

WBPOA Board Work Session
January 18, 2022
White Bluff Conference Center

The workshop was called to order at 9:30 AM by Leonard Critcher, Board President.

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

1. Management Company Issues

The Board discussed confidential matters related to management company issues as well as issues relating to personnel.

2. Confidential Litigation Matters

Leonard Critcher, Teal Lang, and Joe Manders briefed the Board on pending litigation matters.

3. Financial Review – Jeff Williams

Jeff Williams reported that revenues and expenses for 2021 were in line with the amounts budgeted.

4. 2022 Capital Budget

Bill Finney presented an emergency capital expenditure request for two water pumps for the golf courses in the amount not to exceed \$12,800. Gerry Mayer moved and Jeff Williams seconded a motion to approve the expenditure. The motion passed on a voice vote.

Mr. Finney presented a proposal for the annual fireworks display traditionally held on July 4th weekend. Teal Lang moved and John Bass seconded a motion to approve an expenditure of \$9,500 for this event. The motion passed on a voice vote.

John Bass moved and Mark Hepworth seconded to resurface the tennis courts at a cost of \$17,300. The motion passed on a voice vote.

The Board discussed a list of capital expenditure requests, but did not take action at the workshop.

5. Hotel Update – Bill Finney

Furniture is being installed in the Inn at White Bluff. The total cost for furnishings and hotel renovation both came in under budget. Employee training for hotel operations will begin February 2nd.

6. Hotel Room Rates - Bill Finney

Bill Finney presented a proposed schedule of room rates for the Inn at White Bluff as well as the POA-owned condos and cabins for discussion by the Board. No formal action was taken by the Board.

7. Flatiron Delinquencies – Leonard Critcher

The Board discussed options for initiating collection of delinquent fees and assessments from Flatiron.

8. Foreclosure on Lot Owners – Leonard Critcher

The Board discussed options for collection of delinquencies from lot owners. Leonard Critcher will request detailed information on these delinquencies from Associa prior to the Board taking formal action.

9. VRBO Issue – Bill Finney

Leonard Critcher will seek more information on this issue and discuss it with the Board at the next workshop.

10. Leasing the Lighthouse Restaurant –Bill Finney

Bill Finney briefed the Board on possible options for leasing the Lighthouse Restaurant.

11. Tennis Court Resurfacing – Bill Finney

See Item #4 - John Bass moved and Mark Hepworth seconded to resurface the tennis courts at a cost of \$17,300. The motion passed on a voice vote.

12. Drainage Issues

Bill Finney has identified a ground water engineer capable of reviewing drainage concerns between POA property and properties owned by individual property owners.

13. WB Mission Statement, Vision Statement and Board Values – 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.

14. Marina Damage

The White Bluff Marina suffered damage during this most recent windstorm. Repair crews are working on stabilizing the structure, and Bill Finney will file an insurance claim.

Mark Hepworth moved and Jeff Williams seconded to require the two individuals leasing slip #232 and #234 to remove the drop-down boat covers as soon as possible, and to require these leaseholders to keep the covers retracted until they are removed. The motion passed with seven ayes, one nay, and one abstention. Gerry Mayer moved and Jeff Williams seconded to compensate these two individuals with up to a \$1,000 credit against next year's lease payment to offset the cost of removing the covers. The motion failed with four ayes, four nays, and one abstention.

15. WBVFD Fire Engine Acquisition – Jeff Williams

The replacement fire engine for the WBVFD will be ready for pickup within the next two weeks. The engine is partially funded from the \$100 per home per year charge collected by the POA. The POA will be providing a check to the VFD from the special WBVFD fund managed by the WBPOA to assist with the engine purchase.

The meeting was adjourned at 4:15 PM.