

FPPOA ANNUAL MEMBERSHIP MEETING MINUTES

March 16, 2024

10:30 am

Colmesneil Community Center –
300 W Elder St, Colmesneil

BOARD OF DIRECTORS PRESENT:

- President, Kate Johnson
- Secretary, Sarah Parsons
- Treasurer, Greg Thompson
- Maintenance, Loy Owens

BOARD OF DIRECTORS ABSENT:

- Website & Communications, Julie Askew

The members of the Frog Pond Property Owners Association held an annual meeting March 16, 2024 at the Colmesneil Community Center, TX, 75938.

I. ROLL CALL

The regular meeting was called to order at 10:36 A.M. by Kate Johnson, President, with a roll call of present board members. Noted, Website & Communications, Julie Askew, as absent.

II. WELCOME TO NEW NEIGHBORS

All Frog Pond Lake residents in attendance were invited to introduce themselves.

III. ACCEPT 2023 MINUTES

First order of business, the members reviewed the meeting minutes from the 2023 Annual Meeting. Motion made to accept; motion seconded; motion carried unanimously.

IV. OFFICER REPORTS

Next, report from FPPOA President, Kate Johnson

- This year's focus of the FPPOA Board of Directors was on improving member communications, vegetation management, and fund management
 - All communications with FPPOA Board is via email (no more physical mail). Website is kept up to date with board meeting minutes. Quarterly newsletter is published via email and shared to Frog Pond Lake Facebook page.
 - On June 7 2023, during annual lake weed spraying conducted by Lochow Ranch Pond & Lake Management, an aggressive invasive species, giant salvinia, was found on the northwest side of Frog Pond Lake. The FPPOA Board held an emergency meeting and passed a vote to authorize \$750 spend to take recommended immediate action to spray a targeted chemical spray for giant salvinia where the plant was found and the surrounding 2 acres on Frog Pond Lake.
 - WCID aeration program continues and removed vegetation at the spillway. With WCID funds needing to be focused on dam repairs, the FPPOA Board has agreed to take the lead on forming a plan for lake vegetation management.
 - WCID is focusing on needed repairs to the dam's weir gate, and has notified the FPPOA Board of a likely needed drawdown on the lake in the fall. With fishing abundant on the lake, fish funds will be saved in case needed after the weir gate is repaired and lake levels are restored. FPPOA Board is investigating moving the FPPOA Fish Fund to a high yield account.
 - Lastly, the FPPOA Board is working plans with the Texas State Trapper to address the beaver dam that is impeding flow into the lake.

Next, report from FPPOA Secretary, Sarah Parsons

- continuing to improve digital record keeping of FPPOA to ensure easy transition to future board members

Next, report from FPPOA Treasurer, Greg Thompson

- Report of funds: FPPOA Fund = \$6282.63; Fish Fund = \$4911.30 (\$628 for lake survey); amounts do not include amounts collected today
- Reviewed 2024 budget

Next, report from FPPOA Maintenance, Loy Owens

- Decrease in instances of trespassing since locking the members lot, and cameras identifying repeated offender and subsequent discussion by sheriff with offender

- Some repairs have been made to the members lot dock and signage
- Considering opportunity to dredge the boat launch when the lake is lowered

V OLD BUSINESS

Next, update on lake weed management. Members directed to FAQ in members annual meeting packet (attached to minutes) and walked through presentation on west end weeds history and options being considered to better manage the weeds and open up the creek flow into the lake.

- 2012-23 west end vegetation has been addressed by using Lochow to spray. While some areas have been recovered, other areas are too thick and continual spray and kill is making muck at the bottom of the lake worse. Additionally, beavers building dams at the mouth of the creek into the lake and neglected shorelines have added to the marsh conditions.
- Various options have been researched (e.g., aeration and muck pellets; spray and cut ~\$26k; dig and remove ~\$1.3k/day)
- Proposal is to proceed with the dig and remove option by Phillip Spearman to remove vegetation (trees, weeds) blocking the original creek flow. Effort estimated to take approximately 3 days. Pirates Cove is an example of what can be done when the weeds and muck are dug out.
- Members are reminded that property owners are responsible for their own shorelines, corner to corner and 50 feet out. Members directed to herbicide guidance included in the annual meeting packet. Aeration and muck pellets are also recommended.
- Conflicting opinions and reports on whether or not Frog Pond Lake has Giant Salvinia or if it is just common salvinia. Irrespective, as it is found, it is killed and removed.
- WCID is responsible for weed management, however, at this time needs to focus resources on dam management (WCID update to be provided in new business). FPPOA is taking this on as a volunteer initiative with POA members (e.g., fund donations for initial clearing, labor for ongoing maintenance).
- Members supportive of proposal made, and eager to get the effort started. Chad and Loretta Hood volunteered use of their property for dumping of dredged muck and weeds. FPPOA members will receive an email with materials presented today, and request for donations to a separate fund that will be setup for this effort.

