

**Minutes of the  
White Bluff Property Owners Association Annual Meeting  
Location: New Course Pavilion  
White Bluff Resort, Whitney, Texas  
Date: May 15, 2021**

**Call to Order**

The meeting was called to order by Leonard Critcher, WBPOA Board President, at 10:00 AM. A quorum was confirmed by Gerry Mayer, Acting Board Secretary.

**Introductions and Comments from 2020-2021 – Leonard Critcher, President**

Our governing documents dictate that your POA conduct its Annual Meeting each year on the 3rd Saturday of May. Twelve months ago, we were in the middle of an unprecedented pandemic and were forced to postpone the meeting until October. Today we are back on schedule, and I am pleased to tell you that everything is better than ever at White Bluff!

On behalf of your dedicated Board, I welcome you to the 2021 WBPOA Annual Meeting. It is such a joy seeing smiles on faces, friends, new and old, gathering, laughing, and dining together, golfers back bantering, betting and getting beat down by two of the finest courses in the Southwest. It's such a joy to simply drive around our beautiful property and see homes going up and survey stakes everywhere. Yes, it is a joyful and positive time for our community and our property owners. God has indeed blessed us.

So much has been accomplished in such a short time, and as I have said before it was because of you who gave so freely of your time and talents and this Board who charted a course even before acquisition, a course that took us from the brink of the demise of our amenities, devastation of our property values, and destruction of our way of life. The path we took was indeed the path less taken, but it was a path that has placed us where we are today and it will take us to where we will rightfully be tomorrow.

It is almost incomprehensible that when we formally acquired the amenities from Double Diamond on October 1st, 2018, the courses were like overgrown cow pastures, all resort landscaping was dead from the water being shut off, all amenities were closed, and the nay-sayers were looking at what was while those with a "can-do" attitude saw what could be. As we sit here today, we have two beautiful, 18-hole championship golf courses drawing rave reviews from not only visiting golfers, but golf media publications. We have four beautifully renovated condos and three renovated log cabins that are consistently rented and occupied by very happy guests. Our St. Andrews inspired restaurant, Mulligan's, overcame the initial hiccups all restaurants have and has become known as not only having an inviting ambiance, but consistent, delicious dining options served by one of the friendliest staffs ever. The Danny Morrow Pavilion at the Old Course is the home of numerous post tournament celebrations and is being maintained by a fund created by the Men's Golf Association. The POA Administration Building was refurbished and is a welcome, functional and impressive site for our property owners as well as our numerous guests.

The major efforts I just outlined as well as other things like the Lone Star Room renovations, attention to the mail centers, and massive repairs and landscaping to the four POA-owned pools are all well documented and known to you. But what has happened lately, or to paraphrase some Nextdoor chatter, that's all well and good, but what have you done for me lately?

Under the direction of POA Board Treasurer, Jeff Williams, this Board meticulously created the first Capital Expense Budget ever. You will hear later about our Operating Budget, but we knew that there were capital expense items that needed to be addressed now, items that needed to be addressed in a definable time frame and others that we should plan for. It's one thing to shout loudly on Nextdoor about the need to address the deterioration of acquired facilities and another thing to simultaneously find a way to pay for them and set a time table for completion. Said another way, it's one thing to suggest a problem, but a far different thing to suggest a viable solution. Your Board not only identified the problems that needed to be addressed, but the anticipated costs associated with addressing those problems and a realistic time table.

What is the tangible realization of your Board's work? The Conference Center's exterior and interior deferred maintenance was addressed including new air conditioning and heating. Fresh landscaping was added. The exterior and interior of the Fitness Center, Spa and Salon were addressed along with new air conditioning and heating, new equipment and furnishings in the Fitness Center, new security access system and it is now open and being enjoyed by property owners, who are greeted with a complete overhaul of all exterior plant beds. Two years ago, the Board authorized a complete overhaul of the cupola and damaged interior at the Lighthouse Restaurant to the tune of \$25,000. We also shored up the bar deck, put in new railings that are up to code, and built a bandstand. But there was extensive deferred maintenance of the exterior, and we made needed repairs along with painting the exterior. Malfunctioning outside lighting was also addressed as was landscaping. And lastly, after being closed for over 15 years, the 19th Hole at the Old Course is now open and doing well, and the outside patio is now full of tables and chairs creating yet another visible indication of how great White Bluff has become.

