

**Minutes of the
Annual Meeting of the White Bluff POA Property Owners Association
May 20, 2017
Whitney High School Gymnasium
1400 N. Brazos Street, Whitney, TX 76692**

Call to Order - Leonard Critcher, POA Board President

Leonard Critcher, White Bluff POA (WBPOA) Board President, called the meeting to order at 10:03 AM Central Time. Six board members were present: Leonard Critcher, Terry Newman, John Bass, Ron Roberts, Wayne Findley, and Jim Fletcher. Mr. Critcher confirmed a quorum.

Introductions and Comments from 2016-2017 - POA Board President

Leonard Critcher, WBPOA Board President, gave an extensive chronology of events and issues faced by the Board over the previous 12 months since the last Annual Meeting in 2016. The entire address may be reviewed on the POA website, www.whitebluffpoa.com. Click on "News" then click on "President's Remarks" for all comments made.

Report and Action Items

1. Election of White Bluff POA Directors - Terry Newman, Board Member

Terry Newman, Chairman of the Nominating Committee, summarized the process followed in the formation and functioning of the nominating committee. In January, he sent information to property owners requesting volunteers to serve on the nominating committee and to ask for nominations for the Board of Directors. A total of 16 property owners served on the committee. Three meetings were held to review the qualifications of nominees and to rank them based on those qualifications. This rank of nominees was reviewed and discussed in the Executive Session of the POA Board meeting held in April. He explained the Board decided to support six candidates from the list of nominees by voting the proxies received by the Board for these nominees.

Mr. Newman explained that each person who wanted to vote a ballot should have signed in at the registration tables for the annual meeting and picked up a ballot. He emphasized that those who wished to vote and did not pick up a ballot should return to the registration table to request a ballot.

Mr. Newman opened nominations for the Board of Directors from the floor. Clark Willingham nominated the following five candidates:

- Will Delaney
- Jim Jones
- Rick Holden
- Troy Willenborg
- Clark Willingham

Mr. Newman asked if there were additional nominations from the property owners present. No one offered additional nominations. Mr. Newman closed nominations and called for the vote. Property owners were instructed to complete their ballots by voting for no more than six nominees on their ballots. He informed them that any ballot with names of more than six nominees marked for a vote would be disallowed. Mr. Newman then asked property owners to pass their completed ballots to the center aisle for pickup by one of the two employees of Timothy, DeVolt and Company, P.C. for counting.

2. Annual Audit Report - Leonard Critcher, POA Board President

Leonard Critcher explained that the annual audit of the POA's 2016 finances was delayed due to the transition of management from Double Diamond, Inc. to FirstService Residential. Timothy, DeVolt and Company, P.C. is currently working on the audit. Mr. Critcher reassured property owners that property owners will be notified when the audit is completed and copies will be made available through an email blast as well as the POA website (www.whitebluffpoa.com).

3. White Bluff General Manager's Report - Fred Molsen, Double Diamond, Inc.

Mr. Molsen thanked several Double Diamond employees who served in management and supervisory positions at White Bluff Resort.

White Bluff POA General Manager's Report - Duane Dauphin, FirstService Residential

We are settling in at the new WBPOA office. We are very appreciative of the tremendous support of the WBPOA Board and our WBPOA Team Members. Specific recognition to Amanda Opela, Jimmy Tamborello, Henry Alderson, Chief David Sanders and Assistant Chief Glenda Vineyard for their property knowledge, attention to detail and sincere care for the property owners.

ClickPay will be introduced soon and will be the application the property owners can use to pay the Property Owner dues online. We encourage the use of ClickPay, but no worries. Property Owners will still be able to pay at the POA office or by sending in a paper check. Property owners needing additional windshield stickers can pick them up at the POA office or Security.

The Lone Star Room has been furnished with new tables and chairs. Any regular events held at the 19th hole can now be scheduled in the Lone Star Room through the POA office.

