

2019 BOARD MEETING MINUTES

November 21, 2019

Attend: John I., Marcus M., Scott B., Ray K., Deon B. Larry J. Robbie K., Mike S., Juan C., J Harmon,

Call to order: 6:30 p.m.

Minutes: Approved 6:31

Presentation by Mark Long from FCB. Gave a brief presentation about fund raising on Lake McQueeney. Discussed how Dunlap can do the same. Expressed how we all need to work together as a lake system so all of the GBRA lakes stay intact. A check was presented to the PLDA as a contribution to the fund raiser.

QA Public:

- Question if we did get all of our paperwork submitted. Answer is Yes.
- Still shooting for May.
- Question about fund raiser. Is it going toward engineering? GBRA is doing the engineering but it is to supplement other fees.
- Explanation of how we have already started depleting our funds and the fund raiser is building our kitty back.
- Question about dealing with the trees. We do not have an answer on this. It sounds that owners are taking matters into their own hands.
- Question about the GBRA water rates. We have nothing to do with that. Hydro? All we can say is we are supposed to get the gross profit.
- Question on the engineering report. First report was rejected by GBRA. 30% report to be delivered in December followed quickly by a 60%. December 6th is when we are supposed to see it. Special plans being put in place by engineering for flood contingency.
- Lake owners will have some input on contractors for the construction.
- Question on who is in charge of dam operation. GBRA is in charge of that.
- GBRA will use their credit rating to secure the bonds for us.
- J informed us that a rough draft on a construction contract are in talks.

Fundraising campaign: Larry noted that we are very close to meeting our mark. Large contribution of 10K by FBC Raised to date \$94,456. 150 donors.

Voter Informing Plan: Larry gave a presentation of our water district map. Trying to determine amount of polling places.

Treasury Report: Approved 7:50 Up 69k in checking. Pay invoice of \$3,179 for filing fees.

Dam repair Report /Water District update: Covered in the question period*

March Town Hall Date: March 18th Wednesday

Old Business: none discussed

Adjourn 7:50

October 17, 2019

Attend: John I., Marcus M., Scott B., Tucker H., Robert S., Ray K., Deon B., Doug H. ,Larry J.

Call to order: 6:30 p.m.

Minutes: Approved 6:32 *Added J to the roster for last week.

QA Public:

Will HOA with water front property be taxed. Answer if it touches water will be taxed. Question about water district board. Answer is elected 4 year term members.

Property owners can be on the board but only resident owners can vote on upcoming election.

Do we have a list of potential voters? Answer is yes.

Concerns about people with fixed incomes. Tax district could possibly look at hardship land owners.

Web Report: No report

Treasury Report: Moved 10k. Paid \$1400 for the hats made \$3600 made - approved

Dam repair Report: hope to see 30% of engineering report by end of month

Town Hall Meeting recap: went well. Must have hard numbers for next meeting. Planning on being a district meeting.

March Town Hall Date: March 18th Wednesday

Water District update: Most questions answered in the QA. Petition has been put in the hands of Comal and Guadalupe

Web for voting info: Offer to set up an information portal on website. Larry offers to keep the website up to date. \$275 for first year and \$35 per year to update. Basically a WCID web page beginning. Motion to approve funds approved 7:20 by board.

Old Business: Ray discussed the possible campsite on the lake. Looks like work has started.

New Business: none at the time

Fundraising campaign/letter: Entered into executive session 7:26 Fund raiser letter approved.

Adjourn: 7:40

September 19, 2019

Attend: John I., Marcus M., Scott B., Tucker H., Robby K, Robert S. Mike S., Ray K., Deon B., Juan C.

Call to order: 6:30 p.m.

Minutes: Approved 6:33

QA Public: J gave a brief update to where we are now on the WCID. Informed what next steps we will do with City of NB as well as issuing public notice of actions. Outline that TCEQ gave us was explained. Questions on how much other entities will contribute to our funds. At this point, we are not at liberty to discuss. Questions on asking about taking bids on project. Goal is still December 2021. Question on keeping weeds down...GBRA will get with TPWD about foliage control. Final cost assessment will have to be known before the vote.

