

Lytle Lake Water Control and Improvement District

161st Board Meeting

November 13th, 2025

Board Members Present:

Jim McCathren

Rusty Beard

Patty Knight

Clint Sojourner

Board Members Absent:

Ronny Bryant

Staff and Guests Present:

Mrs. Henderson, District Manager

Ron Alexander, Groundskeeper

Tyler Wettschreck,

Groundskeeper

Minutes

President McCathren opened the meeting at 1:00pm and offered the invocation.

Approval of Minutes:

Mr. Beard motioned to approve the 159th and 160th meeting minutes. Mr. Sojourner seconded. All in favor.

President McCathren suspended the order of the agenda to allow for the audit presentation.

Audit Presentation

Mrs. Stacey McGee presented the audit report. She reported a clean audit opinion with no adjustments and gave a brief explanation of the various fund balances.

Mrs. Knight motioned to approve the audit. Mr. Beard seconded. All Directors were in favor.

Financial Statements, Investments Report, Vouchers:

Mr. Benham provided a presentation of the previous quarter's financial statements and the District's financial standings. Mr. Benham stated there were no issues to be addressed and that District was staying within budget.

Mr. Beard motioned to approve the financial statements, investments report, and vouchers. Mr. Sojourner seconded. All Directors were in favor.

Other Business:

HHPD24 Grant—Mrs. Henderson explained that there were no changes and that the District was just waiting for the final contract from TCEQ to sign.

600 Acres Hunting Lease:

Mrs. Henderson explained that the current lease with Blake Vogler for bow hunting and trapping on the 600 hundred acres has ended. She asked the Board to consider whether they would like to renew the lease. Mr. Sojourner suggested advertising the lease online to try to generate a revenue. Mr. Beard suggested changing the dates on the contract to end on September 30th and then create a subsequent lease for the hunting season October 1st-end of season.

Motion to accept the lease with amendment that it ends on September 30th.

Mr. Beard motioned to accept the lease with the amendment that it ends on September 30th, 2026. Mrs. Knight seconded. All Directors were in favor.

District Groundskeeping Vehicle:

Mrs. Henderson gave a brief explanation of how the Board had briefly discussed at the last meeting the potential for purchasing a District vehicle to avoid wear and tear on vehicles and avoid the issue of groundskeepers holding vehicle insurance. Mr. Alexander had suggested a budget of \$15,000.

President McCathren closed the public meeting and entered Executive Session at 1:55pm for the purpose of capital purchases.

The meeting came out of executive session at 2:22pm. No action was taken during Executive Session.

Mrs. Knight made a motion to appoint a committee of Mrs. Henderson and Mr. Sojourner to decide on a budget for purchasing a truck and then ask Ron to assist Mrs. Henderson with locating a vehicle up to \$15,000. Mr. Beard seconded. All directors were in favor.

OWF Inspection:

Mrs. Henderson gave a brief explanation of the remaining OWF violation and explained that the house with the violation is in repo. President McCathren asked Mrs. Henderson to go ahead and send the letter to start the deadline for remediation. If the homeowner does not comply, the District staff can move forward with taking care of the violation.

District Office:

President McCathren suggested thinking long term about whether the District wants to move the District office to the lake. The Board decided to table further discussion.

Groundskeeping Report

Mr. Alexander gave a report on the recent groundskeeping projects. President McCathren asked Mr. Alexander to remove goats from the dam area in order to restore vegetation growth.

Mr. Alexander gave bids for replacing the roof of the bathroom pavilion. President McCathren suggested doing in house repairs. Ron said that there are holes in the structure of the pavilion that need repairing beyond just the roof. Mr. Sojourner said he would run his guys by the bathroom to take a look and see if they can make the repairs for the District.

Mr. Alexander mentioned the picnic tables and small grills that have rarely been used at Tittle Park and are rusting. He explained that he would like permission to remove the grills from Tittle Park. He suggested selling at least half of the picnic tables. He said that some of

the tables are broken. President McCathren suggested selling all of the tables since they are not being used.

Mr. Beard made a motion to declare all of the picnic tables and all of the grills as surplus property. Mr. Sojourner seconded the motion. All Directors were in favor.

Items to be added to the next agenda:

--Rules and Regulations

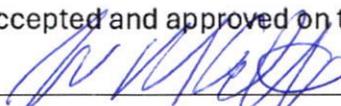
--Insurance Agreement

--Eagle Eye follow up

--Short Term Rental

President McCathren adjourned the meeting at 3:15pm.

Accepted and approved on this 15th day of January, 2026.



President Signature, Jim McCathren



Secretary Signature, Rusty Beard