

Camp Creek Water Company
Board Meeting Agenda
February 8, 2025

8:30 AM -10:30 AM

1. Meeting Call to Order and Prayer
2. Visitors (comments are limited to 5 minutes per visitor unless previously approved for longer presentation)
 - a. Michael Mahlmann – boat horsepower limit
 - b. JJ Ruffino – voting privileges for lot owners who do not own stock
 - c. Trudy Askew – CCWC finances
3. Approval of the Meeting Minutes:
 - a. October 10, 2024
 - b. November 9, 2024
 - c. December 3, 2024
4. Patrolmen's Report: Ralph Crum/Tim Zradicka
5. State of the Lake - Kris Maxymof
6. Committee Reports:
 - a. Building - Ralph Crum
 - b. Communications - Nancy Hughes
 - c. Dam and Rec Area - Mike Noack
 - d. Finance - Nancy Hughes
 - e. Fishing and Vegetation - Jeff Hazlewood
 - f. Oil and Gas - Clint Cooper
 - g. Roads - Currently Vacant – Phillip Garrett
 - h. Safety and Channel Marking - Bert Hart
 - i. Social - Anita Alspaugh
 - j. Special Projects - Kris Maxymof / Dwight Chandler
 - k. Wildlife – Alan Beard
7. Old Business
 - a. Update of Seismic Monitor Request by TexNet
 - b. Reminder: Annual Permit Use form must list immediate family members being given rights to use your property (definition includes parents, children, grandchildren, and spouses/partners only). No other rules, such as quantities of boats or ATVs, have been changed.
8. New Business
 - a. Rules and Regulations have been revised and are published on the website
 - b. CCWC land swap with Kline family
 - c. Additional Fire Station being considered on the South Side of the lake
 - d. Board Meeting Visitor Policy – Removal of 3 speaker limit – Discussion and Vote
 - e. Bylaw Document Cleanup
 - f. Investment Account Spending Limit - Discussion and Vote
9. Next Meeting
 - a. Annual Stockholders' Meeting - Saturday, April 26, 2025 - Franklin High School Auditorium

10:30 AM

*****CLOSED SESSION*****

Appendices

Minutes to be approved:

- October 10, 2024
- November 9, 2024
- December 3, 2024

CCWC 2025 Budgets vs. Actual P&L through January 2025

Camp Creek Water Company

Board Meeting Committee Reports

February 8, 2025

Building Committee

Ralph Crum - Chair

The Building Committee currently has 4 active building permits in various stages of completion. The type of work being performed is as follows:

- Two new boat houses:
 - Lot 306 – Don Davis
 - Lot 371 – Philip Stapp
- Adding a stone walkway from the house to their boathouse - Lot 377 – Seth Isgur
- Adding a storage closet to an existing boathouse - Lot 54 – Tim Zradicka

Communication Committee

Nancy Hughes - Chair

A huge thanks to Kris Maxymof and Scott Douthitt for advising, installing, and donating their time plus a large screen TV, along with instructing us on the Audio-Visual equipment we are now using in the Brodin Building. We have had lots of positive feedback from the community. I am excited we can reach the community with high quality equipment for all to be seen and heard. I hope more people will become comfortable with the ability to attend meetings they might otherwise not attend.

I also want to thank Freda Strzelec and Kris Maxymof for the excellent work they are doing to update our website. As many of you know, this is a laborious task. It takes careful thought and time. We are not quite there but are making advances toward having CCWC information behind a firewall that each lot owner can individually access as needed. Updates and changes will be an ongoing process because of the ever-changing technology. It is great that CCWC is now moving into the future so all lot owners can have information available at their own discretion.

Dam & Rec Area Committee

Mike Noack – Chair

I met with Joel Mitchell, our Mitchell & Morgan dam engineer, twice since the last committee report. On December 4th of last year. Clint Cooper and I met with Joel to get an update on where we were with the plans for the repair to the dam. Joel has completed a general survey of the dam and a geotechnical survey. Kerr Surveying did the general survey, and Dudley Engineering performed the geotechnical survey. Joel has also completed some preliminary drawings of the plans to repair the sloughing near the spillway.

The conversation about how Joel planned to do the repairs included his misgivings about the current slope of our dam. We are in the 2 to 1 ratio of slope. Joel told us that he preferred a 4 to 1 slope. He said he could help mitigate the steep slope with a process known as benching. He

plans to use benching when he repairs the sloughing at the spillway. Clint asked him if it would extend the life of the dam if we benched the entire downstream slope of the dam. Joel felt that it would. Clint asked him to work on plans for doing the benching to the entire dam.

We have been looking at getting insurance to replace the dam in the case of a catastrophic loss. Jason Meadows at Anco Insurance said he thought he could get insurance for us if we had a replacement cost for the dam. I gave Joel a 2010 replacement estimate that had been done for us by Ince Engineering and asked him to look at it and update it to today's dollars.

After the meeting, I thought about our mandate from the shareholders to be conservative with our funds. I called Joel back and told him that I did not want to look at benching the entire dam at this time. Our dam is 75 years old and is in good shape. He agreed and said creating a design to bench the whole dam would be an additional cost, as it was not included in our current contract.

I met with Joel again on January 27, 2025. He had completed the plans for the repairs to the sloughing. I had him change a few small things. He did suggest adding a chain link fence around the stilling pond to keep anyone from falling in. The fence seems like a good suggestion to me, but we will see what the cost is. He also has completed the revised estimate for replacement of the dam. He estimates the cost to be \$6,022,946 in today's dollars.

I have placed a call to Jason Meadows at Anco Insurance to see about getting a quote for replacement insurance for the dam.

I am still monitoring the leaks in the spillway and the damage caused by hogs on the dam. The leaks in the spillway have not noticeably worsened. The damage from the hogs has also not worsened. When the weather warms up, I will ask for some help pouring concrete behind the dam so we can accurately gauge how much the overflow tubes are leaking. It should not take more than a day or two to complete.

Finance Committee

Nancy Hughes - Chair

Our meetings with the community regarding the price increase for the Use Permit Fee went well. Each of the two meetings was well attended. One was an in-person meeting on Saturday morning January 11th, 2025 at the Brodin Building and the other was an on-line meeting the following Tuesday evening. We debuted our new audio-video technology at the Brodin building for the community, thanks to Kris Maxymof and Scott Douthitt. The online meeting went smoothly with all able to speak and be heard. Phillip did a great job fielding questions and, overall, we felt everyone understood the position the company is in. The finance committee, being sensitive to those on fixed incomes, will provide a payment plan on an individual basis. This will be set up by the General Manager when lot owners inquire.

I want to thank the finance committee for their diligent effort to be faithful stewards to the fiduciary responsibility of the company. Raising the dues was a difficult decision, but one which needed to be made. I am grateful for the honest and transparent work they have done for the community.

The finance committee met by Zoom with our Merrill Lynch agent, Tray Parks, on January 29th. He reported our investments have grown during the last 3 years. I have the investment

CCWC Board Meeting Committee Reports - February 8, 2025

Performance Snapshot for those who want to look at that information.

