

**White Bluff Property Owners' Association 2022 Annual Meeting**  
**New Course Pavilion, White Bluff Resort**  
**Whitney, Texas**  
**Saturday, May 21, 2022**

**Call to Order**

Leonard Critcher, Board President, called the meeting to order at 10:00 AM.

**Certification of a Quorum**

Jim Fletcher, Board Secretary, certified a quorum of property owners who submitted proxies, had voted online prior to the meeting, or registered at the meeting to vote in person.

**President's Remarks** – Leonard Critcher, Board President

Welcome to the 2022 White Bluff Property Owners Association Annual Meeting. Mr. Fletcher, do we have a quorum? (Answer: "Yes we do.") I then declare this an official Annual Meeting of the WBPOA.

I am pleased to begin these remarks with a single statement - All Is Well at White Bluff! This morning you will be hearing reports from standing committees, who have given their time and talent to solidify White Bluff's claim as the premier resort in Texas. You will also be hearing reports from POA management staff about the tremendous strides we have made in the past 12 months. We should all take great pride in not only what has been accomplished in three and half years, but also the foundation we have meticulously laid out for the future.

I want to begin this morning with acknowledging one person who has been an integral part of where we are today. Marshall Snyder served on the Board of Directors during the tumultuous times of the acquisition process and brought his wisdom and forbearance to every meeting, every discussion, every planning task and every strategy session. I have nicknames for some of our Board, and Marshall was always known as Mr. Analytical. He has the rare ability to take the most complicated of issues and break it down, then put it back together in an organized way. Marshall's active involvement on the Board was interrupted when he was required to concentrate his energies on recovery from health issues. He has been sorely missed, but the Board took the unprecedented action of having him continue with his sage advice by being "Of-Counsel to the Board". White Bluff is a far better place because of Marshall Snyder.

White Bluff is poised for greatness. The carefully made plans that were laid out in detail prior to the full acquisition of amenities in October 2018 have been a pathway to where we are today. We have systematically addressed the massive deferred maintenance issues of the amenities we acquired and will continue to do so under the guidance of this Board.

You will hear a financial report later from our Treasurer, Jeff Williams, but suffice to say that under his leadership in this vital position we have maintained substantial liquidity, worked within a balanced Operational Budget, and for the first time ever created a Capital Expense Budget. Great job and kudos to Jeff.

White Bluff is experiencing unparalleled growth. In the past 12 months, 26 new homes have been completed, 22 new homes are under construction and 32 new building permits issued. Builders from all around us see the incredible opportunities in White Bluff as is indicated by 13 new builders being approved or provisionally approved by the Architectural Control Committee. The ACC committee members have dedicated countless hours to assure that homes built in our community will conform with the stringent requirements detailed in our building packet. Chairman George Collins guides these dedicated servants with a calm and methodical resolve to maintain the high standards we have. To our ACC committee members, I give you the Board's sincere gratitude for your service.

But we cannot ever ignore the fact that the ultimate success of White Bluff is directly tied to attracting new people to the resort, people who have money and are willing to spend it. An influx of new resort guests will bring additional operational revenue, and many of these guests will want to become a tangible part of the community by building weekend or permanent homes here. We need to attract golf groups, corporate meetings, weddings, family reunions - all of which will accelerate the growth we need and absolutely must have.

In 2020, just before COVID reared its ugly head, the Board approved creating a marketing website, [www.whitebluffresort.com](http://www.whitebluffresort.com). A professional photographer was brought in to take pictures of the resort along with magnificent drone shots. We contracted with 214 Interactive out of Dallas to create the basic website, but this marketing effort was put on hold while we dealt with the ramifications of the pandemic. The Board has authorized a total enhancement of the website as well as a comprehensive plan of action to utilize professional marketing strategies. 214 Interactive will implement the intricacies of a social media campaign that will reach people with money and who are willing to spend it.

