

FPPOA 2022 2nd Quarter Board Meeting

Minutes of Meeting

May 21, 2022

BOARD OF DIRECTORS PRESENT:

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

The Board of Directors of the Frog Pond Property Owners Association held a meeting May 21, 2022 at the home of Greg Thompson, Colmesneil, TX, 75938.

I ROLL CALL

The regular meeting was called to order at 3:02 P.M. by Kate Johnson, President, with a roll call of present board members.

II APPROVE 1Q22 MINUTES

First order of business, the Board reviewed the meeting minutes from January 15, 2022. Motion made to accept; motion seconded; motion carried unanimously.

III OFFICER REPORTS

Next, report from FPPOA President, Kate Johnson

- No updates

Next, report from FPPOA Secretary, Sarah Parsons

- No updates

Next, report from FPPOA Treasurer, Greg Thompson

- Current Frog Pond POA fund balance is \$7,243.84. In the last quarter, deposits total \$445, transfer of \$1,055 made to fish fund, and payment of \$20.17 made to GoDaddy for the FPPOA website.
- Current Fish Fund balance is \$4,273.88 Deposits of \$1175.33 in the last quarter. No withdrawals in the last quarter.

Next, report from Website, Julie Askew

- Website up to date.

Next, report from FPPOA Maintenance, Loy Owens

- No updates.

Next, motion made to accept all officer's reports; motion seconded; motion carried unanimously.

IV OLD BUSINESS

Next, Lake Rules and Grants of Easement were reviewed and confirmed that each condition in the Grants of Easement has been addressed responsibly in the Frog Pond Lake Rules.

V NEW BUSINESS

Next, discussion of amendment to FPPOA rule #4 to align with rule #2 that immediate family and guests must be accompanied by a FPPOA member when accessing member lot. Discussed and agreed to make correction to remove "even when the Member is not present."

Next, discussion of the need for a letter to Property Owners regarding rule violations. Agreed that a letter will be issued from the FPPOA email to the member with notice of the rule which was violated. Email/letter template to be drafted by FPPOA Secretary and circulated with FPPOA board members for approval.

Next, discussion of lake management strategy history and go forward plans. There have been concerns raised with the amount of muck, water quality and use of herbicide for lake weed control from FPPOA members, WCID board members and FPPOA board members. Due to the concerns, a few homeowners and board members have been researching ways to address the muck, water quality and weed control. Two companies, Clean-Flo and The Pond Guy, have been contacted for advice on ways to improve Frog Pond Lake. Both companies recommend adding an aeration system to the lake. Summary of research attached to minutes and to be posted to the FPPOA website. WCID made the decision to not spray the lake this year as the decaying plant material turns into nutrient-rich pond muck that continues to fuel weed and algae growth. FPPOA members are highly encouraged to use chemicals responsibly and may wish to consider installing an aeration system. Strategy to be developed by WCID to move towards organic biological solutions. Final plan, once available, to be presented to FPPOA members.

VI OTHER BUSINESS

Next, FPPOA Fish Committee will be organizing the first 2022 meeting. Details to be sent to FPPOA members via email. Frog Pond Lake Fish Committee members to be updated on Frog Pond website.

Next, discussion of transition of Frog Pond POA IRS filings from Kate, President, to Greg, Secretary. Transition complete.

VII SET 2Q22 BOARD MEETING DATE

Next, discussion of 3Q22 FPPOA board meeting. Date set for August 20, 2022, 12pm at the Colmesneil Community Center.

VIII ADJOURN

Next, motion was made to adjourn; motion was seconded; meeting was adjourned at 4:19 P.M.

DocuSigned by:
Kate Johnson

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President, Kate Johnson

DocuSigned by:
Sarah Parsons

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Secretary, Sarah Parsons

Lake Restoration Research

There have been some concerns raised with the amount of muck, water quality and use of herbicide for weed control on the West end of the lake from homeowners, WCID board members and FPPOA board members. Due to the concerns, a few homeowners and board members have been researching ways to address the muck, water quality and weed control. We have contacted 2 company's for advice on ways to improve our lake. We have setup meetings with the company Clean-Flo and The Pond Guy. Both companies gave good advice for our lake. Both Clean-Flo and The Pond Guy recommended adding an aeration system to our lake.

