September 5, 2020 10,AM MINUTES: MLNDA Annual Membership Meeting at the Pat Irvine Pavilion in Starcke Park East

Membership Chair, Janet Hudson, introduced the candidates who are running for the local Mayoral (Donna Dodgen & Francisco Herrera) & Council Dist. 6 (Monica Carter, Wando Rosales & Ricardo Sanchez) positions. State Representative John Kuempel was introduced and he spoke of his support and pledged to do what he could at the state level to save Meadow Lake.

President Jacy Robbins called the meeting to order and expanded on the various agenda items listed on the handout:

- Duties/Powers of Members: Vote in Directors, amend bylaws, call special meetings with petition of 10% of membership
- Dues ($50 per member) support organizational operating costs
- Donations will support upfront initial costs once we have a specific plan (hiring experts, technical planning costs, etc.)
- Directors: 2/3 of Board must be property owners for up to 3 year terms, aim to have "Zone" representation (Meadow Lake divided into 3 zones)
- Committees: Descriptions found the on back of Membership application; plea went out to members to participate
- Technical Status Update: Why has there been hinge failure? Proper maintenance has not been ongoing; pins have seized up and aren't rotating, resulting in grinds and metal tears. Meadow Lake hinges WILL fail at some point, but it is unknown as to when – could be soon or some years away. Our plan is to have proper maintenance after resolution.
- GBRA vs MLNDA plan: GBRA estimates a much larger cost than what Meadow Lake property owners can afford, since we have fewer owners and our median property valuations are much lower than other Guadalupe Valley lakes. The main component driving up the cost in other lake associations' plan is the inclusion of a Stop Log System (est. cost $22 million each) – their reason is to allow for maintenance without ever draining. Our plan requires maintenance (with draining) every 10 years for a couple of weeks. At a $22 million cost savings, this allows us to achieve a reasonable $6.5 million fix.
- Comprehensive Study: This would be performed by Freese & Nichols (FNI) or another reputable engineering firm. It is necessary in order to see what will be required 'engineering-wise' as well as determine the finances that will be needed to accomplish it. The study will give us confirmation of the *accuracy of the costs and confirm any "unknown information" BEFORE moving toward a plan to finance it*. Questions to be answered: What is the strength of the dam? Does it have foundation issues? We will need a governmental entity, such as the city of Seguin, to go forward with the study and we are working toward accomplishing it.
- Lawsuit: We cannot wait for resolution of the Sutter lawsuit, since it could go on in appeals for many years. Also, the lawsuit does NOT represent MLNDA, but rather its property owner Plaintiffs who signed on and are bearing a financial obligation. In the meantime we must pursue other solutions and hope that the lawsuit will end up in a positive way, i.e., that GBRA bears responsibility of fixing the dams.
- "Ownership": The Board strongly recommends ownership of Nolte Dam…*<u>LOCAL control is best</u>*. GBRA's focus is no longer on hydro sales, but rather on water sales up and down the IH 35 corridor, so they have no interest in "fixing and maintaining". We have been in talks with 'partners', including FNI for engineering, 2 Hydroelectric Operators and a private developer for recreation and tourism. 0% loans and Hydro sales are also being investigated for financing. Once we have all of the FACTS and a legitimate plan in place with solid partners, the Board will present a plan to membership for approval to move forward. Updates to members will definitely increase as we move along this path. The Board has been methodical this year in working through many issues – we need patience and must not rush into a plan that we might regret later.
- We have asked to meet with GBRA regarding ownership but are now awaiting their response to schedule a meeting.
- Bylaws: The Board will be voting on a change to the Bylaws Article XIV Section 1. The proposed change was read to the membership and notice will be electronically given once voting takes place.
- The Board will be voting on a proposed Resolution and notice will be electronically given to the membership once voting takes place: *Board shall not authorize or undertake any actions that have a financial obligation on the part of property owner members without such action being presented to the property owner members for a vote.*
- Q & A Session: More than 10 members asked questions, answered by J Robbins. Some questions were related to technical issues. Several members voiced an opinion that we must continue to work on a solution and not wait for the lawsuit, which should be viewed as a "tool" in the arsenal. There were comments showing support of local ownership and that we must be active in creating our own path.
- Election of Board of Directors: J Robbins announced 4 Directors whose terms were expiring (Miriam Campbell Jones, Mark Sims, Wayne Windle, Eilen Thedford). He opened up to the membership for anyone to place their name or nominate someone to fill those expiring slots. Tess Coody made the motion, with Joe Saenz seconding, that following members be elected to the Board: Miriam Campbell Jones (returning Director) and new Directors Mark Earl, Sara Fitzgerald and Paul Bluntzer. R Raetzsch called for the vote, which passed unanimously by a show of hands.

The meeting was adjourned.