The first step in enhancing the website that had to be completed was to clean up the basic site that was created over two years ago. Thanks to my son, Len, for undertaking this effort at no compensation. Also, thanks to Len for providing the menu software for Mulligan's and the 19th Hole to us at no cost. Captive Diner, a company he owns, provides menu software to restaurants all over the country, but we get it for free. We will go into Phase Two of our marketing effort in the very near future.

We also needed to address our informational website, [www.whitebluffpoa.com](http://www.whitebluffpoa.com). This website was created shortly after we broke away from Double Diamond and started managing our own affairs. Over time it became an excellent resource, but evolved into a hodgepodge of links. A year ago, I reformatted the site to make it more organized and

easier to navigate, but it is still not what we need as we move forward. I will address the change of management companies later, but we will be integrating the POA website into the marketing website with a link that can take property owners directly to a secure portal where POA financial information can be accessed along with individual property owner account information. While I am talking about information, I want to once again thank Terry and Charles Boyer for agreeing to develop our Welcome Packet. They not only created a much-needed packet of valuable information, but have also kept it current.

We have incredible amenities to showcase and must make it easy for potential guests to access information about what we have to offer. Our General Manager, Bill Finney, will give you a detailed report on all that has transpired during the last 12 months, but I want to reference one thing in particular- lodging. In previous meetings, I have stressed that everything is a domino effect, and the biggest domino to fall since we last met 12 months ago is the opening of The Inn at White Bluff and The Inn Hospitality Center. This state-of-the-art facility opened over a month ago and expanded our lodging units from 7 to 35. The 28 hotel rooms provide us with an absolutely magnificent facility. The Board authorized the purchase of software last June to facilitate on-line reservations of not only the hotel, but also the condos and the log cabins. The Hotel and Hospitality Center are now on the marketing website, and a reservations link will be available to book reservations for all of our lodging units within days. We have hired a Lodging Manager who will greatly assist us in establishing a steady flow of guests to the resort.

I want to thank Acker Bradbury Construction for their expertise and efficiency in taking a flooded, destroyed and obsolete facility back to the studs and rebuilding a first-class facility. I also want to thank my wife, Mary Tullie, for designing every detail and the selection and procurement of all the furnishings, the fixtures, the flooring, the tile, the paint, the decorations, the amenities and the layout of both facilities. This project came in under budget because of Acker's efficiencies and timeliness of construction, but also because of her efforts. She spent countless hours finding needed items at substantial cost savings and managed to procure everything in the middle of a supply chain fiasco. She volunteered her services at no cost to our association. Her love for this community and its future deserves an expression of gratitude.

Three and a half years ago we were notified by First Service Residential (FSR) that they did not have the systems to handle the amenities we were acquiring from Double Diamond, specifically lodging and hospitality. We immediately put out a Request for Proposal to several management companies and interviewed respondents. At that time our only realistic choice was what I term a hybrid approach to the management of our resort. We contracted with two separate companies, Associa Principal Management and Arcis. Associa would take care of our billings and collections, and POA compliance with the various state statutes. Arcis would handle our accounts payable, employing our almost 100 employees, provide their benefits, assist us with budgeting and provide us with financial reports.

It became apparent that the inefficiencies of dealing with two companies needed to be addressed, so we interviewed companies that had the capacity to do it all. We have signed a contract with The Castle Group and are in the middle of what has been, so far, a smooth transition. The transition is projected to be completed in a little over a month. We are confident that many of the problems experienced by our property owners over the past three years will be rectified with Castle's systems and expertise. It's a good indication when the three main principals of Castle have CPA backgrounds. You will also be glad to know that if there is a problem that needs to be addressed or a question that needs to be answered, you will have access to a call center manned by live and well-trained individuals - in other words a live voice.

Yes, life is good at White Bluff. But life and lifestyles will only get even better. God has blessed us with a caring Board, a Board composed of people with various backgrounds and experiences that mesh synergistically. God has blessed us with a caring and involved and welcoming community, a community who looks for positives and avoids the negatives of the past. And, God will guide us through the journey ahead of us as we continue on the laid-out plan for growth, financial success and a quality of life that we, our guests and future residents can enjoy to the fullest. The Board and I thank you for the distinct honor of serving you.