Over time organic debris begins to accumulate and the lake becomes overabundant with nutrients. These excess nutrients become an effective plant fertilizer, causing weeds and algae to grow prolifically. You may begin to notice emergent weeds, like cattails and shoreline grasses, growing along the shoreline and a foul smell emanating from the water. The WCID board has used an aquatic herbicide to try and control the existing growth. These herbicide treatments provide a temporary fix to weed and algae control. Not only is the herbicide a temporary fix for weed control. The decaying plant material turns into nutrient-rich pond muck that continues to fuel weed and algae growth. The pond then enters a continuous cycle of reactive treatments to use more chemicals to control growth.

Muck is made up of plant and animal waste. It is caused from dying and decaying organics. The muck produces nitrogen and phosphates in the soil. The nitrogen and phosphates are an excellent source of food for weeds. Increasing nitrogen and phosphates in the lake contribute to low levels of oxygen in the water keeping it cooler on the bottom and warmer on top. As the seasons change the water in the pond will turnover causing the less oxygenated water to mix oxygenated water that can lead to "winter fish kills" and poor water quality. As the dissolved oxygen levels continue to decline, the bacteria that eat the muck will also decline without oxygen to live on. This process adds to the muck and weed control problem.

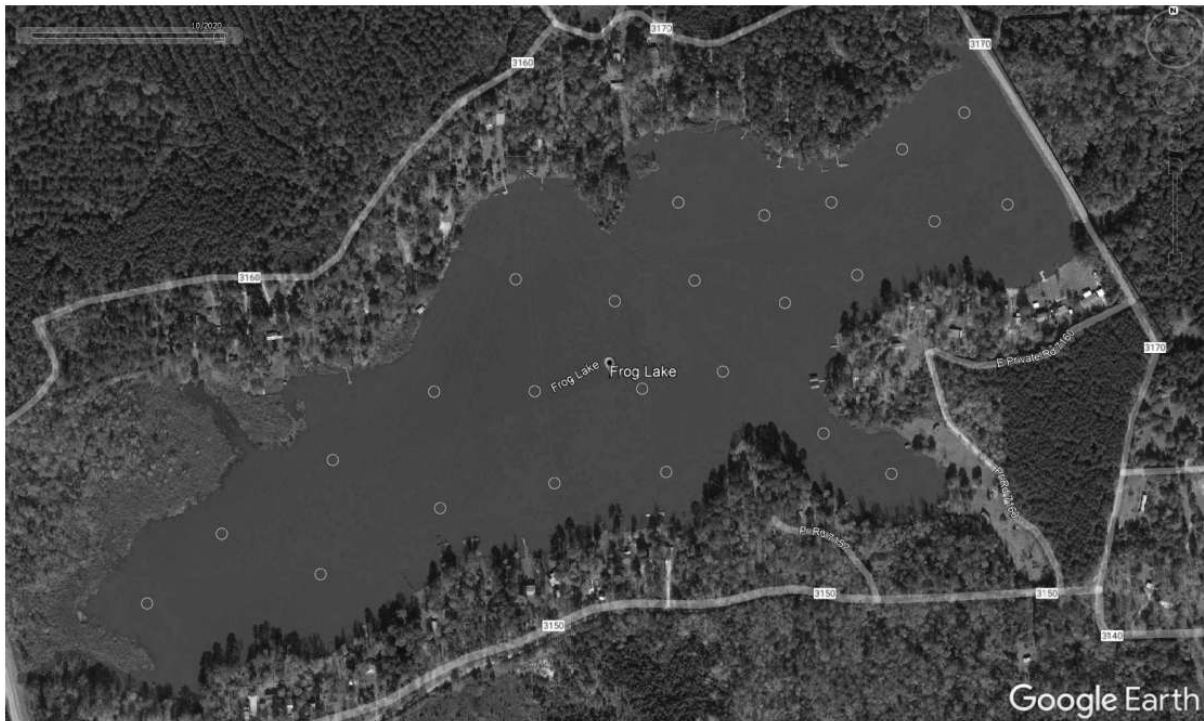
For these reasons, both Clean-Flo and The pond guy recommend adding aeration systems to the lake to increase the dissolved oxygen levels in the lake. Increasing the dissolved oxygen levels in the lake will allow the bacteria that eats the muck to flourish. Increasing the good bacteria that eats the muck helps to reduce the muck and is food for larger insects that eat the bacteria. The insects grow larger and are food for the fish. The increased oxygen level and larger amount of food source for the fish allows for a more productive fish population. Adding an aeration system helps with:

