

March 23, 2018

TO: White Bluff Property Owners
FROM: Jay Elder, Secretary
RE: Minutes of the 03/21/2018 Special Called Board Meeting

President Leonard Critcher called the meeting to order at 10:00 and noted that a quorum was established with all Directors in attendance except Jim Fletcher. The Board immediately went into Executive Session.

Matters involving litigation were discussed in the Executive Session.

The Open Session reconvened at 10:30 and began with a Summary of the Executive Session by Leonard Critcher. The following statement was read:

We are pleased to announce that the POA and Double Diamond have entered a mediated settlement agreement. The specific terms of the agreement are confidential; however, the Board can disclose generally that the agreement addresses dismissal of the Hill County lawsuits and acquisition of the amenities. Double Diamond and the POA are working on those items, and the Board will provide further updates at the appropriate time.

Mr. Critcher reported that the Board had approved and ratified the referenced settlement agreement.

Open Forum

No property owners addressed any agenda item. There were several questions posed to the Board regarding the settlement agreement, and none could be answered directly or any detail due to the confidentiality agreement between the POA and Double Diamond.

Review and Approval of Revised 2018 Budget

Copies of the revised budget were distributed to property owners in attendance. POA Treasurer Jeff Williams reiterated that the 2018 budget had to be revised because there was an overstatement of maintenance fees revenue in the original budget. The revised 2018 budget assumes a 25% delinquency in collected maintenance fees. It was noted by Board member Roy Miller that the budget did not include a \$2,000,000 expenditure for roads. Mr. Williams pointed out that this approved expenditure was being paid for out of reserves. Other notable items were referenced. Mr. Williams made a motion that the revised budget be approved, seconded by John Bass. The motion passed unanimously by voice vote.

Approval of ACC Building Packet and Management Report

General Manger Duane Dauphin reported the following:

- All street signs on property have been cleaned.
- All Grounds maintenance personnel have new uniforms.
- Pickleball striping was completed, and windscreens will be installed.

Extensive work has been done repairing the fences at the Waterfall and Cascade pools.

All tree trimming has been completed now offering good line of sight at all intersections.

Completed the repair and painting of the white wood fences by the North and South Ponds.

All the arbors, picnic tables and trash receptacles at the RV parks have been repaired and painted.

GM Dauphin requested that the Board approve the revised ACC Building Packet. A motion for approval was made by Vice President John Bass and was seconded by Mike Ellis. The motion was passed by voice vote with one dissenting vote by Marshall Snyder.

Resignation of Secretary Jim Fletcher

It was pointed out that the POA By-Laws specify that the POA Secretary be the designated recipient of all proxies, determine the validity of proxies and tally the proxies. Mr. Fletcher is running for re-election to the Board and had resigned as Secretary of the Board so there would be no conflict of interest. He is not resigning from the Board. A motion was made by Jeff Williams that Jay Elder be elected Secretary. This motion was seconded by Roy Miller and passed unanimously by voice vote. Mr. Elder will serve until the May Annual Meeting.

Board Endorsement of Board Candidates

President Critcher turned over the meeting to Vice President John Bass as Mr. Critcher is a candidate for re-election in the upcoming May Meeting. Mr. Bass noted that the Nominating Committee, chaired by property owner Linda Wilmarth, had received indications from the following property owners that they were interested in being considered for the Board:

Mike Anderick
Jay Cleary
Leonard Critcher
Jim Fletcher
Joe Manders
Stephen Rumer

The committee had carefully reviewed the qualifications of each interested candidate, and Chairperson Wilmarth had presented their recommendations to the Board. The Board discussed the current situation and felt that continuity was imperative at this time. Mr. Bass made a motion that the Board endorse and cast its proxies for the following candidates:

Leonard Critcher
Jim Fletcher
Joe Manders

The motion was seconded by Roy Miller. Mr. Critcher and Mr. Manders both abstained from any discussion or from voting. The motion passed unanimously by voice vote. Mr. Bass stressed that any person wishing to be placed on the ballot

could so indicate and he/she would be on the official ballot. He also indicated that nominees could be written in at the Annual Meeting.

The meeting was adjourned at 11:12 AM.