

Council Creek South Property Owners Association  
Annual Meeting  
April 29th, 2023 (Draft)

The meeting was called to order by the president, Joe Donahue.  
Guest speakers were introduced. The first to speak was Jo Karr Tedder.

Jo Karr Tedder, with the Central Texas Water Coalition.,

- LCRA is releasing 292,000 acre feet of water downstream this year for irrigation. This equates to 95,148,492,000 billion gallons of water.
- LCRA is proposing a rate increase for water utilities, local governments, water wholesalers, businesses, industries, and non-irrigation users. The proposed rate increase is from \$145 per acre foot to \$155 per acre foot.
- Downstream irrigators pay just \$66 per acre foot.
- CTWC opposes any rate hikes until the disparity between water customers and irrigation users is addressed.
- We are currently in severe to extreme drought. This is how the mega drought of 2008-2015 started. The La Nina weather pattern has broken and we are in a neutral weather pattern. We should return to normal rainfall. Inflow into the lake system is at an historical all time low.
- The Arbuckle Reservoir has been a failure. It leaks and has gone \$25 million over budget and will not provide any water for the rice farmers.
- 95% of LCRAs income comes from electric generation, so even in drought LCRA will continue to generate.
- Our LCRA representative for Burnet County is Nancy Yeary, Her contact information is 512-578-3142 or 800-776-5272 ext. 3142
- Please consider joining CTWC.org. 100% of all money goes to saving our lakes.
- There is a bill in the Texas Legislature to fix leaking water infrastructure, but it is only 3 billion for the whole state.
- State Rep. Ellen Troxclair tried to pass a bill to get 2 elected members on the LCRA Board of Directors, but it was shot down. Appointed members of the LCRA Board are making political contributions of \$50,000 to get on the board.
- Two rice crops have been skipped because of the drought, but this did not apply to all rice farmers. Some have negotiated their own contracts with LCRA.

Blair Manning- Burnet County Tourism Director

- On April 8th, 2024 there will be a total eclipse of the sun. Burnet County is in the path of totality, and it will go right over Lake Buchanan. We will start to see the eclipse at 12:15pm. From 1:34pm-1:39pm we will be in total eclipse.
- Burnet County is expecting somewhere between 100,000-130,000 tourists in Burnet County alone. This will greatly impact the roads in the county. The Deputy Sheriff suggested that you prepare early and stay home if possible. The large crowds are expected to arrive Friday, April 5th and begin leaving around Tuesday, April 9th.
- The county is meeting and planning for safety during this time. As we receive details, they will be shared with the neighborhood. Lake Buchanan will be highly patrolled by LCRA, Texas Game Wardens, and other law enforcement.

Paul Kowalik- Environmental Officer, Burnet County Sheriff's Department

- [pkowalik@burnetsheriff.com](mailto:pkowalik@burnetsheriff.com)
- If you need to report an environmental crime, such as illegal dumping, call dispatch
- It is illegal to burn chemicals, tires, plastics, etc.
- Household trash burning is legal
- Dilapidated houses can be reported
- Unregistered, non-running vehicles can be reported
- Trash that is attracting rats, racoons, etc. can be reported

Ricky Hunt- Road Committee Report

- Chip and seal was done on Copper Ln. and the park road
- Point St. will be repaired from CR 137 to just past the mailboxes. The parking pad by the mailboxes will also be repaired.
- The county patched potholes on CR137 and on Lookback and Ledge area.
- The POA will buy some road base and the road committee will do some patch work to prevent further washing on Ledge St.
- Eagle St. will be next for patch work

Mischelle Griffin- Architectural Committee-

- Just a friendly reminder to submit the building approval form when building, or adding structures, driveways, or fencing. This is for the protection of the homeowner. We have had several instances where property lines were crossed. There are also utility easements for LCRA and the water company.
- The POA will explore adding a transfer fee for when properties are sold. Most neighborhoods do this. The fee is usually around \$200. The POA is required to send certain paperwork to the title company for closings.

A motion was made and seconded for approval of the minutes from the 2022 Annual Meeting.

Treasurer's Report - Ron Brannan presented the statement of the financial business of the POA.

[2023 Treasurer's Report](#)

Joe Donahue- President

- With the eclipse coming in 2024 it is important to have a safety committee. We need 2-3 volunteers. This committee will be in contact with local law enforcement for information pertinent to our neighborhood. Vol Montgomery has offered to help support this committee.

The meeting was adjourned.