Take just a minute and think about what has been done in two and a half years. Take a minute and think about where we were two and half years ago and the mountains we had to climb. And if you were part of The Solution, say a silent prayer of thanks for God's gift of a positive attitude, needed talents and the physical ability to give. If you were not part of The Solution, say a silent prayer of thanks for those who were.

You'll receive a full report later, but upon recommendation from our Marina Committee we have approved the expansion of the number of slips. Final approval of the initial 16 slips was literally received from the Corps on Tuesday, May 11th. There is significant interest in opening The Marina Store along with gasoline availability at the docks and water craft rentals. Bill Finney and I have met with five different interested parties and are cautiously optimistic that we will receive a Term Sheet from a group we met with this past Tuesday morning. Conlon and Company has fully renovated six of the Range Condos and has plans for renovations of the Trailwood Condos. All of these will add to our lodging capabilities.

Our POA website is being completely re-formatted with much easier navigation and up-to-date information. I submitted my recommended changes to the Board. They have been approved and are presently in the hands of the programmer.

Our resort website, [www.whitebluffresort.com](http://www.whitebluffresort.com), is next. This website has already been responsible for bringing not only numerous guests onto our property, but also numerous new residents. Now that COVID is in the rearview mirror, we can greatly expand this site with real White Bluff people pictures and activities that show all that we have to offer.

Construction is at a high level, and the Architectural Control Committee is busier than ever. Their last meeting was five and a half hours long. New builders are coming in applying for ACC provisional status, lots are selling at record numbers, and property values are soaring.

With all of this activity along with what the future will hold, we felt we needed a complete revamping of the Welcome Packet. I asked Terry Boyer if she would consider chairing this incredibly important undertaking. She enthusiastically agreed to do so and put together a committee that has developed an absolutely wonderful packet of information that will be professionally printed and provided to every new White Bluff resident. We will also make this available on-line on the re-formatted POA website. Terry, please stand up and accept our gratitude for a job very well done.

I want to move on to addressing the criticizing of White Bluff amenities, management and the Board on social media. There is simply no way, shape or form that expressing such criticism on social media is justified. Probably every adult at this meeting will remember that verbal admonishment we all were told over and over again while growing up, "If you can't say something nice, don't say anything at all." If you have a problem with a restaurant, or any amenity, management or the Board, go to the source, not your computer keyboard. Our mantra should be, "We are White Bluff Proud." People from all over are looking at White Bluff, and these types of petty, irresponsible and damaging comments are visible on social media. Again, be White Bluff Proud. Don't damage our community; lift it up.

What's left on our plate? I can assure you that it is far less than what was on it two and a half years ago. First and foremost, we need to pay off our indebtedness to Double Diamond. At some point we will be addressing The Lighthouse Restaurant. Our need for a system for better accessing of lake water is being addressed. Thanks to the volunteer work of Richard Ashley along with Board member Marshall Snyder, we have a plan design for a new pumping system that will be infinitely safer and more efficient with far less maintenance and will allow us to move water from the lake and ultimately to our golf courses and common areas.

And then there is the hotel. In case you missed it, we had a record freeze here not that long ago. Without belaboring it, the sprinkler system in the hotel burst and both floors of the hotel were flooded. We have solicited bids from three commercial contractors to address the extensive damage. We have a contractual obligation to Double Diamond to restore any damaged property being used as collateral for our acquisition indebtedness, to at least the condition it was in before the damage was realized. We have requested two bids from each of the three contractors. One bid is for bringing the hotel back to the pre-disaster condition. The second bid is for modernizing

the facility with up-to-date decor, facade and furnishings. We will, of course, keep you apprised as we continue in this effort.