Special thanks to the FSR Team for their display of “Be genuinely helpful” by coming to Whitney and helping with the annual meeting. Recognition to Pete Willding, FSR Regional Property Manager, for his incredible support and vast knowledge during my transition as well the WBPOA.

4. White Bluff Committee Reports - Marshall Snyder

Marshall Snyder presented a report on the White Bluff Advisory Group, which consists of several committees.

Mission

- Aid in facilitating the communications interface between the White Bluff Property Owners, and the White Bluff POA Board of Directors.

Tasks

- Provide studies to support Board of Directors’ decision making.
- Canvass property owners to ascertain highest priority community needs, and present recommendations to the Board of Directors.
- Monitor operations functional activities on a quarterly basis to determine the need for any policy changes recommended to the POA Board.

The following are the committees in the White Bluff Advisory Group:

- Activities Committee – Dottie Redding
- Welcome Committee – Linda Turner
- Architectural Control Committee – Jerry Barnett/Jim Duncan
- General Maintenance and Roads Committee – Milt Bergman
- Greens Committee – Terry Earhardt
- Protective Services Committee – Gloria Blair

Roles and Responsibilities

Activities Committee

- Coordinate special social activities such as exercise classes and monthly pot luck suppers

Welcome Committee

- Engage with new homeowners upon move-in and provide a White Bluff information packet for personal reference.

Architectural Control Committee

- Document and publish the WB building codes and update as required
- Maintain and administer an approved Builders List.
- Review and approve all building plans
- Administer home inspections, and maintain approval/disapproval files

- Maintain completed home construction files

General Maintenance and Roads Committee

- Provide both short-term and long-term planning data for maintenance of the White Bluff Road System.
- Develop a segmented budget for near-term pot-hole fixes.
- Develop a set of requirements and strawman budget for the long-term White Bluff road construction needs.

Greens Committee

- Process property owner input and engage with Golf Course Managers.

Protective Services Committee

- Monitor quarterly operations data, and reconcile rules violations for further action by the POA Board.
- Review monthly public safety data as a basis for recommending any policy changes to rules enforcement for action by the Board.

5. Roads Committee Report - Milt Bergman

Mr. Bergman reports there are 62 miles of roads in Whit Bluff. Most of these roads were built 20 to 25 years ago. Some roads are traveled by every property owner, guest, or employee every time they come through the front gate. May other roads are traveled less frequently as we go to our homes of visit other parts of White Bluff. A few roads are almost never used.

The roads were deeded to the White Bluff Property Owners Association by Double Diamond, Inc. on May 20, 1999. The ownership and the responsibility to maintain the roads has been the POA's ever since.

Money spent on road repairs is approved as a part of the POA annual budget. For the past five years, that amount has been approximately \$400,000, and therein lays the problem in two distinct ways. First, the limited amount of money means we are always in "react, patch and repair" mode. We select and repair only the worst locations on the most traveled roads. Instead of a smooth continuous ride for the length of the road, we have a patchwork quilt with an inconsistent surface. Second, the limited size of a given year contract means we rarely have competitive bids to select from and we are always at the end of the contractor's work schedule. The hidden core of the problem has been that we do not have necessary standards or an overall plan for the roads.

So, what is the solution? The Roads Committee's opinion unanimously supported by the POA Board was to seek a specialized civil engineering firm to provide a comprehensive review and a master plan for all roads in White Bluff. Below is what we have done so far.

- Last December, an Evaluation Team was selected. The members are Bill Torman and Ed Bercier (Roads Committee); Jerry Barnett (ACC); Ron Roberts (Board of Directors); and at-large members, Danny Bodeker and Larry Turner. I wish to thank each of them for their service.
- In January 2017, a detailed requirements letter was sent to area/regional firms citing the unique requirements for White Bluff.
- The responses from the firms were evaluated, references checked, and a contract with Baird, Hampton, & Brown, Inc. (BHB) was signed in April.
- Baird, Hampton, & Brown, Inc. is based in Fort Worth, but the project engineer lives only 30 minutes away. The official start date for Phase 1 of this contract is Monday, May 22.