1. Aeration reduces pond muck
2. Aeration improves water quality
3. Aeration boosts dissolved oxygen levels
4. Aeration reduces the risk of a fish kill

Both Clean-Flo and The Pond Guy recommended a full lake aeration system. They do not recommend using Muck pellets without the aeration system. The muck pellets contain the aerobic bacteria (good bacteria that eats the muck). If the bacteria does not have enough oxygen, the bacteria will not be effective and the cost of continually treating the lake with muck pellets would be cost prohibitive.

Below are some quotes that have been listed out for an aeration system and muck control pellets. The Clean-Flo quote is for a full lake aeration system. We had asked The Pond Guy to reduce the full lake aeration system. The Pond Guy recommended placing aeration system in the problem areas of the lake. They recommended adding the aeration to the west end of the lake to get started. The quote from the Pond Guy is only for an aeration system on the West end of the lake.

1. Clean-Flo Full lake aeration system quote



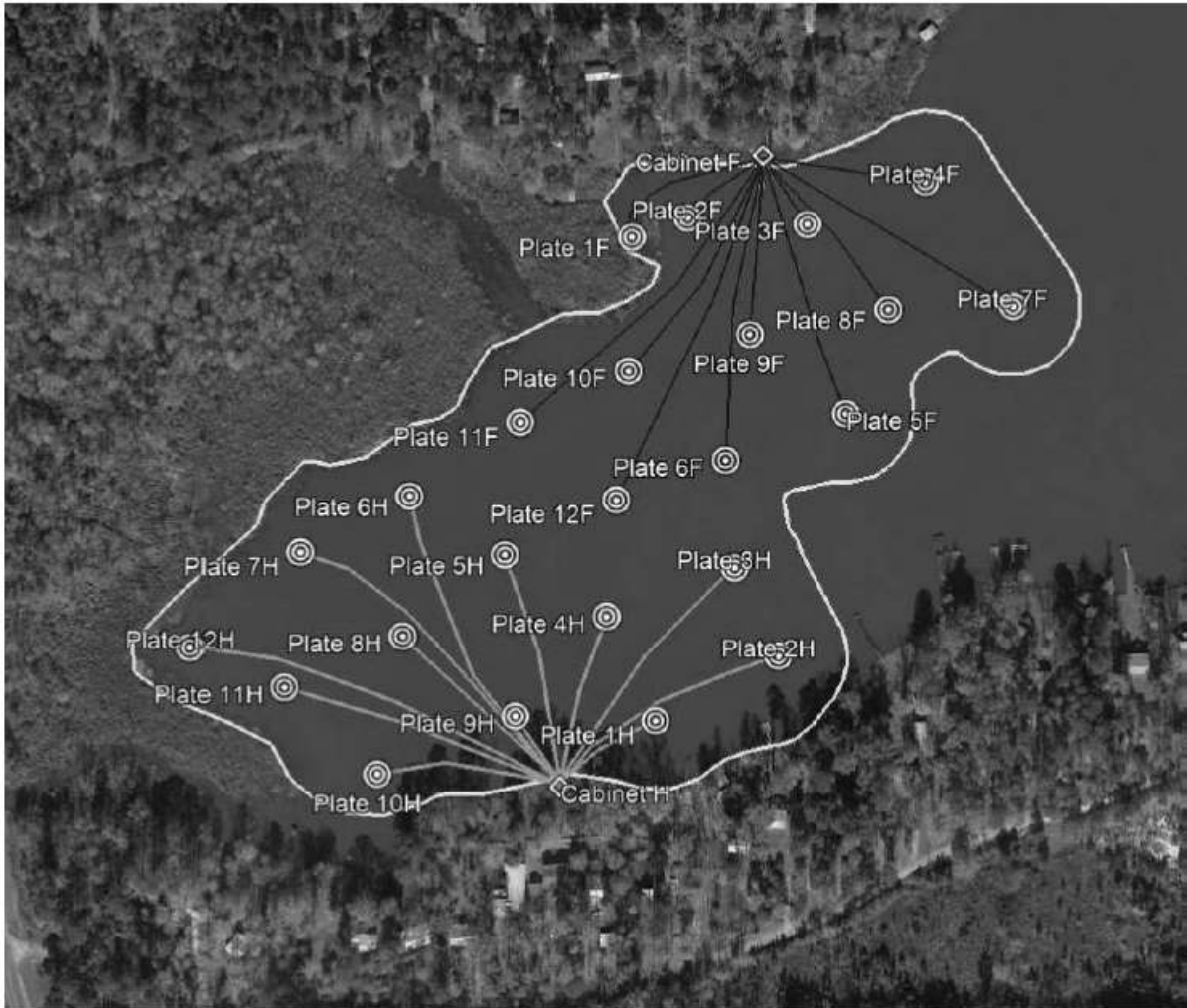
The system would consist of a single compressor with 13 hp motor. It would be installed in an 8' x 8' shed or similar enclosure (excluded from Clean-Flo's scope). There would be 25 12-inch diffusers distributed throughout the lake, connected to the compressor with 5/8" self-sinking airline. We recommend that a season program of bio augmentation be followed in addition to installing and operating the diffusion system. A preliminary system layout is attached. Budgetary Costs are as follow:

