

HOLIDAY MARINAS, INC  
d/b/a LAKE BELTON MARINA  
3681 Cedar Ridge Park Road  
Temple, Texas 76502  
Email: [lakebeltonmarina@gmail.com](mailto:lakebeltonmarina@gmail.com)

June 22, 2015

To: Slip Lessees, Lake Belton Marina

**NOTICE OF MEETING: July 1, 2015 AT 7:00 p.m.**

**LOCATION: Trinity 1 Room, Hilton Garden Inns, 1749 Scott Blvd.,  
Temple, TX 76501**

This letter is being sent to you to update you on various matters and conditions affecting Lake Belton Marina and as a partial response to an anonymous letter the undersigned received as well as addressing certain misinformed and scurrilous internet postings. While the following information is being sent to you to keep you updated, **YOU ARE INVITED TO ATTEND THE ABOVE-NOTICED MEETING WITH ME TO DISCUSS THE STATUS OF AND MATTERS AFFECTING LAKE BELTON MARINA.** I look forward to seeing you there.

First, let me address the Lake situation. After approximately 9 years of drought requiring that the Marina docks be moved to deeper water so that slip tenants would have access to use their boats, the weather in Texas changed with a vengeance. In a very short period of time, Lake Belton went from 11 feet below the average lake level to 17+ feet above the average lake level. Overnight on May 28, 2015, water poured in a rush into the Marina area causing the main walkway to be broken and to fall, setting some docks atop of one other, causing power to be lost, covering and breaking or affecting water, electrical and sewage lines (which remain under water at this time), sending flotation and other materials and equipment into the Lake and bank area around the Marina. If you have been to the Marina since that day, you have seen the Marina crew working day after day to address the damage caused by the first blow of flooding waters and to meet the problems associated with the continued fluctuating water levels.

During this period the dock areas are going to continue to experience problems until the dockage and utilities can be normalized, anchors reset and land ties replaced. In order to begin the process of bringing the Lake into its normal level, the Brazos River Authority has begun releasing water from Lake Belton. As you can imagine this process cannot be completed overnight and will require patience on your part, particularly in light of the fact that work at the Marina cannot be completed until the Lake level is stabilized at its normal level by the Corps of Engineers. During this time we at the Marina are working diligently to reestablish the Marina and enhance your boating experience. We are proud that we were able to reopen the Marina in a 3-4 day period to Marina patrons, but work will continue and we request your patience.

I would like to respond at least briefly to certain issues that have been brought to my attention.

**GUNS at the Marina:** Perhaps some of you have never noticed that at the entrance to the Park, there is a sign posted advising all who enter that no guns are permitted. As each lessee should know, all regulations of the Park are incorporated into the Holiday Marinas, Inc. d/b/a Lake Belton Marina Lease Agreement. Therefore, guns are banned and should not be brought to the Marina by either a Lessee or any Lessee's guests. If any Lessee observes a person carrying a gun on the Marina premises, that Lessee should report that fact to Marina Management or employee on duty immediately so that the matter may be properly addressed.

Neither Management nor Marina employees are going to undertake to search Lessees or guests to determine if weapons are being carried into the Marina. However, Management will seek signs to post at the Marina entrance advising that guns are prohibited at the Marina. Management invites all Lessees to follow the Rules and Regulations of the Park and the Marina.

**Employees and Guests:** There is no permanent living on the boats or barges. Any such situation is a violation of Marina and Corps of Engineer Rules.

Management has only recently learned that an individual employed at the Marina is a registered sex offender. While this news has been circulating among certain people, nobody informed the Marina until recently. Management immediately investigated and released the employee who had failed to disclose the criminal activity on his employment application.

However, Management undertakes the hiring and firing of its employees and it is solely within the purview of Management as to whom it employs just as it is in the purview of the Lessee as to who he or she chooses to befriend or invite to his or her boat or barge. Management inquires from potential employees information pertaining to any criminal record during the application process. Management will not preclude considering a person for employment if a person has satisfactorily completed any sentence allotted by a court.

**Sewage Issues Raised:** The Marina, to my knowledge, has the only wastewater removal system on Lake Belton. All docks housing boats or barges with waste water tanks, with the exception of part of "B" dock and all of "E" dock, are equipped with a vacuum wastewater removal system. The wastewater removal system leaves the waste water in the boat or barge holding tank waiting to be removed. An employee will connect an attachment to the holding tank with hose connected to the wastewater system. The system is then activated and removes the waste water from the tank, sucks it to the pump and then, with reversed pressure, transfers the waste to a central pump at the Marina office where another pump lifts the wastewater to a septic field on top of the hill. The wastewater system precludes any dumping of waste into the Lake.

In the event that there is a cracked pipe in the waste water system line, the wastewater system cannot create a pressure in the waste water tank and line, thereby preventing any waste water entering the

lines, thereby preventing any spill of waste water into the Lake. The purpose of the wastewater system is to encourage people not to pollute the Lake. The system has been a great success at the Marina and has done an effective job in both convenience to the boat and barge owners while protecting the environment. Additionally, there is a waste water pump available to boaters located on the gas dock.

**INVITATION TO LAKE BELTON MARINA LESSEES**

**Invitation to meet with Jeff Lagow, President of  
Holiday Marinas, Inc. d/b/a Lake Belton Marina**

**WEDNESDAY, JULY 1, 2015**

**7:00 p.m.**

**Trinity I Room**

**Hilton Garden Inn**

**1749 Scott Blvd.**

**Temple, TX 76501**

**Please RSVP to [jefflagow@gmail.com](mailto:jefflagow@gmail.com):**

**Attending: \_\_\_\_\_**  
**Name**

**No. of Attendees: \_\_\_\_\_**

**Declining: \_\_\_\_\_**  
**Name**