Next, update on Fish Committee provided by Devan Tolar.

- Fishing is good, so no need for restocking at this time.

- 12" and smaller bass are over abundant, as such, FPPOA members are encouraged to catch them and have a good fish fry.
- Lake is planned to be lowered later this year to fix the dam. Plan is to hold the funds for potential use (survey, restocking) after the dam repairs are completed.

VI NEW BUSINESS

Next, WCID update provided by Cris Thompson.

- Muck tablets were added to the west end of the lake during President's Day weekend. Members directed to weed management research on WCID site (can be accessed from FPPOA website).
- Original dam weir gate needs to be replaced with a new stainless steel weir gate, and the dam slope needs to be built back up. Quotes are in progress. Initial thought is the lake would be lowered in November 2024, and would need to be lowered significantly to complete the repairs (similar level to last time the lake was lowered in 2015). No details at this time on how long the repairs will take. Details to be discussed at next WCID meeting on April 13th, 2024.
- FPPOA members can access all WCID meeting minutes on the FPPOA website.

Next, discussion of spring maintenance on shorelines.

- Members directed to herbicide instructions in members annual meeting package.
- FPPOA will not be organizing Lowchow Spray go forward.

Next, discussion of FPPOA board roles.

- Kate, Loy and Julie to continue new two year terms as President, Maintenance, and Communications, respectively.
- All members encouraged to consider joining the board next year; two positions up for election: Secretary, Treasurer.

Next, FPPOA 2024 budget (see attached) was reviewed by FPPOA Treasurer, Greg Thompson. Motion made to accept; motion seconded; motion carried unanimously.

VII OTHER BUSINESS

Next, discussion on FPPOA rule #2 (GOE #2) guest access rule.

- Review of FPPOA lake rules regarding guest access, requiring members to be home during guest access, and discussion held on reasoning for this rule (e.g., safety, protection of property, liability).

- Member present raised issue with potential Airbnb rental on an unidentified CR3160 property. Member made motion that \$500 fine be applied to first offense, and that sheriff be called to visit the property. Members were reminded by the Board of FPPOA rule #13 (GOE #15) prohibiting renting of property on Frog Pond Lake for any period/length of time. FPPOA Board agreed to enforce FPPOA lake rules as documented in the rules and regulations “violations of any rule or regulation will result in notification from the FPPOA and assessment of penalties if the violation continues. The sheriff’s department will be contacted when appropriate”

VIII ADJOURN MEETING

Next, motion was made to adjourn; motion was seconded; motion carried unanimously meeting was adjourned at 11:43 A.M.

DocuSigned by:

Kate Johnson

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President, Kate Johnson

DocuSigned by:

Sarah Parsons

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Secretary, Sarah Parsons

Sign In

SP

- 1 Greg & Cris Thompson
- 2 Luke & Sarah Parsons.
- 3 Chris Hubert
- 4 Paul Hubert
- 5 BUCK Johnson
- 6 Fred & Nancy Decker
- 7 DAVID and WANDA BRAMMER
- 8 CHAD & LORETTA HOOD
- 9 STAN & STANA EVANS
- 10 DWAN TOLAR
- 11 Joann Loveless & TOOL
- 12 Keith & Rebecca DRENNAN
- 13 Steve & Judy BULICZ
- 14 Heather & Jeremy Plak
- 15 Kristin Turner
- 16 Dennis & Lacey McKay
- 17 Brenda Murdock
- 18 Al SANDERS
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Frog Pond Property Owners Association

2024 Budget

Expenses

| | |
|----------------|----------|
| PO Box | 146.00 |
| Meeting Place | 125.00 |
| Property Taxes | 13.53 |
| Go Daddy | 20.17 |
| Checks | 61.90 |
| Dock Treatment | 100.00 |
| Total | \$466.60 |

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Sarah Parsons

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DocuSigned by:

Kate Johnson

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