Our investment balance as of Sunday 2/2/2025 was \$5,822,196.38. Our Reserve account balance was \$619,478.95. We have two accounts with Wells Fargo: a savings account which is currently \$395,099.00 and a checking account which is currently \$299,907.00. Our checking account has increased due to the collection of the Annual Use Permit Fees for 2025. We plan to move much of that balance to the savings account by the first of March.

As of 2/3/2025, our GM, Kris Maxymof, has collected annual permit fees from approximately 274 of our 455 lots. To date, there are 20 lots on a payment plan.

Our financial information for the 2024 year is now at the accountant for review, and year end reports will be ready by March 1, 2025.

I have included a Budget vs. Actuals report for the month of January in this report. There are no notable expenditures.

In the coming months, Kris and I will put together a packet for the finance committee to review regarding procedures. This will include details of what needs to be reviewed monthly, quarterly, and yearly. For consistency, these procedures will need to be passed down as the members of the finance committee change from year to year. These procedures have not been documented in the past.

Fishing & Vegetation Committee

Jeff Hazlewood – Chair

As we begin the new year, the lake is in good shape. The much-needed rain raised the lake a bit. The water clarity remains good. The carp harvest has started off well with Lochow removing 97 carp in January.

Oil, Gas, & Water Level Committee

Clint Cooper - Chair

2024 Royalty Income finished at \$124,459.70 vs. a budget of \$168,000.

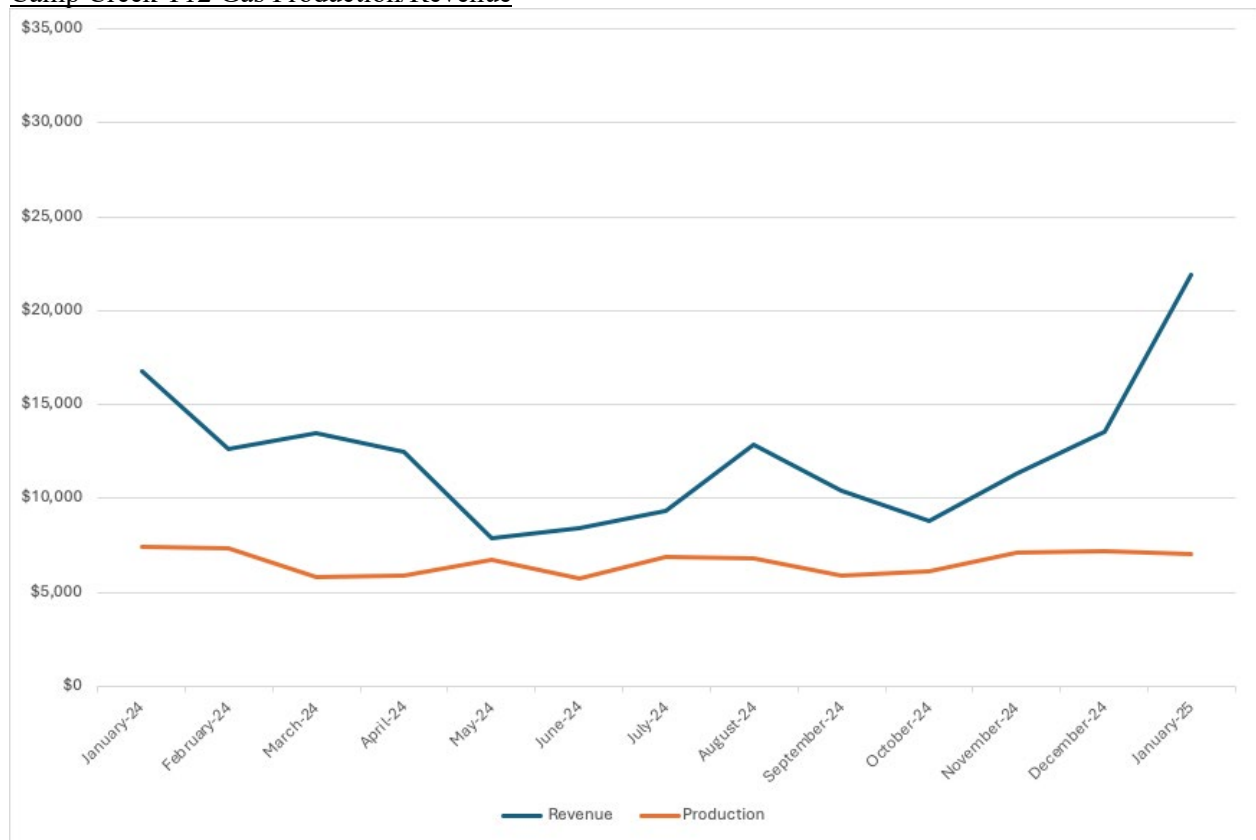
We are off to a strong start with January revenue of \$21,897.11. Production remained steady, but we benefited from a significant increase in pricing over the 4th quarter.

CCWC Board Meeting Committee Reports - February 8, 2025

Natural Gas Pricing



Camp Creek T12 Gas Production/Revenue



Roads Committee

No Current Chair – Phillip Garrett

From July 22, 2024 to December 19, 2024, CCWC purchased a total of 5,535.9 tons of road base. The cost of the material was \$119,300.03.

Approximately 25 percent of the material was needed to repair the roads due to the May floods. The remainder was purchased to maintain Riley Green, Clyde Acord, and Hoppers.

CCWC Board Meeting Committee Reports - February 8, 2025

Dwight spent approximately 350 hours on road maintenance during the same time period. Of the 350 hours, he has operated the motor grader about 300 hours. The balance of the time was spent waiting on delivery trucks or performing equipment preventative maintenance.

We have a few sections of the roads we will purchase road base for in 2025. Roads are in good shape as of today.

We are currently in negotiations with the Kline family to swap Burn Pile 4 for Kline land along Clyde Acord. At some point, CCWC could utilize the swapped land to “improve” the vehicular flow of traffic along Clyde Acord.

Safety/Channel Marking Committee

Bert Hart - Chair

David Greenwood, Mike Noack, and I are in the process of assembling nine new channel markers to replace those reported missing by Ralph Crum. The total cost of supplies for these channel markers amounts to \$318.00.

We plan to have Ralph Crum do monthly surveys of the channels during his routine patrols and have him advise our committee on repairs or replacements that are needed.

Ralph has noted that the main channel marker on the west end of the ski area has been damaged and sunk, and it will need to be repaired and replaced. The “No Wake Bouy” at the entrance to Flagg Branch has been repaired and it will be put back in place when the weather permits.

Social Committee

Anita Alspaugh - Chair

Camp Creek’s annual “Deck the Dock” contest was judged December 22nd. We had some beautifully decorated docks (and lots). Thank you to all who joined in to light up the lake! The winner for 2024 was Lot 151, Scott and Lisa Burns. Congratulations!