The last thing still on our plate is a lingering lawsuit brought on by 1,100 property owners, who in 2011 sued Double Diamond and also the POA including four dedicated past Board members. The Walkinshaw case has cost YOUR association almost \$4,000,000 in legal fees. Just this past week we received a bill for almost \$28,000 from our attorneys defending us and the former Directors in this lawsuit. This was just for the previous month. Personally, I find it unfathomable that we are forced to spend this amount of your money because a group of property owners were looking for what they thought would be a quick payday from Double Diamond and allowed the plaintiff lawyers to drag the POA and the four past Directors into the suit. And as we stand today, I find it totally abhorrent that these same property owners are not demanding that their plaintiff attorney dismiss this association as a defendant. Just think what we could have done at White Bluff if we had not had to spend this money.

I want to now take a couple of minutes and address proxies and more specifically why we solicit proxies. In round numbers we have about 6,500 property owners. Our by-laws dictate that we must have 25% of that number to hold a meeting such as today's Annual Meeting. That's about 1,625 property owners that either have to be here personally at the meeting and/or represented by their proxy. Last year and this year we gave property owners three options: 1. Show up in person and register; 2. grant your proxy to the Board or someone else; or 3. grant your proxy for a quorum only. In addition, last year and this year we implemented electronic voting for Director positions, and if someone voted electronically that vote counted toward establishing a quorum.

Now let's answer the question that comes up every year. Why should you consider giving your proxy to the Board? It's really simple. The future of White Bluff is tied directly to a numbers game. Every year through last year we were facing a block of approximately 800 Double Diamond votes. This meant that assuming a quorum was established, we absolutely had to meet and exceed this number with cast votes for candidates we felt would best serve your interests. If we failed then Double Diamond could easily take over the POA again. Not a good option.

But you say, wait a minute. Double Diamond is now out of the picture, and they don't own properties that would give them that many votes. That's true. But now there are several significant blocks of votes that we must acknowledge exist and the potential effect of our future functioning. As I stand here today these blocks easily constitute 1,500 potential votes were they to consolidate their holdings and elect a Board with Directors who have their business interests at the forefront when they make decisions. Where did they come from? They came from the massive investment dollars being pumped into purchasing White Bluff lots.

Fortunately, today we have the support of a significant number of these blocks of votes, but reality dictates that we look beyond today and into the future. We absolutely must meet every potential challenge with a game plan that preserves the path we are on. The Board's path has been well designed, objectively executed, documented with results I have detailed, properly communicated with unparalleled transparency and benefits all property owners.

Do the math, and it absolutely validates our efforts to ask for your proxies. Without the proxies granted to the Board just a few short years ago, we would likely be in a situation in which White Bluff would be a Country Club with Double Diamond in total control, and with ramifications I cannot fathom.

In conclusion, I thank all the countless property owners who have given so unselfishly, who have supported this dedicated Board and who are now seeing the results of where we are and where we will be as we continue to make White Bluff great again and even greater than ever.

I now ask that Board Vice President, John Bass, come to the podium for the election of three Board members.

## **Report and Action Items**

### **1. Election of White Bluff POA Directors – John Bass, Vice-President**

John Bass presented the names of four candidates for the three board positions up for reelection. He asked if anyone wished to make a nomination from the floor, but no one offered a nomination.

Mr. Bass explained that a property owner could vote for up to three candidates on their ballot, and any ballot with a vote for more than three candidates would be disqualified and not counted in the election total. He reminded attendees who had not voted or submitted a proxy and needed a ballot to see a staff member inside Mulligans to obtain one.

Next, Mr. Bass then invited each candidate to present a campaign statement prior to the election. Mr. Bill Houser was the only candidate not in attendance, and Mr. Houser did not submit a statement to be read on his behalf at the meeting. Joe Manders, Jim Fletcher, and Leonard Critcher each presented brief campaign statements.

Mr. Bass called for the vote and asked anyone who had not voted to fill out their ballots, fold them in half, and pass them to the center aisle for Sam Timothy, CPA, to gather for tallying the vote total.

### **2. Audit Report – Pending – Leonard Critcher**

The audit report for 2020 has been ordered and is underway. Upon completion, the results of the audit will be posted on the WBPOA website.

### **3. POA Financial Report – Gerry Mayer, Director, For Jeff Williams, Treasurer**

The following are financial highlights for the first quarter of 2021 that ended March 31<sup>st</sup>.

#### **Balance Sheet**

- The **total cash position** as of March 31<sup>st</sup> is \$4,193,849. At the end of 2020, the POA's cash position was \$2,877,324.

