

WBPOA Board Work Session
November 4, 2021
White Bluff Conference Center

The workshop was called to order at 9:00 AM by Leonard Critcher, Board President.

Participants: Leonard Critcher, John Bass, Jim Fletcher, Jeff Williams, Mark Hepworth, Gerry Mayer and Teal Lang. Joe Manders joined the workshop via conference call, and Trena Chagnon assigned her proxy to Mark Hepworth. Bill Finney, POA General Manager, also attended.

1. Email Correspondence – Teal Lang

Teal Lang led a brief discussion on email correspondence among members of the Board.

2. Confidential Litigation Matters– Teal Lang

Teal Lang briefed the Board on pending litigation matters.

3. Swimming Pool Rules - Leonard Critcher

Leonard Critcher presented a draft of proposed updated pool rules. Members of the Board will review the rules and provide comments to Leonard.

4. Recycling Bins– Leonard Critcher

The Board discussed suggestions for providing recycling bins in White Bluff. The consensus was recycling is an individual property owner's responsibility.

5. Garage Sales, Estate Sales, and Art Walks – Leonard Critcher

White Bluff CC&Rs prohibit these types of activities and result in increased violations when they are held by property owners. The White Bluff Conference Center is available for art walks.

6. Road Maintenance - John Bass and Bill Finney

Equipment will be purchased for road maintenance and repairs. A truck has already been purchased, and trailer is needed to haul road maintenance equipment. Following a short discussion, Jeff Williams moved and Jim Fletcher seconded the motion to purchase a trailer in the amount of \$11,833.60 for road maintenance. The motion passed unanimously.

7. White Bluff Volunteer Fire Department Fee – Leonard Critcher

Following a brief discussion regarding the \$100 homeowner fee earmarked for a WBVFD replacement fire engine, the Board consensus was the \$100 annual fee will continue as is.

8. Thirty-Day Security Passes – Leonard Critcher

The Board briefly discussed issuing 30-day security passes. No formal action was taken.

9. Yard Art – Leonard Critcher

Yard art was briefly discussed by the Board. The consensus is code enforcement for violations is needed. However, no formal action was taken.

10. Collections Report – Jeff Williams and Bill Finney

A summary of maintenance fee and assessment collections to date was presented to the Board. Associa has been directed to send corrected billings to property owners who recently received incorrect bills.

11. Review of Capital Expenditures – Bill Finney

Two capital items are needed prior to the end of this budget year – a backhoe and a ball picker for the Old Course. Jim Fletcher moved and Mark Hepworth seconded a motion to purchase a new backhoe for

\$116,243.07 financed for five years with monthly payments of \$2,019.78. The motion passed unanimously.

Gerry Mayer moved and Mark Hepworth seconded to purchase a ball picker in the amount of \$4,157.50 for the Old Course. The motion passed unanimously.

12. Budget for 2022 – Jeff Williams

Jeff Williams reported he had just received and reviewed the draft budget from Arcis. He will send copies to other members of the Board for their review and input prior to holding a budget workshop.

13. Marina Report – Mark Hepworth

Mark Hepworth briefed the Board regarding slip covers attached to the marina structure and the possible damage they may cause. Following a short discussion, no action was taken. However, the topic will be discussed at an upcoming Board workshop.

The meeting was adjourned at 2:15 PM.