The Social Committee will help coordinate a “Meet The Candidates” forum before our annual board meeting and election. The forum’s date will be set once bios are received from those running for the board, and a call for volunteers will be requested to help with the event.

The Social Committee is organizing a Camp Creek trash pickup day in April. The specific dates and times will be shared in the Friday email to lot owners.

The Social Committee’s next major event will be our annual “Bass Tournament and Kid Fish” on May 24, 2025. This is the Saturday of Memorial Day Weekend. Please reach out to Anita if you are willing to help either before or during the tournament.

Special Projects Committee

Dwight Chandler & Kris Maxymof - Chair

CCWC Board Meeting Committee Reports - February 8, 2025

We will be reaching out to lot owners for volunteers this spring to help with several projects including:

- Painting the boardroom in the Brodin Building
- Staining the piers at the dam
- Installing new buoys at the swimming area near the dam
- Removing trash from the Brodin Building yard and the Hoppess burn pile

Your help would be greatly appreciated in making these improvements.

Wildlife Committee

Alan Beard - Chair

Feral Pigs

The pigs continue to be active all around the lake. We are getting reports, on occasion, from lot owners about them damaging yards. Their patterns change often, and they are difficult to predict. The wildlife committee will try and safely eliminate them when given the opportunity.

Nutria

The nutria population seems to have been somewhat thinned out lately. If you are having issues with nutria at your lot, please remove them safely.

Appendices

CCWC 2025 Budgets vs. Actual P&L

CAMP CREEK WATER COMPANY
Board of Directors Meeting Minutes
October 10, 2024 @ 6:00 p.m.
Teams Meeting

The Emergency Board of Directors meeting was called to order by Phillip Garrett.

- Board members present: Alan Beard, Clint Cooper, Phillip Garrett, David Greenwood, Bert Hart, Jeff Hazlewood, Rochelle Smith, Mike Schrader, Freda Strzelec, Scot Vidrine
- Absent: Nancy Hughes, Mike Noack, Barry Veazey, Daniel Westheimer, Sheri Walters
- Employees Present: Ralph Crum, Kris Maxymof

Agenda

1. Deer Harvesting Proposal, Discussion, and Vote – Mike Schrader
 - a. Wildlife Committee Proposal for Deer Harvesting (**Attachment at the end of this document**)
2. Encroachment of Camp Creek Property – Discussion of CCWC Land Valuation Methodology

Announcement

- Scot Vidrine, Lot 295, was introduced as a new board member, replacing Mark Schinzler, who recently sold his Camp Creek lot.

Phillip said this emergency board meeting was being called so that a discussion and vote could be made on the Wildlife Committee's proposed deer harvesting plan and, if approved, communication could be quickly distributed to lot owners concerning the harvesting of deer prior to the beginning of deer hunting season. An Executive Session is also needed to provide board guidance in determining the value of CCWC land that has been encroached upon by a lot owner.

Deer Harvesting – Mike Schrader on behalf of the Wildlife Committee

- Mike Schrader made a presentation to the board on behalf of the Wildlife Committee. The topic of the presentation concerned the health and malnutrition of the Camp Creek deer population. These concerns were brought to the Wildlife Committee by Camp Creek lot owners.
- Two biologists (Billy Lambert and Jose Salmeron) from Texas Parks & Wildlife Commission (TPWD) spoke to the Wildlife Committee and the board. They said there are way too many deer for our acreage, which causes starvation and malnutrition. Lot owners feeding the deer causes problems:
 - Brings in more parasites because the deer are bunched up and feeding in concentrated areas
 - Deer no longer know what to forage for in nature
 - Deer are dependent on humans for food
- The biologists gave the following recommendation to the Wildlife Committee and board members:
 - Do not feed deer
 - Reduce population by allowing hunting
- The Wildlife Committee met following the meeting with the biologists/board and created the following hunting proposal for Camp Creek that the committee would like to send to lot owners:
 - Allow only archery hunting (bows and crossbows)
 - Allow hunting only on personal property or other lot owners' property with written consent from the landowner
 - Hunt from elevated positions
 - Follow all Texas Parks and Wildlife regulations and laws
 - Stress hunter must be licensed to hunt and know Robertson County hunting rules

- Hunt only on Monday through Thursday. The reason for this is for safety and the fact that more kids are present on weekends (do not want them to see deer with arrows on them).
 - Report all deer shot by sex to the Wildlife Committee
 - Hunting only by hunters who are proficient in using bows and perform ethical kills
 - Evaluate the proposal annually
 - A link was provided if hunters want to donate deer
- Rochelle asked about guests and if we can prevent guests from hunting. It was stated that TPWD says we have four times as many deer than we can support on the land and that we need to get rid of a bunch of them.
- Mike S. said the Wildlife Committee contemplated allowing hunting on CCWC property, said we there were too many issues such as liability if something were to happen and having to stock the feeders, etc. Hunting on individual lots was the easiest and best solution to make it happen. He wondered how we could prevent a guest with a guest permit from hunting. We cannot prevent people from doing anything on their personal property.
- Alan said the guidelines presented were based on the biologist's recommendation of the need to reduce the population. TPWD did not tell us the means to do it or how it should be done. They just recommended reducing the population. Mike S. reiterated that the TPWD biologists were not here to talk about Camp Creek regulations, just the health of the deer.
- Scot asked if we had a certain goal for the number, sex, or area (location) where the deer should be taken. For instance, once a hundred were harvested, did we think we would shut it down? Mike S. said we really do not have an accurate count of the total number of deer at Camp Creek. The only way to get accurate count is to hire a helicopter and biologist. A limited survey was done a couple of years ago; only 350 deer were seen while riding around for two days in 2019.
- Healthy deer require twenty(20) acres per deer; we should have a total of one hundred (100) deer on this property. Bert said the biologists think we have 400-500 deer now.
- We are losing deer because we are overpopulated. Some folks have multiple cow feeders they have put on their property to feed the deer. Corn is not nutrition; the deer snack on it and like it and that is why they are starving.
- Alan asked again about our goals. He stated that even if we know the number of deer we have and need to get rid of, we stressed that we will not get there with just bow hunting. It was stated that we need to evaluate our plan before and after each season and make changes if necessary. Ralph said a hunting permit allows only two doe and two bucks to be taken by a person each season. If we should only have 100 total deer for all our acres, there is no way to get there with archery and just taking four legal deer. State laws must be followed.
- Someone said we should encourage people to take does. At least we should ask folks to take at least one doe if they take a buck. The does are the ones that repopulate. There was discussion on the Texas buck size restrictions.
- Mike Schrader mentioned that Live Oak Archery in Bryan is available for folks to practice archery for \$15 a day
- **MOTION** by Rochelle Smith and seconded by Scot Vidrine:
 - **Motion: Propose that the Board accept the proposal presented by the Wildlife Committee**
 - **Approved Unanimously**

Action Plan:

- Communicate to Lot Owners
 - It was stated that now that the motion was passed, we need to get a communication together and get it out quickly. Mike Schrader said he will work with Kris and have her send the communication out to the community.
- Find TPWD Availability
 - Mike Schrader will talk to Billy Lambert to determine times in which he is available to provide informational session to our lot owners at the Brodin Building. It was suggested that the meeting be recorded so others not in attendance can listen to them.
 - It was suggested that we also invite Billy to attend the Chili Cookoff and talk to our lot owners there.