- **Operating cash** (including receipts from the special assessment, totaled \$2,850,747 on March 31<sup>st</sup>. This total was \$1,549,822 at the end of 2020.
- Cash reserve totaled \$1,343,102 on March 31<sup>st</sup>. At the end of 2020, this total was \$1,327,443.

### **Maintenance Fees**

- Total billed = \$2,558,829.87
- Collected as of March 31<sup>st</sup> = \$1,980,848.50
- Outstanding balance = \$577,981.33
- Collection percentage through March 31<sup>st</sup> = 77.4%

### **Special Assessment**

- Total billed = \$1,145,065.00
- Collected as of March 31<sup>st</sup> = \$640,024.58
- Outstanding balance = \$505,050.50
- Collection percentage through March 31<sup>st</sup> = 56%

### **Your POA is both solvent and highly liquid!**

#### **Debt**

- Balance on note payable for amenities purchase = \$3,479,714
- A portion of operating cash will be used to pay down the debt as Special Assessments are collected.

#### **Income Statement**

- POA revenues are 13% ahead of budget due to higher-than-expected late fees and interest.
- Golf revenues were \$152,000 versus \$78,000 budgeted and last year \$71,000 or 97% above budget. This was due to paid rounds 100% higher than were budgeted for the first quarter. Total rounds are up 38% over last year.
- The quality of our courses in drawing in more play.
- Similarly, F&B (food and beverage) revenues were \$62k for the quarter versus a \$32k budget, resulting in a much smaller than expected loss from this segment.
- On the expense side, total payroll expense came in at \$38,000 or 8% below budget, primarily reflecting unfilled positions in golf and grounds maintenance crews.
- All other expense lines were generally in line with our budget.

We continue to be very conservative in our budget planning, both in terms of revenues and expenses. We estimate collections at 75% of our billed maintenance fees, even though we collected more than 80% of our billings in 2020. As this year progresses and we have more clarity on collections, the Board may wish to reduce our bad debt expense to reflect our actual experience.

For the first quarter of 2021, the WBPOA produced a positive cash flow of almost \$300,000. As done in the past year, the Board will be putting additional cash to work in restoring amenities, making emergency repairs, and reducing our outstanding debt.

#### **4. White Bluff POA Association Manager's Report – Bill Finney**

First of all, thank you for being here!

I am going to report on the activity from our last annual meeting in September to our current timeframe and the progress we have made. It is actually very nice to know that we are beginning the downside of the Covid 19 Pandemic. After watching the news the last couple of days, I am more than encouraged by the fact that restrictions are being eased. Please be aware, we will continue our efforts to sanitize as well as ask our employees in Food & Beverage to wear masks for the time being. Those protocols will be reviewed on a regular basis and be changed as is warranted.

Since September of 2020, we have continued to move forward renovating and opening venues. We still have a long way to go opening White Bluff completely, but here is a brief overview of the last few months.

In January of 2021, we completed renovation of the Fitness Center and replacing the equipment. We sold six month and annual memberships at that time. The funds from those memberships enable us to operate the building with no cost to the POA. In addition to that, I have talked to several people interested in leasing the Salon, but have not worked out a tenant yet. If anyone knows of an operator that might be interested, please have them contact me. Also, at this time there were minimal cosmetic improvements made to the Conference Center in hopes of limiting the deterioration of the building.

February 2021 was the "BIG FREEZE". I am happy to report that the buildings the POA invested money to upgrade suffered little or no significant damage. That was in large part due to the upgrades, but also the staff working tirelessly to prevent and protect the renovations that had been done. We still face some serious challenges at the golf courses due to the freeze. Michael Shelton will follow me and line out the Plan A, B & C that are in place to move forward. We truly are waiting on the hot weather to help determine how we move forward. For those of you that have watched the Byron Nelson Golf Tournament on TV, you have seen the amount of sod that was put down due to the freeze. So, we are not the only ones dealing with these challenges. In addition to the challenges at the golf courses, we did receive extensive damage to the hotel due to the fire sprinkler system freezing. We were between a rock and a hard place on that. Had we drained the system and something happened, the hotel would have not been covered by insurance. I have been working through all this with the insurance company and are currently working on bids for reconstruction. The hotel is part of the collateral on the note with Double Diamond, so we are somewhat limited on what we can do. At a minimum the hotel must be returned to the condition it was in prior to the freeze. It is a fluid situation at this time and we hope to have a plan finalized soon.

