

White Bluff POA Board Workshop
White Bluff Conference Center
Minutes for May 26, 2021

Board Members in Attendance: Leonard Critcher, John Bass, Jim Fletcher, Jeff Williams, Mark Hepworth, and Teal Lang
Marshall Snyder joined the meeting via telephone, and Joe Manders assigned his proxy to Jeff Williams.

President Leonard Critcher opened the workshop at 10:00 AM. The following items were discussed.

1. **Golf Course Equipment Funding Request** – Mike Shelton, Golf Course Superintendent

Mr. Shelton requested a total of \$20,000 for repairs and rebuilds of golf course maintenance equipment. Of the amount requested, \$9,000 was included in the approved 2021 WBPOA budget for golf course equipment. Thus, the net increase over the budgeted amount was \$11,000. Following discussion, **Jeff Williams moved and Marshall Snyder seconded a motion to allocate the additional \$11,000. The motion passed unanimously.**

2. **Resort Perks for Part-Time Employees** – Bill Finney, General Manager

Following a brief discussion, the Board decided to review the issue at a later date as part of a broader discussion of employee compensation.

3. **Delinquencies** – Leonard Critcher, President

The Board committee assigned to review delinquencies will evaluate the merits of a policy to accept White Bluff lots as payment for delinquencies and will make a recommendation to the Board at a later date.

4. **Application to the U.S. Army Corps of Engineers for Additional Slips at the White Bluff Marina** – Mark Hepworth, Board Liaison to the Marina Committee

The addition of 16 slips to the White Bluff Marina was recently approved by the Corps of Engineers, and the Board is awaiting approval from the Corps for 8 additional slips. Mr. Hepworth proposed that he go to the Marina Committee regarding recommendations to the Board for adding an additional new line of slips in the future with the number to be determined.

5. **Need for a White Bluff Mission Statement** – Mark Hepworth, Board Member

Mr. Hepworth requested suggestions for wording of a draft mission statement from other Board members. A draft statement will be discussed at an upcoming meeting.

6. **Management Agreement for Non-POA Lodging Facilities** – Leonard Critcher, President

The proposed agreement would include the following terms and conditions: (1) the POA would book the condos; (2) POA staff would clean the condos; (3) the POA would be responsible for routine maintenance exclusive of the grounds; (4) the owner would be responsible for non-routine maintenance; (5) the owner would be responsible for maintenance of the grounds; and (6) the POA would receive on-half of rental revenues.

John Bass moved and Jim Fletcher seconded a motion to accept a motion to approve the proposed draft agreement. The motion passed unanimously.

7. **Status of Collections** – Leonard Critcher, President

An update on collections for maintenance fees and the special assessment was briefly discussed. **John Bass moved and Jim Fletcher seconded a motion to adopt a threshold amount for delinquencies to proceed with foreclosure on lots with houses subject to review and recommendations from Chad Robinson, the attorney for the WBPOA. The motion passed unanimously.**

8. **Marina Market Update** – Leonard Critcher, President

To date, a proposal from the private party interested in the Marina Market has not been received.

9. **Addressing Vacant Properties** – Leonard Critcher, President

The C & Rs (Covenants and Restrictions) only address requirements for the maintenance and upkeep of residential properties within White Bluff. Mr. Critcher and Board Member Teal Lang will speak with Chad Robinson, the attorney for the WBPOA, regarding options the WBPOA might use to require maintenance and upkeep of commercial properties within White Bluff.

10. **Concrete on White Bluff Drive** – Leonard Critcher, President

Following a brief discussion, the Board decided to table a detailed discussion on this matter.

11. **White Bluff Drive Tree Stumps** – Leonard Critcher, President

Mr. Critcher will check with the property owners regarding their timeframe for applying for a building permit. Under existing ACC rules, heavy equipment can be used to clear the stumps as soon as a building permit is issued.

12. **Bids for Hotel Restoration** – Leonard Critcher, President

The Board favored the upgraded option to bring the hotel up to modern standard. The Board will meet on Tuesday, June 8th, to review bids and interview contractors regarding their bid proposals.

The meeting was adjourned at 2:00 PM.