Treasurer Report: Spent \$20,851.39 last month. \$16+k on HMT Approved 7:06

Web Report: email process cleaned up

Dam Report: Update everyone on Town hall meeting. Post cards being printed to send out to members to bring to the meeting. Board approved expenditure for cards. Money for hall rental/security/etc. for town hall. \$5000 we saved on HMT should be given to Shawn at Precision to go through and cut down the stumps. Motion made and approved.

Questions posed on dredging. Something to discuss at later date with GBRA

Weed Mat Report: Laying off a bit until the dam funding is arranged. Have not given up but put on the back burner.

Old Business: Fund raiser needed. Possible small donations at first but big donations after "budget" is set. Ball caps for meeting. Motion made and approved.

New Business: Ball caps for meeting. Motion made and approved.

Executive Session: 7:20 – 7:50

Adjourn: 7:50

August 15, 2019

Attend: John I., Marcus M., Scott B., Tucker H, Brookes K., Robby K, Larry J., Robert S. Mike S., Ray K., Doug H.

Call to order: 6:30 p.m.

QA Public: J spoke to the guests about what he has witnessed about the dam failure. He gave warnings about safety of the dams that are still in operation. Spoke of challenges we are having developing the district. Multiple counties and towns to deal with. Meeting with GBRA today. Decision made to drain the lakes for public safety. If inspection is good, the lakes will be raised. If not, the lake will stay down.

TCEQ meeting (Larry and attorney). TCEQ is open to working with us. Timeline looking like May for approval. Must be a lakefront owner and be a registered voter for Guadalupe or Comal to vote for district.

Questions below from audience.

- Will the lake return to previous level? We are working on the funding of the dam at the time and not as much the design.
- Weed control? GBRA is trying to work with Parks and Wildlife on weed control. Clear to clean property in front of your property.
- How much land to GBRA control of lake bed? GBRA owns lake bed. No permits at time for temp docks.
- How much is GBRA going to contribute? At this point, we need to find the total amount before we see how much anyone needs to contribute.

Minutes: Board Approved 7:44

Treasurer Report: Few dues collected. Account down \$548 Approved 7:45

Web Report: some complaints of not getting emails from web questions

Weed Report: Alan S. Plan to have weed boat spend a full day on the pond and gather data to take back to the city.

New Business J brought up the point of a possible funding drive. PLDA does still have funds but we know that the money will be getting used (legal, operation expenses, etc.). Possible drive like McQueeney has. Possible **Go Fund Me**

Executive Session: 7:50 -8:18

Adjourn: 8:18

JULY 18th, 2019

Attending: Joe B., Brookes K., J Harmon, Tucker, Deon B., Marcus M. John I., Ray K. Robby K. Larry J.,

Call to Order: 6:30pm

Minutes: Board Approved @ 6:38

Dam repair progress and public discussion: J informed the guest on the progress that has been done to complete the paperwork that will create the water district. Larry and J answered questions from the guest. Larry spoke about a petition that was created by PLDA that will need 75 landowner signatures in order to move forward with creating the water district. J spoke about the taxation and what it may cost per linear square foot. Larry gave an agenda for the completion of the water district. J stated that PLDA is working hard with GBRA to resolve the issue. J stated that GBRA will not be lowering the other lakes as of now. Larry spoke about property value and how it will affect the landowners.

Took 5-minute break to allow guest to sign petition.

Meeting was called back to order at 7:35pm.

Treasurer's Report: Board approved @ 7:38pm

Web Report: Deon stated that our web creator has been going above and beyond. Larry stated that he would like to take over the website. Board agreed to table the idea of Larry taking it over until they speak with Ashley (Web Creator).

Weed Mat Report: Deon stated that the weed mats are worse around her house. J stated that he is getting more info on the matter.

Vote New Officers: Ray moved that we elect all officers that are in place and board approved.

Old Business: J spoke about a lake clean-up on July 27, 2019 and having some food and drinks for the volunteers. J spoke about cleaning out the trash and putting the bags on the landowner's property to discard it.