I will now ask POA Vice President, John Bass, to come forward and conduct the election of Board members.

## **Reports and Action Items**

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

Mr. Bass explained that three board member positions are elected each year. He opened the floor for additional nominations. Mr. Rafeeq Ahmed expressed his desire to run for a board position.

Mr. Bass explained the procedure for completing ballots and that each property owner can vote for up to, but no more than, three candidates. Candidates were invited to present a statement regarding their candidacy prior to the completion of voting. Jeff Williams, Trena Chagnon, Mark Hepworth, and Rafeeq Ahmed presented their statements.

Sam Timothy of Timothy-DeVult, CPA collected and counted all ballots for the election of board members.

### **2. Audit Report – Jeff Williams, Board Treasurer**

The WBPOA audit was completed by Sam Timothy of Timothy DeVult, CPA, on February 9<sup>th</sup>. Mr. Timothy provided a clear opinion on the audit. A copy of the audit will be posted on the WBPOA website at [www.whitebluffpoa.com](http://www.whitebluffpoa.com).

### **3. WBPOA Financial Report – Jeff Williams, Board Treasurer**

The WBPOA is in sound financial condition, although like many Americans, we have been impacted by significant, unexpected inflation. Our liquidity position is adequate to sustain operations, but like many of you, we are having to “tighten our belts”. We do have some positive things to report.

We have reduced the debt that we took on in 2018 to acquire the amenities from Double Diamond. In 2021, we paid down our debt by \$1.5 million from \$3.55 million total debt, and since the beginning of this year to the current balance of \$1,841,654. We were able to do that with the proceeds from the special assessment. We anticipate making an additional paydown shortly, and a similar one in the fall with the assessment proceeds. We expect to be able to pay off Double Diamond completely in the first half of 2023.

After the payoff of Double Diamond, the remaining funds from our three-year special assessment will be available to use to purchase additional equipment for roads and fund capital improvements, such as our water distribution system for the golf course lakes, etc.

The following is a summary of the WBPOA financials as of April 30, 2022.

**Income**

Operating Cash	\$2,799,047
Reserve Cash	\$1,210,067
TOTAL CASH POSITION	\$4,009,114

Revenues

Jan. 2022 Maintenance Fees Billed	\$2,479,352
Maintenance Fees Collected	\$1,893,736
Collection Rate	+/-77%

April Special Assessment

Billed	\$1,152,850
Collected	\$ 675,566
Collection Rate	+/-60%

Two large property owners have large outstanding balances due.

Double Diamond	\$75,212.76
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Flatiron \$87,738.98

**Lodging Revenue** is currently 8.8% below budget. We have only just begun to market through the website, and online booking is now available.

**Marina Revenue** is about in line with the budget.

**Golf Revenues** are about 5% ahead of budget. Rounds played were about 8% over budget for the month of April.

**Food and Beverage (F&B) Revenues** are well ahead of budget for the month and year to date.

All of this is good news.

### **Expenses**

Have any of you been to the gas station, the grocery store, or the hardware store to buy fertilizer and chemicals for your lawn? Well, so has your property owners' association.

Food and beverage cost of goods sold year to date is up 40% over budget.

Pool chemicals are up 50% and are hard to find.

Fertilizer is 40% over budget.

Payroll is up because we have added to staff, primarily at the hotel and in security.

Year to Date Cost of Sales	\$ 90,162
Payroll	\$ 873,471
Operating Expenses	\$1,528,976
Fixed Charges (Utilities, Taxes, Ins.)	\$ 210,209
Management Fees	\$ 67,152
Equipment Leases	\$ 127,315
Non-operating Expenses	\$ 98,912
TOTAL EXPENSES	\$2,996,197

#### **4. WBPOA General Manager's Report – Bill Finney**

First of all, I would like to thank all the property owners for attending this meeting and all of your participation over the past year.