The month of March 2021 saw Covid 19 restrictions being eased. At that time, we moved from being in a defensive position to FULL GO. We opened Mulligan's again full time and have been increasing sales since. Chef Michael Hamley is in process of reworking menus as we speak. In addition, last Friday we sent out an email blast announcing the 19th Hole Grill at the Old Course is now open. The Grill will be open the same days as the Old Course, Friday thru Tuesday. Earlier the BODs announced that they had signed an agreement to lease out the Lighthouse Pub. And as most of you know, it is now open fulltime. I ask that you find time to stop in and check out all of our food and beverage outlets. We are thrilled to have them open and going again.

The Marina and its slips have been another area of progress. We were inspected by the U.S. Army Corp of Engineers in November of 2020. We finally received a copy of the inspection in March and completed all discrepancies that were noted. We are in full compliance with the Corp.

We were also inspected by the TCEQ concerning our existing gas pumps and docks. Due to that inspection, we have had to empty the gas out of the storage tanks and are now in full compliance.

This Monday we are having all slips power-washed by an outside company. Beyond this, I will not comment on other marina information. I got into trouble last meeting for stealing Mark Hepworth's thunder, so I will let him fill you in on the rest of the happenings at the Marina.

I would like to also mention the couple of projects that were not completed but ongoing. There were a couple of projects I had hoped to get completed, but just have not worked out. The first project - we started trying to fix up Bear Creek RV Park and repair the water system. It had so many leaks when turned on the cost was more than we were receiving revenue from the RVers. We replaced about 300 feet of water line with POA staff labor, but this was way too time consuming and never ending. So, we actually hired two leak detection companies recommended to us by the water company, and they still could not locate all the leaks. Now we are currently getting bids to replace all the water lines. Then we move on to the second project - Quail Run RV Park. We received bids totaling \$80,000 to replace all the electric to the sites. We would not recoup that amount of money in several years, even if we were full year-round. We are currently looking at breaking this into sections to see if we can COMPLETE THE WORK incrementally.

And lastly, not for lack of importance, but THE roads - we are currently putting together some patch areas to fix, but need to wait until the ground dries out. We are doing some with in-house staff and also using outside contractors as well. This will be an ongoing battle as you all are well aware.

The BOD IS still working diligently on moving forward with the Master Plan to make White Bluff great again. I am sure you will be hearing more.

Thank you and again we appreciate you all being here. Your input will help us continue to move forward.

## **5. Volunteer Fire Department Report– Chief Hugh Corbin**

The White Bluff Volunteer Fire Department is comprised of two fire engines, three brush trucks, a three-thousand-gallon water tanker, and a utility attack truck for rescues, accidents, car fires and medical emergencies. We also have a rehab van used by the Support Members to bring food and water to the scene of major or long-lasting fires to rehydrate the firefighters. We have the only sonar-equipped rescue boat on Lake Whitney. It is stored in the White Bluff Marina for quick responses when called.

The department made 149 calls for service during the last year. These calls were for structure fires, brush or grass fires, lake rescues, medical calls, and calls to assist the residents. There are sixteen volunteer firefighters which include eight medical responders, one paramedic, four EMTs, and three emergency care attendants. Two of these responders work full time on AMR ambulances, so you will receive the best medical assistance of any fire department in this area. If you call 911 to report an injury or illness, several of the medical responders will arrive at you home within minutes. Our responders carry AEDs, oxygen and a variety of bandages, splints and other medical equipment. We are always looking for more volunteers; no experience is required. We will teach you to safely perform any job you are interested in.

The Department will be hosting a training class for firefighters to be certified with a Fireman 1 classification from the State of Texas. This will not only improve the knowledge of the firefighters, but also improve the ISO ranking of the department. We plan to begin an inhouse training class for EMTs by August of this year. Volunteers who pass this course will be licensed by the State of Texas as Emergency Medical Technicians.