The Open Session was adjourned.

The Executive Session was called to order by Phillip Garrett.

Encroachment of Camp Creek Property – Discussion of CCWC Land Valuation Methodology - Phillip Garrett

- Discussion and vote were held to determine the board's guidance in determining the purchase price of CCWC land that has been encroached upon by a designated lot owner.
- **MOTION** by Rochelle Smith and seconded by Mike Schrader:
 - **Motion: Propose that the value of the land per square foot be calculated based on the RCAD value, with an additional penalty factor added to it, as shown on the proposal attachment.**
 - **Approved Unanimously**

Action Plan:

- Phillip Garrett to meet with the lot owner and communicate the cost of the CCWC land that has been encroached upon

Adjournment

- Rochelle Smith made a motion to adjourn the meeting, and it was seconded by Mike Schrader. The board unanimously agreed and the meeting adjourned.
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Attachment 1:

Wildlife Committee proposal for Deer Harvesting

- Archery only (Bows & Crossbows)
- All Hunting must be done on the lot owners' own property or on a neighbor or friends' property with written consent from the lot owner
- No hunting on CCWC property
- Arrows cannot cross property lines when released and all hunting must be done from elevated positions, such as tree stands, decks and porches
- Hunters must follow all Texas Parks and Wildlife regulations and laws. Please educate yourselves to know what laws are applicable for Robertson County
<https://tpdw.texas.gov>
- Hunting may only take place on Monday through Thursday
- Hunters must report all deer taken to the Wildlife Committee – report to include sex of deer taken and Lot # where taken
- Archers need to make sure they are proficient in the use of Bows and/or Crossbows and hunters must strive for a clean, ethical kill
- Deer Program to be evaluated regularly

If you wish to donate your deer, please check out
[https://www.feedingtexas.org/solutions/hunters-for the hungry/](https://www.feedingtexas.org/solutions/hunters-for-the-hungry/)

CAMP CREEK WATER COMPANY
Board of Directors Meeting Minutes
November 9, 2024 @ 8:30am
Ray Brodin Building

The meeting was called to order by Phillip Garrett

- Board members present: Alan Beard, Clint Cooper, Phillip Garrett, David Greenwood, Nancy Hughes, Mike Noack, Rochelle Smith, Mike Schrader, Scot Vidrine
- Board members Teams Attendees: Jeff Hazlewood, Freda Strzelec, Daniel Westheimer
- Absent: Bert Hart, Barry Veazey, Sheri Walters
- Committee Chairs present: Anita Alspaugh, Ralph Crum
- Employees Present: Kris Maxymof, Ralph Crum

Prayer by Nancy Hughes

Opening Statement - Phillip Garrett

- Introduction of the Visitors and Board

Visitors – Attending to Observe

- Robert Bielamowicz (Lot 143)
- Joyce Anderson (Lot 14)

Visitors – Address the Board

- Dino Huang with the Texas Seismological Network (TexNet) presented a request to place a monitoring station on Camp Creek property
 - Cooper McCabe, a seismologist field engineer, was supposed to be present, but was unavailable. Slides were presented (**attached**).
 - TexNet's job is to monitor seismic activity and collect data to study the earth's lower structure, up to several hundred kilometers beneath the surface. Data is recorded for public use and this project is funded by taxpayer money. Other places in Texas have earthquakes, but not here.
 - They want to place a seismic station at Camp Creek. The station is powered by solar panels (self-sustaining) and antennas that help transmit data back to their headquarters. A seismometer is used to record ground motion, but not the sound itself. The sound's acoustic wave is converted to ground motion, but it must be exceptionally large to be triggered. It can sense a shot fired and can differentiate between a pack of hogs and an earthquake. ATVs can be heard, too.
 - There is no concrete work done for the station; it is just buried about 1 meter deep. Only the solar panel, a post, a metal box, and an identifying sign are visible.
 - Questions and Answers:
 - Mike Schrader: Is a location picked out? No. How long will the monitoring station be in place? Initially for six months. It can be removed at Camp Creek's request. The TexNet coordinator from Austin would come here and we would sign a lease agreement. It is not a forever contract.
 - Phillip Garrett: How many stations are they wanting to install? Just one
 - Alan Beard: How many stations are there in Robertson County and why did you pick Camp Creek property? This would be the only one and our land was picked based on a gap in the map. They believe this is a quiet place; a trafficked or public area would be a bad place to place a station. Camp Creek is an ideal space.
 - Mike Noack: We have done a lot of research for the dam recently; seismic activity is a risk for us. Having this monitor might be a good thing for us.

CCWC Board of Directors Meeting Minutes - November 9, 2024

- Ralph Crum :We have considerable ATV activity; would that impact the readings? Response: Not if the activity is greater than ten meters away. Traffic from an eighteen-wheeler would make an impact.
- Kris Maxymof: We currently do not have any activity by Oil Field #3 on Cobb.
- Ralph Crum: Behind the dam has no trails. We would drive them around to show some potential areas.
- Anita Alspaugh: Does the area have to be cleared and maintained? No. They will maintain the area within the perimeter and fence the area to keep cows out
- Nancy Hughes: Does the equipment make any noise? No.
- Ralph Crum: Does the porosity of the soil have any impact? Yes
- Scot Vidrine: When they remove the equipment, do they return the site to how it was before? Yes
- Mike Schrader: If the equipment is damaged while here, who is responsible (kids do stuff)? TexNet. If CCWC sees damage, we should tell them.
- Phillip Garrett: Your proposed fence is four feet high. Would wildlife (deer, hogs) be a problem? TexNet would consider putting up barbed wire.
- Phillip Garrett: If we decide to let you proceed, what is the timeline? After Christmas; the timeline is not urgent.
- Nancy Hughes: Do they come to the property to monitor it? No, they receive the digital data and come only if the data stops transmitting. If this were to happen, they would contact the General Manager before coming to the property.
- Phillip Garrett: Our General Manager will let you know when a decision is made. It may be made as early as today.

Approval of the Meeting Minutes

- August 11, 2024 Board Meeting Minutes
 - Mike Schrader amended the Patrolman's report to change "full head minnows" to "fat head minnows."
 - Rochelle Smith stated that, in addition to the public Board Minutes, a second non-public document entitled "Executive Summary" will be created and distributed only to board members whenever board meetings have closed executive sessions. The regular board meeting minutes will be shared with the community to reflect what the board is doing and how the board votes.
 - Voting on August 11, 2024 Board Meeting Minutes will be deferred for further review and vote in Executive Session.