I prepared a detailed presentation for our last open meeting, so I will try not to be repetitive today. That presentation is posted on the POA website ([www.whitebluffpoa.com](http://www.whitebluffpoa.com)) as well as Towne Square.

To touch on some highlights, the most obvious is the opening of the hotel. We are still working on some operational issues, but are renting rooms daily. We have hired a new hotel manager, Melanie Van Harskamp, and we will be full occupancy for the first time on Memorial Day weekend.

Once the Board of Directors approved the purchase of some road repair equipment, the roads crew was formed and started work this past December. We realize this is only part of the process and this project will be expanded as we move forward. Rick Ashton, our roads supervisor, will be making a presentation later in the meeting.

The Board of Directors approved the resurfacing, striping and improved lighting at the pickle ball and tennis courts. This was completed recently, and I would like to thank Jerry Barnett for all his work on this project.

I will let our Director of Agronomy, Michael Shelton, detail all the work and ongoing projects on the golf courses in his presentation. Just so he doesn't have to be the only one patting himself on the back, I will mention the fact that Golfpass, through surveys, named our golf courses number 1 and number 2 in the state of Texas. Great job Michael!

I know it seems like I mention this during every meeting, but the additional marina slips are on the way STILL! If you have not seen the work underway on the slips, neither have I. The last start date I was given was May 16<sup>th</sup>, 2022. What I will tell you is the White Bluff Marina is scheduled to be power washed this Monday – May 23, 2022. Mark Hepworth will make a presentation on the WB Marina a little later.

One thing I can announce today is the Beauty Salon has been leased to an operator beginning June 1, 2022. I will be sending out more information on this in an upcoming email blast. I am also in discussion with people for leasing the spa side.

On the last year, I have met with about six or seven groups of people regarding the White Bluff Marina Market and gas. These discussions have ranged anywhere from leasing to purchasing the facility entirely. We just have not been successful in finding the right fit. We will keep working on it.

The big project that we are working on now is the transition to a new management company, "The Castle Group". You will be receiving mailings and communication from them in the next two weeks. They will be preparing and handling the POA billings for June. We will transition away from Associa June 1, 2022, and transitioning from Arcis June 30, 2022. Please be understanding and patient as we attempt to make this transition as seamless as possible.

We have an ongoing list of projects that the Board of Directors is continually prioritizing to complete, and we will work just as hard to complete these without incurring any debt to the White Bluff Property Owners Association.

Thank you for your participation and support.

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

The White Bluff Volunteer Fire Department is now comprised of 3 fire engines, 3 brush trucks, a 3000-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 fire department rescue boat on Lake Whitney. This boat is stored at White Bluff Marina for quick responses when called.

The department made 219 calls for service since our last meeting in 2021. The calls were for structure fires, grass fires, lake rescues, medical calls, and call to assist a resident.

There are 14 volunteer firefighters, which include 7 medical responders, a paramedic, 3 EMTs and 3 emergency care attendants. The medical responders provide the initial medical assessment to Care Flite and perform immediate medical aid as needed until the ambulance arrives. The responders carry AEDs, oxygen and various bandages, splints, and other medical equipment.

It is important to know there is a continuing problem with dispatch of first responders to medical calls. 911 Dispatch is handled by the Hill County Sheriff's Department. Fire departments are often not dispatched to medical calls unless Care Flite requests them, and even then, they are sometimes ignored. Many complaints have been lodged with the Sheriff's Office about this practice, but the problem continues.

When White Bluff Resort was built in the 1990s, no fire hydrants were included in the plans. There are no hydrants or high-volume water sources located within the resort or nearby to this date. Requests for the installation of hydrants was made to Southwest Water Company, the company who took over water service from Double Diamond and the current supplier of water in White Bluff, but after the company engineers reviewed the plans, White Bluff VFD was told hydrants would not be possible because of the PVC pipes Double Diamond installed in the water system. A fire engine can supply sufficient suction on the pipes to cause them to collapse. This means that the White Bluff VFD will have to continue to transport water to the scene of fires until the main water pipes in the water system are replaced with more durable pipes.