Fire Departments are expensive to operate as all the equipment must be properly maintained and ready to respond to any emergency at any time. The average fire engine cost from \$400,000 to \$600,000, and only qualified mechanics can repair most of the issues they develop. You may know that most of our equipment is getting old and due for replacement, so it seems that something always needs repairs.

We are experiencing a serious problem with our Self-Contained Breathing Apparatus. This is the air pack worn by firefighters that enable them to enter smoke filled areas to extinguish fires or rescue occupants. Each air cylinder can supply 25 minutes of fresh air before it must be replaced with a full cylinder. Our problem is refilling the cylinders before the next time they are needed. The only refill station is at the fire department in Hillsboro. We must take the cylinders to Hillsboro and wait for them to be refilled with clean air. Often this takes several days or more after the cylinders are empty because of scheduling and availability of personnel to transport them and a qualified operator to refill them. This leaves us without enough full cylinders to battle a structure fire. The solution to this is to purchase a refill station for use here at the White Bluff Fire Department. However, the cost for the unit is over \$25,000.

About two months ago someone set fire to the heavily wooded bottom of the cliff area between Crest Ridge and Bluff View. This consisted of three separate fires. We were able to put firefighters near the fires by transporting them with our boat, but in order to get a hose line to them we had to combine the hoses of two brush trucks and lower it down the steep cliff. We were able to extinguish the fires, but had the fires been more widespread we would not have been able to stop them before they reached the homes above. Our rescue boat does not have a firefighting water pump, but when this type of fire re-occurs that may be the only way to stop the fire.

We are happy to announce that we plan to resume the annual BBQ and social gathering at the fire department on October 16th. This is the main fundraiser for the department and we will have tickets available online or from any fire fighter. We are also looking forward to restarting the Sunday morning pancake breakfast at the fire department. This is a free pancake and sausage meal with juice and coffee. All residents of White Bluff are invited. The Covid19 restrictions have prevented gatherings like this for way too long.

The volunteers are a special bunch of residents that give up their time and possibly their health to help others during an emergency. Without them we would have no fire department or medical response. Sometimes it is hard to get up at 3:00 AM and go out in the cold of winter or heat of the summer to battle someone else's house fire or medical emergency, but they do so without hesitation. I would like the White Bluff Fire Department volunteers both Firefighters and support staff to stand. These are your neighbors and the people that will be there to help you during your worst day.

We all thank you for your support in helping us grow and maintain our status as the best fire department in Hill County, and as the resort grows to be prepared for the next emergency.

## **6. Golf Courses Report – Mike Hicks for Michael Shelton**

### **Progress Review:**

- Tree Removal Project has been completed . . . for now!  
The oak tree at the Old Course practice green has removed and sod installed.
- Bare areas around New Course #2 green has been overseeded with Bent Grass.
- Bunker audit for sand depth has been completed on the New Course; 225 tons of sand were added over the last three months.
- New Course Clubhouse landscape renovation is nearing completion; currently waiting on availability of trees. Wild Flower areas are starting to progress!
- Sodium Bentonite application has been completed at Old Course #17. The last section of the creek is still leaking 250,000 gallons per day. We are currently looking at options to correct this.

**Action Items:**

- We will continue to monitor winter damage on the greens. Weekly applications of foliar fertilizer are in progress.  
Granular fertilizer applications are currently made on a bi-weekly schedule. Fungicide Program has been adjusted for added protection.  
We are focusing on recovery of the greens at the moment, not green “speed”.
- We are waiting on better growing weather to determine the need for sod. Currently we are a month behind on average daily temperatures.  
We will have a better idea of sod requirements by mid-June.  
We currently remain optimistic that we will be able to recover most areas.
- The bunker audit will continue to the Old Course, focusing on greenside bunkers. We began adding sand where needed in April.
- Extensive sodding is planned for New Course #11 behind the green. This is comparable to the #2/3 project.
- Tree Pruning will continue on the New Course #1-3.

Golf Course Staff have accomplished a lot this winter, and we are very impressed with the team effort.

**7. Greens Committee Report – Larry Smith**

The purpose of the Greens Committee is to communicate with Mike Shelton and Mike Hicks regarding golf course and golfing issues. Committee members are open for suggestions from property owners.