Board Member Changes

- Several board members have been replaced recently. We have a full board to continue doing business. Here are the replacements:
 - Ralph Crum resignation (6/25/24) – term replaced by Mike Schrader (6/25/24)
 - Mark Schinzler resignation (8/27/24) – term replaced by Scot Vidrine (8/27/24)
 - Keith Williamson resignation (9/20/24) – term replaced by Daniel Westheimer (9/25/24)

Patrolmen's Reports

- Ralph Crum reported that Veteran's Day banners will be placed at the entrances to honor our veterans. The high school now does a Veteran's Day recognition program, replacing the Veteran's Day breakfasts we provided in the past.

CCWC Board of Directors Meeting Minutes - November 9, 2024

- The past week's lively events involving the patrolmen were summarized in the General Manager report:
 - A family was burning on their lot during the burn ban (Camp Creek banners were misinterpreted by the owners to mean just Burn Pile burning, not the county-wide burn ban). The lot owner would have received a minimum \$250 fine by the Sheriff's Department, had it been called in to them.
 - A boat from Lot 322 (Norris family) was on the lake without numbers. The resident was advised to read the rule book.
 - A No Wake buoy at entrance to Flagg Branch broke loose and was replaced.
- The patrolmen's boat is hitting lots of stumps due to the lack of rain. It was mentioned that there are three stumps in the channels and a green marker in Flagg/ Carson's Cove (where some people jet ski in circles) that needs to be replaced. We need to mark stumps with milk jugs or use any markers we have. We need to remove some of these stumps when it is warmer.

State of the Lake – Kris Maxymof

- Nothing to add.

Committee Reports

- **Building Committee, Ralph Crum – report attached.** The building committee has been busy. One new boat house was contentious between the lot owner and next-door neighbors but has now been settled. The proposed boathouse stakes have now been moved back. Most of the permits issued are still in progress, but many are almost complete. Lot 230 boathouse had fallen in, and a new one has now been constructed.
- **Communications Committee, Nancy Hughes – report attached.** Kris is changing the website by the end of the year to have privacy for lot owners who wish to share their information with other lot owners without sharing it with the general public. Phillip Garrett also mentioned an item not yet approved in next year's budget is an enhancement to the video and speaker communication for the Brodin Building. This will allow lot owners to better listen and potentially participate in meetings, such as board meetings and informational meetings like the recent deer health meetings.
- **Dam & Rec Area, Mike Noack – report attached.** In working with TCEQ, repairs on the back of the dam are our big issue, but not what they were initially thought to be. We paid \$7,000 recently for a geological study. The dirt on the back of the dam is not part of the dam as previously thought, but dirt that was piled there when building the road. It needs to be moved and smoothed. Mitchell & Mitchell is looking at how it should be done, but it should cost nowhere close to the earlier estimate of \$150,000. A large excavator may be all that is needed to perform the work. TCEQ attempted to place our dam at medium risk which would have killed all thoughts of getting insurance. The medium risk assignment is based on what is downstream of the dam (not the quality of the dam), and for us, that is two gas wells. This risk assignment was challenged at some earlier point with TCEQ, and they raised (lowered?) our risk level back down to low risk, which now allows us to work with Larry Hubbell on pursuing insurance on the dam (speaking with Anco currently). This will lower our liability.

On another note, we have some leakage in the concrete of the spillway that needs to be fixed at some time. There is a leak on the front wall of the spillway causing some concern. It may not need to be repaired this year, but soon. \$3,500 was put in the budget for several trucks of concrete. This concrete is used on the backside of the dam to measure how much the spillway is leaking. The extreme rains we had washed out the existing concrete.

CCWC Board of Directors Meeting Minutes - November 9, 2024

Mike mentioned that the dam budget may have to be somewhat fluid since some of the dam items have not yet been totally fleshed out. Phillip Garrett mentioned that emergency or necessary TCEQ recommended changes for the dam that arise outside of the budget cycle do not have to be budgeted for, as they, with Board approval, can be paid from funds allocated by previous boards for these types of expenditures. Phillip also mentioned that Mike Noack might want to attend a yearly conference on dams that is put on by TCEQ each year. Mike agreed. Ralph Crum said he attended the conference previously. Finally, we need to update phone numbers from our 2010 emergency action plan.

- **Finance Committee, Nancy Hughes – report attached.** The Finance and Executive Committees have worked closely to develop a budget for 2025.
- **Fishing & Vegetation, Jeff Hazelwood – report attached.** Phillip Garrett delivered Jeff's comments. Lochow was cut back to performing just one shock service per month to remove the carp and bass less than 15 inches. We recently had a "Small Bass, Big Cash" tournament to allow fishermen to participate in removing bass instead of paying Lochow to do it. The tournament took out approximately the same number of bass that Lochow would remove in a typical shock. Last week Lochow took out 115 small bass and 23 carp. They reported that the bass weight is shrinking a little, so small bass less than 15 inches still should be removed. The hydrilla is currently under control. Monthly reports indicate we need more substantive action to remove carp. Will gill nets over the last four weeks, David Dixon and Dwight Chandler have removed 78 carp, with few bass being lost. Over the last two months, volunteers removed 91 carp while Lochow removed two hundred twenty-three (223). (Jeff joined the meeting.). Lochow says our bass population needs to be stocked with the Florida strain to maintain good genetics. We collected DNA testing samples that will be sent off to get a picture of our genetics; the results may take three to six months. It has been four to five years since we stocked the Florida strain and Jeff said we need to start a stocking program based on Lochow's predictions on the results of stocking, the carp, smaller and thinner bass, and lack of forage for fish to hide in. All of these will cause the bass population to crash, and it will cost us a lot if we do not take steps to remediate them. The budget reflects the beginning of an accrual for fishery. Jeff recommends the money be collected each year for bass, bait fish, carp, chemical treatment, etc., and that it be used to build up a fund into perpetuity, like the dam fund. A nest egg of \$100,000 to \$150,000 would be wise. If we stock the lake with smaller bass, we will back off the short-term program to remove the smaller bass; Florida bass grows faster than Texas bass. Stocking of Florida bass would be done in June, giving us time to continue removing the Texas bass in the meantime. It was noted that fisherman do not want to keep smaller bass when they are fishing. We need to keep up a communication campaign to encourage people through Memorial Day to keep the small bass. Tournaments are cheaper than paying Lochow to remove the bass (half the cost). We are waiting for the December shock report and the DNA testing results to determine if another tournament for small bass should be scheduled.
- **Oil & Gas, Clint Cooper – report attached.** Production of oil and gas has continued to decline, following the past several years' trend. Pricing is not going in the right direction, and we need to be mindful of that while we are putting our budgets together. Dues need to be raised. Camp Creek receives \$60,000 a year contractually from Covey, the operator of our wells, for the maintenance of our roads. If there is any oil & gas activity, Covey is bound to pay Camp Creek the \$60,000. Our wells all have the same operator.
- **Roads – No Chairman – report attached.** Phillip Garrett reported that Dwight Chandler has been working on the roads ever since we got the motor grader back. We have put millions of pounds of road base on the roads. The May erosion compounded the road wear and tear. We have distributed 152 loads so far. Most of the work has been done on Riley Green. Clyde Acord is lacking. We have used almost all of this year's road base budget, but will continue spreading road base on Clyde Acord until we run out of money. Hopefully, the 2025 Budget will provide money

CCWC Board of Directors Meeting Minutes - November 9, 2024

allowing us to continue the necessary improvements. Rain gives us more opportunities to work the roads. A month ago, we took possession of the blade for the Kubota tractor to work the interior roads, and we got the rippers for the maintainer recently.