Manufacturing of System: \$87,000 plus shipping

Installation: \$20,000

Annual Biological Products: \$25,000-\$35,000, depending on selection and allocation

2. The Pond Guy aeration system quote for the west end of the lake



System 1 of 2

Airmax® LakeSeries™ LS120 Aeration System

Product Labels and SDS may be downloaded at www.thepondguy.com

Qty	B/O	Ship	Item #	Description	Unit Price	Discount %	Amount
2			KIT-510555	Airmax LS120 System w/ 12 Diffusers & Metal Cabinet 230v No EasySet Airline	\$13099.99	0%	\$26199.98
24			510166	Airmax ProAir 4 Complete Diffuser	\$0.00	0%	\$0.00
2			510560	Airmax LS120 System 230v Unit Only	\$0.00	0%	\$0.00
103			510119	Airmax 5/8" EasySet Airline 100'	\$129.99	0%	\$13388.97
112			490206	(B) - 5/8" Connector Kit Connects	\$5.99	0%	\$670.88
2			CCP LS120	Complete Care Program 4 Year (LS120)	\$499.99	0%	\$999.98

Tracking Number(s)

Misc. Charges/Additional Handling:	\$	0.00
Merchandise Invoice Total:	\$	41259.81
Sales Tax:	\$	3300.79
Shipping:	\$	0.00
Discount:	\$	0.00
Total	\$	44560.60

1. The Pond Guy muck pellets. There is roughly 24 surface acres on the west end of the lake. The muck pellets from the Pond Guy is \$253.00 per surface acre. The muck pellets are to be applied once a month. The cost would be \$6072.00 per month for the muck pellets
2. AquaTech muck pellets quote. This quote is for the west end of the lake. This quantity is good for the initial treatment and then a reduced amount would need to be applied monthly.

#	Item	Unit Price	Qty	Total
01	Microbe-Lift SA (Sludge Away), Per 270 Gallon Tote	\$4,000.00	2	\$8,000.00
02	Microbe-Lift SA (Sludge Away), Per 5 Gallon Bucket	\$80.00	12	\$960.00
03	Microbe-Lift PBL (Prof Blend Liquid), Per 270 Gallon Tote	\$4,000.00	2	\$8,000.00
04	Microbe-Lift PBL (Prof Blend Liquid), Per 5 Gallon Bucket	\$80.00	12	\$960.00

Subtotal	\$17,920.00
Tax (6.75%)	\$0.00
Grand Total	\$17,920.00

