



Land Management Report: April 19, 2003

NEW BUSINESS

Tractor/Mower

Cost for old Mower/Tractor brake repair and tune-up is \$25.00. Mower deck is beyond repair and the cost of a new deck is \$400.00: LM recommends buying new mower (Snapper reconditioned with a thirty day warranty and in very good shape with a commercial engine is \$600.00 + tax), used strictly for mowing, and using old tractor for general purpose hauling. A new Snapper mower virtually the same as the used one sells for \$2,000.

Handicapped-access Restroom Facilities

Existing restroom (toilet house) was inspected and considered for handicapped access. Concluded there is not enough space in the current restroom and the logistics to convert for handicapped access was not financially feasible. LM recommends building new handicapped-access restroom on rear of existing bathroom with a ramp to the driveway off the main road. New restroom would be incorporated into a future rebuilt restroom. Handicapped-access restroom would also include a wash sink and douche area, with hot water. The douche area would have a separate entrance. John Szewczyk (LVL) has committed to covering some cost of constructing the handicap-access restroom. Don Riggs can be contracted for immediate construction (in time for the LVL PWA Memorial Day run).

Property Line Buffer Zone

A "buffer zone" should be maintained on the property line for privacy. LM recommends leaving thick underbrush or decorative high thick landscape in areas cleared next to property line.

IMPROVEMENTS

Electrical

Electrical upgrade made to power point on the field by (Don Riggs, Scotty Wayne (DMC), Jack Elsberry, Gerry Garcia (Lone Star Leathermen), and Stan and Diahna Morris (GDI's), Jack Hanson helped fill trenches. An existing service distribution box was badly overloaded and unsafe; replaced service panel. Aluminum wire found buried across field was replaced with copper wire. (The aluminum wire was an overhead-type wire and would be a source of problems if not replaced.) Added three power points for RV/Campers and another across field in the area of the old stage, each with a limit of 120V, 30a capacity. New 2" electrical conduit runs were made across the field to a point close to the entrance of the compound and one to the walk-in cooler. Temporarily, the walk-in cooler can be powered from the new service behind the RV's thus lowering the demand on the current location and metering (demand charges increase at a penalty and splitting the load will save money on utility costs). When funds become available new electric service can be provided to the walk-in cooler area by using the newly installed 2" conduit.

Water

For safety, health and convenience, the water system has been expanded to several areas around the landsite. This includes water supply for five RV/Camper locations, three compound locations and two locations on the field. Rough-in plumbing was run for the toilet house/upcoming handicapped-access restroom. The water system upgrade has been chlorinated and sanitized.

**Note: Trenching dug for additional RV/Camper site along entrance road for future electrical and water upgrades.*

General

General site clean up has begun, including the removal of excess non-working appliances and worthless building material. The walk-in cooler was cleaned and sanitized (Trinity River Bears), all site garbage cans were cleaned (Lone Star Leathermen), and the perimeter trail clean up is in-progress (Leather Knights, et al).

PROJECTS

- Finish dirt work and filling of trenches and scatter grass seeds.
- Cut and stack firewood for next season.
- Pole Barn: Clean up dressing room in stage area. Install two heaters and propane tank. A third heater will be used for back-up and parts.
- Restroom: Repair slow flushing problem by properly venting toilets. Paint restroom after addition of handicapped-access facility.
- Telephone Lines: Install new line to computer room and replace old with weatherproof line (lots of static now).
- Showers: Paint women's showers and install wall-mounted hair dryers in each side (Stan and Diahna have donated paint and hair dryers).
- Clean up and organize storage buildings (see Land Management member).
- General landscaping, plant or transplant bushes to screen activity areas from property line.

LONG-TERM PROJECTS

- Enclose kitchen, install venting, etc.
- Upgrade sewer system.
- Construct new "guest house." Remove trailer known as "bunk house" off sewer drain field.
- Install a sanitation station at the compound play area.
- Build new dressing area on the stage area.
- Build storage building to house mower, tractor, and tools to replace the termite-invested structure.

ANNOUNCEMENTS

- Only wood shall be burned in the fire pits during TCC functions. No treated or contaminated wood, please.
- Machinery will be secured and use restricted. Machinery/Tools/Equipment have been found broken or misused. To protect TCC's investments and member's contributions, the use of critical equipment will be limited to persons checked out to operate machinery. Upon purchase, the new mower will be strictly monitored and used solely for mowing purposes.
- Abandoned campsites will receive a notice to clean and remove old unsightly tents, campers, building material, and trash. Removal and disposal of such items will be done if left unattended.

- A new “Land Management Request/Projects/Donation” form is now available. Project requests and ideas, as well as proposed donations, should be written up using this form and submitted to LM, thereby improving communications with a written paper-trail for ideas, proposals and donations.
- It is not the intention of Land Management to restrict the use of the property in any way. It is our responsibility to monitor landsite upkeep, improvements, and to help protect TCC investments.