- **Safety and Channel Marking, Bert Hart – report attached.** Phillip Garrett spoke for Bert Hart, who was absent. Safety stickers have been placed on the swimming / floating buoys. Some channel markers have been repositioned; a concentrated effort was made on Cobb Branch. The main channel and west end still need work. Into the spring, we need to complete the marking project. The company takes care of the markers in both Cobb and Flagg Branch. Flagg Branch needs better marking and replacement of the green marker. GPS locations are not as important as sonar to figure where the channel should be. Volunteers have the equipment needed. We need an action plan to review and repair all channels. It is a big job that needs to be scheduled in phases. Now that the grass is gone, we need to play catch up. Action: Channel Marking Committee needs to put a plan together to satisfy boating in the channels.
- **Social Committee, Anita Alspaugh – report attached.** The Chili Cookoff had ten teams with seventy to seventy-five people in attendance and lots of volunteers. We raised \$1,700 for the Easterly Volunteer Fire Department (EVFD). James Boling came to pick up the money and was very appreciative of the additional capabilities the money gives the department. Kudos were given to participants, attendees, and donors. People donated both goods for auction and cash. The silent auction was great. The social committee also helped with the Big Cash for Small Bass competition. We will have a Deck the Docks competition in December, with Ralph Crum and Rochelle Smith volunteering to judge the competition. There will be a Bass Tournament in May, and it will incorporate the small bass into the competition. Doing more things as a community will make neighbors know neighbors and realize our similarities.
- **Special Projects – Kris Maxymof.** Kris reached out to Edgar Villeda and asked if he would volunteer time and/or supplies to improve our piers, and Edgar readily agreed. Clyde Acord and Riley Green have been upgraded, and Edgar hopes to work on Hoppess next week. Volunteers are planning to remove the vegetation baskets now that the water is low, and Kris and Ralph plan to paint the Riley Green piers soon. Mike Schrader and Homer Smith (via his wife) volunteered to also help. Doing these small projects with volunteers has saved Camp Creek money this year. Edgar helping has been a great thing. It was mentioned that we might / should offer compensation to Edgar and not take advantage of our vendors if their costs and time become excessive.
- **Wildlife, Alan Beard – report attached.** The unhealthy deer population was the biggest concern recently, and thanks were given to Mike Schrader for leading the effort. The State Biologist offered two community information sessions that lasted approximately two hours each. There was pushback on Camp Creek's original plan, which was suspended. The synopsis was to reduce the herd and not feed the deer. We hope people are listening and getting the message. It was stated that some people will continue to feed, but the information was distributed. We need to keep putting the message out to the community. A managed program through TPWD could be a solution; it would need a community vote since it would be on Camp Creek property, and it is too late in the year to address it. Pigs are more of an issue, and like last year, they began hunting for food by digging up yards in the August through October period. An inexpensive temporary electric fence has been used by one lot owner successfully. Trapping was done last year, and it does not make financial sense to continue. There is some money in the budget for feed if we want to manage our own traps, but it has not proven effective in the past.

Old Business

- No items were discussed.

CCWC Board of Directors Meeting Minutes - November 9, 2024

New Business

- David Greenwood mentioned the Easterly Volunteer Fire Department (EVFD) has its meetings the first and third Mondays at the fire station. A new lake volunteer, Charles Goolsby, has just been added. Since we have three volunteers on the South Side and two volunteers on the North Side, it would be nice to have another fire truck out here. If we were to build a new station on the South Side to house a truck, it would decrease response time for the volunteers to respond to emergencies and to service the burn piles. EVFD would furnish a second truck. If money is in the budget, it would be something we might want to undertake. Discussion was had on the potential cost for the building and whether having another station could reduce our fire rating and personal home insurance costs (lack of fire hydrants will prohibit this). We could have multiple trucks to respond to calls, saving time by not having to gather all the volunteers in one truck. Truck 273 is at Riley Green and EVFD said it would move Truck 272 from the Easterly Station to the new location. EVFD may get an additional used truck from another station for Easterly. The current trucks are 2004/2005 models with low mileage but high runtimes, and EVFD is looking to replace them, also. The new station's construction can match the Riley Green station except a concrete pad is recommended over a gravel one. Power would be needed for the station. The location has not yet been selected. On another note, it was clarified that the \$1,700 raised at the Silent Auction was from community donations, outside and above the amount that Camp Creek gives to EVFD.
- Deer health – no further discussion was had.
- Annual Permit Use Fees in Arrears will be discussed in the closed session.

Next Meeting: In Person-February 8, 2025

Open Session Adjourned

- Rochelle Smith made a motion to adjourn the meeting, David Greenwood seconded it, and the open portion of the meeting was adjourned.

The Executive Session was called to order by Phillip Garrett.

- Board members present: Alan Beard, Clint Cooper, Phillip Garrett, David Greenwood, Nancy Hughes, Mike Noack, Rochelle Smith, Mike Schrader, Scot Vidrine
- Board members Attendees via Teams: Jeff Hazlewood, Freda Strzelec, Daniel Westheimer
- Absent: Bert Hart, Barry Veazey, Sheri Walters
- Employees Present: Kris Maxymof

Agenda and Action Taken / Highlights

1. Encroachment of CCWC Property (Update)
 - Camp Creek and the lot owner have come to an agreement and the issue is expected to be resolved soon.
2. Deer health – Mike Schrader
 - No further communication will be sent to the community other than future town halls, etc. Staff will be educated on how to proceed if individual issues arise.
3. Enforcement of Rules for Lot Owners Delinquent in Paying Annual Permit Use Fees
 - The board discussed the topic; no vote taken
4. Presentation and discussion of 2025 Budget
 - The budget was discussed and will be voted on at a future board meeting.

CCWC Board of Directors Meeting Minutes - November 9, 2024

5. Presentation and discussion of Annual Permit Fee Increase
 - The dues increase and its rationalization were discussed as part of the budget discussion; no vote taken
6. Policy / Rules and Regulation Changes
 - a. Elimination of Non-Lot Owner Fees for Lot Owners' Registered Immediate Family Members
 - The board discussed the proposed change, noting that lot ATV / boat maximums and rules will not change.
 - b. Elimination of Annual Permit Fee Refunds
 - The board discussed discontinuing the practice of issuing permit fee refunds when lots change hands.
 - c. Increase Stock Transfer fees from \$25 to \$50
 - The fee change was discussed.
7. Proposal to Swap CCWC land (old Burn Pile #4) at Clyde Acord blind corner
 - The proposal was discussed.
8. Enhancement of Brodin Building Audio-Visual Communication Equipment
 - The board agreed this item is necessary to improve communications, and the Executive Committee then voted to proceed with the upgrade since the dollar value fell within the Executive Committee's delegation of authority.