BHB will do the following during Phase 1:

1. Recommend basic standards for all roads including width, contouring, curbing, and surface material.
2. Recommend standards for intersections off of White Bluff Drive and Golf Drive.
3. Make recommendations for bridges and grade-level crossings.
4. Provide recommendations for culverts and bar-ditch drainage.
5. Make recommendations for maximum vehicle and trailer weight for all road traffic.
6. Recommend standards and/or considerations for emergency exits from White Bluff.
7. Recommend standards and/or considerations for our two R/V parks.
8. Recommend standards and/or considerations for safety.

BHB has two months to complete Phase 1 of the contract. Their deliverable will be a detailed, comprehensive set of standards which will be ultimately approved by the Board of Directors. For the first time ever, we will have standards.

With further approval by the Board of Directors, we will proceed to Phase 2.

- BHB will scope, phase, and cost the total effort to upgrade our roads with a plan for continued maintenance for years afterward.
- The project will be defined in unique phases with a description of work, timelines, and anticipated costs.
- The goal will be "to restore/maintain all of our roads to a new standard" based on a thorough plan.

We anticipate Phase 2 to be completed in the fall of 2017. We will then have the master plan including probable costs for our entire road system.

There will definitely be a pause in the project upon the completion of Phase 2. Financial arrangements with the White Bluff property owners will have to be defined and approved by the Board of Directors. If and when the actual road work begins in Phase 3, BHB will prepare the detailed specifications, assist in the review

and certification of contractor responses, make a recommendation for the contractors to hire, serve as overall project manager during the work, certify the work completed, and validate all invoices for payment.

We are not yet there, but I assure you we will have a plan to restore and maintain all of our roads to a new standard.

6. Water/Sewage Increase Report - John Bass, White Bluff Ratepayers Group

John Bass stated that Double Diamond Utilities, Inc. submitted an application for an approximate 48% rate increase to the Texas Public Utilities Commission in September 2016. The initial application was rejected by the administrative law judge and returned to Double Diamond for correction of deficiencies in the application. This resulted in a rollback of the utility rates to the amounts charged prior to the rate application. Double Diamond submitted an amended rate application, which is currently under review.

Mr. Bass emphasized that the White Bluff Ratepayers Group attorney and rate expert are currently reviewing the new application prior to the next hearing before the administrative law judge. However, utility rates cannot be increased until the review and approval of the rate application has been completed. He stated that he would keep the ratepayers informed as the application moves through the review process. He also encouraged homeowners who are utility customers to please donate \$100.00 toward the costs incurred in paying the rate attorney and rate expert on behalf of the White Bluff Ratepayers Group. Donations can be mailed to WBRG, P. O. Box 37, Whitney, TX 76692.

7. Hill County Government Report - Danny Bodeker

Mr. Bodeker presented this report on behalf of the new Precinct 4 County Commissioner, who could not attend the meeting due to a prior commitment. He stated that Hill County is working on escape routes on both the north and south sides of White Bluff Resort. The north route utilizes Steiner Valley Road (South County Road 1145) to FM 933. The south route utilizes Radde Road.

Open Forum Comments - Leonard Critcher and John Bass

Property owners were given the opportunity to come to a podium provided for open comments to ask questions and present comments. Each property owner was allocated no more than four minutes. Several property owners in attendance asked questions and presented comments to the Board and audience.

Election Results - Terry Newman

Terry Newman announced that Sam Timothy of Timothy, DeVolt and Company, would announce the preliminary results of the election. Mr. Timothy announced that

the six nominees for the Board who received the highest number of votes for the six open seats were:

John Bass
Jay Elder
Marshall Snyder
Mike Ellis
Jeff Williams
Roy Miller

These were the six nominees endorsed by the WBPOA Board of Directors. Mr. Timothy stated that he would complete his detailed review of the results and issue a certification letter for the election by Wednesday, May 24th.

Adjournment

Leonard Critcher, POA Board President, announced the meeting adjourned at 12:42 P.M.