**8. Marina Committee Report – Mark Hepworth, Board Liaison**

White Bluff Marina is located in a beautiful harbor with four docks and 104 slips. The Marina Committee identified a need to expand the number of slips, requested bids, analyzed the numbers, and presented a recommendation to the Board of Directors.

The planned expansion includes adding 16 slips, then up to 24 slips total. The bidding process included moving Dock 2 and Dock 4 a few feet to the north to provide easier ingress and egress for boats. The Corps of Engineers approved the initial expansion for 16 slips on May 7<sup>th</sup>. We are awaiting approval for the additional slips to bring the total expansion to 24.

Spiders enjoy hanging out at our marina as much as boat owners. The underside of the dock roofs will be used to remove and help control the spiders.

New LED lighting options for the marina are being evaluated to improve safety and help deter theft. mater of theft.

The formal maintenance calendar for the marina includes annual and regular issues with signage, rusting, lighting, and cleanliness.

Improvements last year included overhaul of three concrete ramps as well as repair and/or replacement of a series of anchors, cables and winches that secure the marina.

Plans include submission of an application for Dock #5 to the Corps of Engineers because the approval process is quite lengthy.

Current Marina Committee members include Ned Wilmarth Chair, Bob Valenta, Terry Hatcher, Mike Miller, and Beth Crutcher.

#### **9. Water/Sewage Report – John Bass, POA Vice-President**

The Texas Public Utility Commission has ordered the new water utility company to begin rebating overcharges from the past two and a half years to the ratepayers. This process took five years at a cost of approximately \$200,000. The average total overcharge per ratepayer with one meter is about \$900 to \$1,000. The overcharged amount will be shown as a credit on each ratepayer's monthly bill. That credit will be used to pay monthly charges until the credit balance in the account is \$0. Each ratepayer should have received a credit statement just in the past couple of weeks.

In addition to a credit for past overcharges, ratepayers will benefit from the new lower monthly base rates on water and sewer.

#### **10. Report from the Hill County Commissioner –Andy Montgomery**

Property in Hill County is selling, values are increasing, and numerous new subdivisions are going in around White Bluff. Most are to the north on FM 933 and consist of 10 acre lots. Hill County now requires paved roads in these developments .

#### **Open Forum Comments – Leonard Critcher and John Bass**

Several property owners asked questions on the following topics:

- Special Assessment – It was confirmed that the assessment for elimination of debt and funding of capital expense items was specifically for a three-year period.
- Unpaid Assessments – The WBPOA pursues collection of unpaid maintenance fees and assessments following a procedure consistent with state law.
- Impact Fees – Impact fees assessed when a building permit is issued by the Architectural Control Committee (ACC) goes into the POA general fund and is allocated through the annual budget for road repairs.

- Encroachment into White Bluff from Adjacent Developments – New developments are underway, particularly on the south side of White Bluff. The POA now has a procedure for addressing these encroachments.
- Americans with Disabilities Act (ADA) Compliance – A property owner requested the installation of a lift chair at pools to facilitate access for disabled persons.
- Cell Tower for Wireless Communication – A property owner asked if the POA would be open to inviting AT&T to install a cell tower inside White Bluff to improve Service. Mr. Critcher asked this property owner to talk with Bill Finney, Association Manager, regarding this request.
- Tree Stumps on White Bluff Drive – The tree stumps on the lot on White Bluff Drive cannot be removed until the owner receives a building permit. The new ACC guidelines in the building packet for White Bluff deny tree cutting on a lot prior to the issuance of a construction permit.
- Burned House on Ash Drive – Joe Manders reported the WBPOA reached a settlement agreement with the property owners. Under the terms of this agreement, the owners will reimburse the POA for its legal fees and clear all debris from the lot. The agreement will be executed as soon as the court in Ellis County approves the terms.

### **Election Results – John Bass, Vice-President**

John Bass received the final election results from Sam Timothy, CPA, and reported that Leonard Critcher, Jim Fletcher, and Joe Manders were the three board candidates who received the highest number of votes. Thus, they were elected to fill the three open board positions up for election.

### **Adjournment**

The meeting was adjourned by Leonard Critcher, Board President, at 12:05 PM.