No votes were taken by the full board due to lack of a quorum. A Teams meeting will be held with the full board sometime between Thanksgiving and Christmas for individual votes on the items discussed.

Adjournment

Rochelle Smith made a motion to adjourn the Executive Session, Mike Schrader seconded it, and the meeting was adjourned.

CAMP CREEK WATER COMPANY
Board of Directors Meeting Minutes
December 3, 2024@ 6:00 p.m.
Microsoft Teams Only

The Executive Session of the CCWC Board was called to order by Phillip Garrett.

- Board members present (Teams): Alan Beard, Clint Cooper, Phillip Garrett, David Greenwood, Bert Hart, Jeff Hazlewood, Nancy Hughes, Mike Noack, Mike Schrader, Rochelle Smith, Freda Strzelec, Scot Vidrine, Sheri Walters, Daniel Westerheim
- Absent: Barry Veazey
- Employees Present: Kris Maxymof

Agenda – The items below were discussed during the CCWC November 9, 2024 Board of Directors Executive Session but were not voted on due to a lack of quorum of Directors available. The following is a summarization of the activity / vote at this meeting:

1. Annual Permit Use Fee Increase Period

- The time over which the dues increase should span was discussed. The dues needed to meet the current operating expenses are \$1,400. There are currently unknowns concerning how much money is needed to do adequate maintenance to protect, repair and/or replace the dam after a catastrophic event, so the Board does not feel comfortable supplementing the collected annual fees from savings / investments for any longer than absolutely necessary. The consensus was that the dues should be raised over two years, with the option of reducing the increase in future years if it is found our savings / investments are large enough to supplement the annual dues received. The practice of supplementing our operating expenses from savings is not a sustainable model. We must, however, supplement the 2025 operating budget from savings.
- The following motion was presented by David Greenwood and seconded by Rochelle Smith:
 - Propose that the Board of Directors increase the Annual Permit Use Fee over a period of two years
 - Approved Unanimously

2. Approval of 2025 Budget

- There was no discussion beyond that of the November 9, 2024 Executive Session
- The following motion was presented by Rochelle Smith and seconded by Mike Schrader:
 - Propose that the Board of Directors approve the budget as presented at the November 9, 2024 Board Meeting during Executive Session
 - Approved Unanimously

3. Approval of Kline land swap with CCWC Burn Pile #4

- There is a request from the Klines, who own approximately 2/3 of the land on the other side of Clyde Acord, to swap CCWC Burn Pile #4 with an equal amount of their land bordering several blind corners on Clyde Acord. If approved by the current board, the Klines agreed to pay half of the costs associated with the swap, allow an additional forty feet of brush on their property to be cleared to improve sight lines, and agreed that mineral rights would not be exchanged. The cost to CCWC is estimated to be \$7,500.
- The following motion was presented by David Greenwood and seconded by Bert Hart:
 - Propose that CCWC proceed with this land swap as presented
 - Approved Unanimously

CCWC Board of Director Meeting Minutes – December 3, 2024

4. Seismic Testing Request

- A recap of the proposal was given, and the board expressed some concerns with the proposal without having answers to some of their questions. It was agreed that Phillip will contact TexNet with their questions before the board proceeds further.
- This proposal is on hold pending more research. No vote was taken.

5. Building an Additional Fire Station on Clyde Acord

- At the last meeting, David Greenwood said the Easterly Volunteer Fire Department (EVFD) expressed interest in assigning a fire truck to the south side of Camp Creek to shorten response times for emergencies if CCWC furnishes a station to staff and house it. The board agreed that this would be a great asset for Camp Creek and authorized Phillip to further research the expected costs of the project. Without electrical service, the anticipated costs are \$18,000. It is believed that the money for the project can come from savings and not the operating budget, since it is an investment for Camp Creek. A meeting will be called in January to vote on the proposal.
- No vote was taken.

6. Removal of Non-Lot Owner Annual Dues for Immediate Family Members

- The board is proposing we get rid of the Non-Lot Owner Annual Permits and, in their stead, allow lot owners to list the “immediate family members” they wish to be able to use Camp Creek on their Annual Permit Use renewal form each year. This makes it easier for patrolmen to enforce the rules. More importantly, this simplifies the annual fee structure by having each lot pay the same annual fee. The operating budget divided by the number of lots is the new annual fee per lot.
- Immediate family will include parents, children, grandchildren, and their respective spouses/partners, the same definition we have now in our Rules and Regulations (one generation up, one generation down).
- The rules for boats and OFVs (off-road vehicles) are not changing. The lot owner must register each boat and/or ORV with the office and each vehicle must display registration stickers and lot numbers. Each lot still has specified limits to the number of each vehicle type that is allowed to be registered for a lot.
- The following motion was proposed by Rochelle Smith and seconded by Bert Hart:
 - Propose that CCWC remove the Non-Lot Owner Annual Permit Use Fees and include immediate family members, one up generation and one down generation as listed on the appropriate year’s Annual Permit Use Fee renewal form, as covered family members for the lot owner.
 - Approved Unanimously

7. Approval of August 2024 Meeting Minutes

- There were no additions or corrections to the August Minutes other than those mentioned at the November 9, 2024 Board Meeting.
- The following motion was proposed by Bert Hart and seconded by Rochelle Smith:
 - Propose that we approve the minutes as discussed.
 - Approved Unanimously

8. Ellis (Lot 191) Encroachment Update

- The encroachment of Lot 191 has been resolved, and a settlement has been agreed by both the owners of the lot and CCWC. The lot owners have agreed to pay all related fees.

CCWC Board of Director Meeting Minutes – December 3, 2024

9. Stock Transfer Fee Increase

- There was a request to increase the stock transfer fee from \$25 to \$50.
- The following motion was presented by Freda Strzelec and seconded by Rochelle Smith:
 - Propose we change the stock transfer fee from \$25 to \$50 effective immediately.
 - Approved Unanimously

10. Revocation of Seller's Annual Permit Use Fee Refunds

- The board discussed removing the prorated Annual Permit Use Fee refund to sellers when their lot changes hands. New lot owners will continue to pay a percentage of the annual dues (from the date of the property transfer) the first year they acquire a Camp Creek lot.
- The following motion was presented by Mike Schrader and seconded by Rochelle Smith:
 - Propose CCWC eliminate all refunds of sellers' Annual Permit Use Fees when lots change hands, but CCWC will collect prorated Annual Permit Use Fees from the date of sale the first year a new owner owns a lot.
 - Approved Unanimously

Announcements

- Board Members must send a picture of their drivers' licenses to Kris Maxymof to comply with a possible new corporate reporting requirement.
- Next week's off-schedule in-person board meeting is no longer needed and is cancelled.
- A January board meeting will be called to talk about the fire station.
- The audio-visual system is scheduled to be installed this Saturday, December 7th.