New Business: J suggested that PLDA put together a fund to help start the water district. Volunteers are spending a lot of money from their own pocket to help but should be reimbursed. He suggested that the account will help with the cost of getting the district started. Deon made a motion to start the fund with \$2,000 and board approved. GBRA is working with Texas Parks and Wildlife to help with the vegetation issues. J stated that stumps can be removed but will report what was removed to Texas Parks and Wildlife so that artificial can be replaced.

Meeting Adjourned: 8:06pm

JUNE 20, 2019

Attend: Ray K., John I., Marcus M., Scott B., Joe B., Tucker H., Doug H., Brookes K., Robby K., Larry J., Robert S.

Call to order: 6:30 p.m.

Minutes: 6:35 Board Approved

Dam report and Update: J went over some answers that the members had from last meeting. Reading from minutes.

Task force update: Possible way to obtain funding. It will take full commitment by all lake property owners. It will mean creating a Water district. Lake owners will own the dam and lake. 30-year note (\$30 million). GBRA will still handle the workings of the dam. It will be a partnership between GBRA, Lake owners, and possible county. Each property owner will have a vote on this (only lake front). It must be 51% to pass. HOA only gets one vote. Little over 600 parcels of land. We will approach Comal County and New Braunfels to see if they would like to contribute. Attorneys will be involved to make legality issues clear. First step is to get letter of intent from GBRA on where responsibility lays.

Givler Engineering report: Another resource of engineering (not just GBRA). A breakdown of how they propose to repair, and the costs will be applied. Offering a service to walk us through the process. Focus on the technical side.

QA Public:

Will water still be getting pumped out of lake? Yes. That is a Canyon Lake contract.

What will GBRA get out of this? They will still have to handle daily operation. They will still get to profit off the dam.

Public is asking for full transparency of how all funds will be used. We are all in agreement of that. PLDA stresses that this will be a group effort and the task force will have full transparency.

Mow area in front of property. GBRA says we are able to clean up the property in front of your house. Need to get free permit from GBRA but No charges for repairs to your docks and bulkhead.

Executive Session Called: Public exited meeting so we could continue normal meeting practices.

Treasurer's Report: \$5312 to the plus.

Membership report: 246 members. 300 email addresses that we are reaching out to
Weed mat report: demonstration of weedoo boat. Worked great. Did not use the conveyor system. Mayor and some board members were there. Alan S. did a great job. \$70k for the machine. No noticeable environmental impact was seen.

Old business: Town hall meeting on USB drive. Utilization of the convention center has been secured for future.

New Business: Guadalupe Basin Coalition. \$1000 for voting member and \$100 for regular member. We have supported them before. Voted on \$250 contribution.

Edwards Aquifer- We will continue to support them.

Motioned to draft letter of intent with GBRA Guadalupe County and PLDA. Approved

Motion to allocate funds for legal advice as needed that pertains to our mission. Approved

Meeting Adjourn 8:45

MAY 16th, 2019

Attend: RayK., JohnI., MarcusM., ScottB., JoeB., Alan S., Juan C, TuckerH, Doug H, Brookes K., 60+ members

Call to order: 6:30 p.m.

Minutes: 6:35 Board Approved

Treasurer's Report: April May accumulative. Down \$1250 over two months primarily payment. Website, BOD insurance. Both Approved 6:37

Update on Dam (Doug H.): GBRA will put on their website that they are going to the state and asking for 35M for a minimum of 4-year rebuild. Major contracts to feed water to municipalities.

QA

- Will the dam be hydro/electric? unknown
- Who are five commercial contracts? Doug listed what is on the website Members show interest in helping GBRA and not fighting them.
- Possible subcommittee proposed among members to aid in efforts GBRA Questions
- Property that is now dry...who does it belong to?
- Will boat ramps still open to public?
- NBU sewer line? Will they continue to dump treated water?

Discussion on Dam and Special Membership meetings: Suggestion of two dates
J and John will be meeting with GBRA next week. June 6th date set for "Town Hall" meeting.

Web Page: web page will be updated

Weed Mat update: Moving forward. Test postponed until following Tues. Weed removal machine. Follow up next meeting

Old business: none

New Business: none

Meeting Adjourn 7:30