads to an increase in fuel sales.

**Director Ramirez made a motion to move forward with the purchase of the gas at the Marina. Director Parsley seconded the motion. The motion passes unanimously.**

**5.4 Discuss, Consider, and Take Action for Campground S Proposal Concrete pads.**

Brandon presented a proposal/update to the board of directors regarding two key projects at the campground:

**Shoreline Work at Campground S:** Brandon suggested focusing efforts on improving the shoreline of Campground S before starting the installation of concrete pads.

**Concrete Pads Project:** Brandon and Butch provided the board with detailed information about the concrete pads, as part of a campground infrastructure upgrade. They discussed:

**Phases:** The project is broken down into stages, addressing different areas and types of work required.

**Cost:** The financial implications of the project, including materials, labor, and any additional costs.

**Timeline:** A proposed schedule for when the concrete pads might be installed.

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**Director Parsley made a motion to move forward with the Campground S concrete pads. Director Stephens the motion. The motion passes unanimously.**

**6. REPORTS**

- 6.1 Finance Report by Heather Purcell
- 6.2 Marketing Report by Shayna Kirby
- 6.3 Police Department Report by Cheif Jones
- 6.4 Customer Service Report by Tish Simmons
- 6.5 Managers Report by Brandon Powell

**7. EXECUTIVE SESSION**

The executive session was adjourned at 12:02 p.m. and reconvened at 1:31 p.m.

**8. PUBLIC COMMENT**

No Public Comment

**9. DISCUSSION ITEMS**

The board of directors agreed to add the following items to the next agenda for discussion: expanding tent camping to other areas and reevaluating gate/RV fees.

**10. ADJOURN**

Director Parsley made a motion to adjourn the meeting. Director Stephens seconded the motion. The meeting adjourned at 1:33 p.m.

Kade Garner President \_\_\_\_\_ Date: \_\_\_\_\_  
Lubbock County WCID No. 1