Adjournment

- The following motion was presented by Rochelle Smith and seconded by Mike Schrader:
 - Propose we adjourn the meeting
 - Approved Unanimously

Camp Creek Water Company

Budget vs. Actuals: 2025 Budget - FY25 P&L

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Annual Dues	179,858.62	473,000.00	-293,141.38	38.03 %
Guest Book Fees	520.00	2,700.00	-2,180.00	19.26 %
Stock Transfer	50.00	1,000.00	-950.00	5.00 %
Uncategorized Income	24,072.00		24,072.00	
Total Income	\$204,500.62	\$476,700.00	\$ -272,199.38	42.90 %
GROSS PROFIT	\$204,500.62	\$476,700.00	\$ -272,199.38	42.90 %
Expenses				
Administrative	184.41		184.41	
Bank Fees	57.27	100.00	-42.73	57.27 %
Board Mtg. Refreshments		500.00	-500.00	
CCWC Property Improvements		7,810.00	-7,810.00	
Contracted Service	72.52	12,000.00	-11,927.48	0.60 %
Credit Card Fees	-105.63		-105.63	
Insurance	419.58	78,400.00	-77,980.42	0.54 %
Misc. - Gifts/Donations		1,700.00	-1,700.00	
Office Building Maintenance	128.20	5,000.00	-4,871.80	2.56 %
Office Expense	3,181.69	18,500.00	-15,318.31	17.20 %
Phone & Internet	65.44	5,300.00	-5,234.56	1.23 %
TCEQ Lake Fee		2,000.00	-2,000.00	
Travel & Mileage	827.09	4,500.00	-3,672.91	18.38 %
Utilities	818.90	4,800.00	-3,981.10	17.06 %
Total Administrative	5,649.47	140,610.00	-134,960.53	4.02 %
Building Committee				
Demolition		1,400.00	-1,400.00	
Total Building Committee		1,400.00	-1,400.00	
Channel Marking & Safety				
Channel Marking Supplies	318.44	20,000.00	-19,681.56	1.59 %
Signage	212.36	6,000.00	-5,787.64	3.54 %
Stump Removal		7,000.00	-7,000.00	
Total Channel Marking & Safety	530.80	33,000.00	-32,469.20	1.61 %
Communications Committee				
Website	1,082.50	4,000.00	-2,917.50	27.06 %
Total Communications Committee	1,082.50	4,000.00	-2,917.50	27.06 %
Dam & Rec Area Committee				
Dam - Grass Cutting		7,000.00	-7,000.00	
Engineering Study		28,700.00	-28,700.00	
Repair and Maintenance - Rec Area		2,000.00	-2,000.00	
Repairs & Maintenance - Dam	36.34	500.00	-463.66	7.27 %
Total Dam & Rec Area Committee	36.34	38,200.00	-38,163.66	0.10 %
Equipment				
Equipment Loan		20,400.00	-20,400.00	

Camp Creek Water Company

Budget vs. Actuals: 2025 Budget - FY25 P&L

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Fuel	29.23	7,500.00	-7,470.77	0.39 %
Maintenance	90.63	16,000.00	-15,909.37	0.57 %
Rental		1,720.00	-1,720.00	
Supplies/Small Equipment		1,500.00	-1,500.00	
Total Equipment	119.86	47,120.00	-47,000.14	0.25 %
Fishing and Vegetation Committee				
Misc. Fishing & Vegetation Expense		47,500.00	-47,500.00	
Prof Lake Mgmt Company	2,706.25	32,500.00	-29,793.75	8.33 %
Vegetation Control		16,500.00	-16,500.00	
Total Fishing and Vegetation Committee	2,706.25	96,500.00	-93,793.75	2.80 %
Payroll				
General Manager	5,546.16	72,100.00	-66,553.84	7.69 %
Maintenance	4,416.00	60,000.00	-55,584.00	7.36 %
Office Manager	2,692.31		2,692.31	
Patrolman	5,280.00	47,380.00	-42,100.00	11.14 %
Payroll Tax Expense	3,085.38	21,536.00	-18,450.62	14.33 %
Reimbursements-1	168.84		168.84	
Total Payroll	21,188.69	201,016.00	-179,827.31	10.54 %
Professional Fees				
Accounting - Annual Mtg Finance Report		1,800.00	-1,800.00	
Accounting - Monthly Fees	550.00	6,600.00	-6,050.00	8.33 %
Accounting - Tax Return Prep		3,300.00	-3,300.00	
Legal Fees		5,000.00	-5,000.00	
Total Professional Fees	-550.00	16,700.00	-16,150.00	3.29 %
Roads Committee				
Road Base Material	5,281.14	80,000.00	-74,718.86	6.60 %
Total Roads Committee	5,281.14	80,000.00	-74,718.86	6.60 %
Security & Patrolman				
Boat Slip Rental	2,400.00	2,400.00	0.00	100.00 %
Total Security & Patrolman	2,400.00	2,400.00	0.00	100.00 %
Social Committee				
Bass Fishing Tournament	-25.00	1,000.00	-1,025.00	-2.50 %
Boat Parade		1,000.00	-1,000.00	
Meet 'N Greet		750.00	-750.00	
Misc. Social Committee Expense		750.00	-750.00	
Total Social Committee	-25.00	3,500.00	-3,525.00	-0.71 %
Stockholders Meeting				
Rent - Annual Meeting		3,000.00	-3,000.00	
Total Stockholders Meeting		3,000.00	-3,000.00	
Taxes				
Mineral Property Taxes		18,000.00	-18,000.00	
Property Taxes		10,000.00	-10,000.00	

Camp Creek Water Company

Budget vs. Actuals: 2025 Budget - FY25 P&L

January - December 2025

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Taxes		28,000.00	-28,000.00	
Unapplied Cash Bill Payment Expense	-1,082.50		-1,082.50	
Uncategorized Expense	279.66		279.66	
Wildlife Committee				
Supplies		1,000.00	-1,000.00	
Total Wildlife Committee		1,000.00	-1,000.00	
Total Expenses	\$38,717.21	\$696,446.00	\$-657,728.79	-5.56 %
NET OPERATING INCOME	\$165,783.41	\$-219,746.00	\$385,529.41	-75.44 %
Other Income				
Road Maint. -Covey Park	60,075.00	60,000.00	75.00	100.13 %
Royalty Income	21,897.11	104,000.00	-82,102.89	21.05 %
Total Other Income	\$81,972.11	\$164,000.00	\$-82,027.89	49.98 %
NET OTHER INCOME	\$81,972.11	\$164,000.00	\$-82,027.89	49.98 %
NET INCOME	\$247,755.52	\$-55,746.00	\$303,501.52	-444.44 %