

MORGAN CREEK VILLAGE--PROPERTY OWNERS ASSOCIATION
ANNUAL SUMMER MEETING
JULY 27, 2013
9:00 AM BOAT RAMP

Executive Board Present:

Bob Daemmrch
Roy Smith
Lindsey Hawkins
Tim Mohan

Board of Trustees Present:

George Hehr
Mike Wimberley
Cynthia Gibson

Total Members Present: 13

Total Proxies: 21

TOTAL: 34 (40%) (reach Quorum at 20% in POA Covenants)

9:00 Bob Daemmrch called meeting to order

9:12 Lindsey Hawkins read minutes from the Annual Summer Meeting in July 2012

- Rob High motioned to approve Minutes
- Mike Wimberley seconded
- Unanimously approved Minutes

9:18 Tim Mohan shared treasurer report

- Bruce Thorpe motioned to approve Treasurer's report
- Rob High seconded
- Unanimously approved Treasurer's report

OLD BUSINESS

1. Ramp Extension: Bob Daemmrch reviewed the recent boat ramp extension, which now reaches just above water line.
2. Miller Drive Improvements: Bob Daemmrch reviewed the plans for improvements to Miller Drive once Phase 1 of Smith's construction is completed. Currently the workshop is built with plans to build the home in the future. The road improvement will happen in the next few months.
3. Cedar Clearing on Reserve Area: Bob Daemmrch shared plans to clear more dead cedar from common areas, which pose a fire hazard to the community. Tim Mohan shared the two bids obtained to complete the clearing. The issue was tabled until the Fall Executive Board meeting. Stan Arnhamn shared a good point that we do not want to clear the common areas so much that we reduce habitat for wildlife. His point will be taken into consideration when finalizing plans for clearing in the Fall.
4. POA Meeting Notices: Bob Daemmrch reviewed new legislation that requires POA's to post notices to community members prior to any meetings. JB Beasley has developed a sign to share notices at the entrance of the community, but we may post notices at the community park as well.

5. New MCVPOA Yahoo Groups: Bob Daemmrich reviewed the new Yahoo Groups for the POA. This news feed can be used to share interesting information to POA members and to give meeting notice to community members.
6. Legal liability insurances—Participants reviewed the legal liability insurances, now being paid through increase in member dues. All who have paid their current assessments have paid the higher member dues to cover the insurance. Participants discussed what coverage entails, including hiring only insured contractors to complete POA projects.
7. Deeding Land Below 1020 Line: Participants discussed the issue of deeding over property below the 1020 line to waterfront property owners. While some of the property has already been deeded over to property owners, much is still currently owned by POA. This issue will become a priority this year. This process is being handled by Camm Lary's title company—Attorney's Abstract, but we may look for alternatives to expedite the process.
8. Close of Old Business

NEW BUSINESS

1. Architectural Committee Report—George Hehr shared that all current construction appears to be following submitted plans; no new constructions plans have been submitted to committee.
2. Park Committee Report—Thanks to Stan Arnhamn for mowing the Boat Ramp Park and thanks to Mike Wimberley for mowing the new corner oak park. Both looked excellent on the day of the meeting. Nothing new to report on park activities.
3. Central Texas Water Coalition—In the Summer 2012 meeting it was agreed to donate \$250 to the CTWC who advocate for waterfront communities around Lake Buchanan. Although the \$250 is a one-time donation, POA members believed the organization could use continued support.
 - a. Lindsey Hawkins motioned to donate another \$250 to the Coalition this year.
 - b. Roy Smith seconded
 - c. Unanimous vote to donate another \$250 this year.
4. East Lake Buchanan—Mike Wimberley shared that he is the representative for Morgan Creek Village POA at a group of all POA's on the East Lake. Meetings happen at the Silver Creek Community Center and primarily location of East Lake Buchanan fire department. Mike said the meetings are very informative about what is happening around the lake. He welcomed other community members to join the meetings. Email Mike Wimberley (mwimberley1@aol.com) if interested.
5. Entrance Sign—Lindsey Hawkins noted that the sign at the entrance is deteriorating quickly. Roy Smith said that his brother, Jeff Smith, is planning to build a new sign for the entrance. Tim Mohan offered for the community to pay for material costs if necessary.
6. LCRA Activities—John Franklin, a Morgan Creek Village member, is on the board of LCRA. John offered to talk with members about the current situation and future plans to the extent that he could share information about the water management plan. John explained that LCRA holds monthly Committee Days open to the public and that these meeting days are incredibly informative. He encouraged everyone to attend to learn more about the water situation. Some issues discussed briefly:
 - a. LCRA has approved a plan to pump groundwater just outside of Bastrop
 - b. LCRA has engineered plans to start on a 5-7 year project to build a reservoir down near Matagorda Bay. The reservoir would hold 40,000 acre-feet with a max of 90,000 acre-feet annually. Industries in this area are already contracted to receive at least 70,000 acre-feet of water from LCRA. The financial plan for reservoir is not in place yet.

- c. Core-X is a company looking into potentially developing a water supply company around the lake.
 - d. Lake Buchanan holds 830,000 acre-feet at full level. Evaporation on such a large body of water is substantial source of water loss.
- 7. Close of New Business

10:36 Cynthia Gibson motioned to adjourn, Mike Wimberley seconded, unanimously voted to adjourn