We use tankers to bring water to the fire. With the limited amount of water available, we began using firefighting foam mixed with the water, which greatly increases the effectiveness of the water in extinguishing fires.

The White Bluff VFD had one engine that was capable of using foam, while our second engine could only pump water. The foam equipped fire engine you see parked here at the meeting today is the newest addition to WBVFD and was purchased with the funds collected by the POA along with the semiannual maintenance fee. These funds were segregated in a special account for this purchase. This engine is a huge boost to our ability to save your house in the event of a fire.

Fire departments are expensive to operate as all the equipment must be properly maintained and ready to respond to any emergency at any time. Some of the maintenance is performed by members of the department, but much of it must be taken to a shop for professional repairs.

Last year I spoke about a problem we were having in trying to refill our self-contained breathing apparatus air tanks. The problem was having to schedule a time to take the tanks to Hillsboro Fire Department to refill. This often took over a week and left the White Bluff VFD with insufficient filled tanks for a structure fire. I am very happy to report that thanks to generous contributions of several of our residents, we were able to purchase our own refill station and can refill our tanks as well as the departments around us that assist us during calls.

Our current issue is with our self-contained breathing apparatus itself. This is the air pack worn by firefighters that enable them to enter smoke and fire-filled areas to extinguish fires or rescue occupants. Each air cylinder can supply 25 minutes of cool, clean air before it must be replaced with a full cylinder. The air packs are over 20 years old, require continuous maintenance and could fail while a firefighter is inside a burning house. We have requested future assistance from the WBPOA using funds from the special fire department account, but the replacement will require two years of collections to cover the cost of over \$130,000.

Last year I also spoke about the problem with reaching some areas in White Bluff Resort that have been on fire and, while we were able to get firefighters to the fire using our boat, we had to wait for hoses to be lowered almost 100 feet from the cliff above the fires. A high-volume water pump on the boat would solve this problem as well as provide the means to refill tankers with lake water when needed. We hope to make this a reality this year.

The department is very much in need of additional volunteers. You do not need any special skill other than the desire to help others and a willingness to learn. The pay is not great, the hours are worse, but the benefits include a sense of satisfaction that your actions have helped someone during what might be the worst time of their life.

The volunteer is a special person that is willing to give up their time and possibly their health to help others. Without them, we would have no fire department or medical response. It is hard to get up in the middle of the night or out in the cold of January or heat of August to respond to a medical call or fire, but they do so without

hesitation. I would like the members of the fire department to stand at this time. These are your neighbors and the people that will be there to help you during your worst day.

We thank you all 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** – Michael Shelton, Superintendent

### **Progress Review**

The White Bluff area is currently experiencing drought conditions with only 5.5” of rainfall so far in 2022. The historic average through May is 16”. Lake pump issues and drought are limiting golf course irrigation and pond levels.

The golf course maintenance team is working towards the ultimate goal of 100% turf coverage. Tree removal is complete, and we are now focusing on pruning going forward. Over 80 pallets of shade tolerant Bermuda grass has been installed on the courses in two years. Many “out of play” areas have been continuously seeded with cool season grass. We plan to start allowing cart traffic on hole#2 of the New Course in the near future.

Finally, we are fully staffed after struggling through the pandemic and labor shortage. We hired two college educated, experienced assistant golf course superintendents last summer.

We are continuously working on irrigation issues around the greens and retrofitting to old design.

The clubhouse landscape renovations have been completed.

All winter kill on greens from 2021 has been repaired. We are religiously “babying” these spots to expedite recovery. In addition, the second of four planned course aerations were completed two weeks ago.

An erosion control project is underway, and progress will be slow as we get into the growing season.

Adjustments to the agronomy plan resulted in minimal winter weed problems, especially Poa Annua.

We applied 34,000 pounds of starter fertilizer to the courses last week. Inflation is impacting course operating costs, especially for chemicals and fertilizers.

### **Action Items**

We are adjusting course detail practices to accommodate staffing level. Bunker and cart path edging will be completed on three-week intervals. Pond and creek edging

will be completed as time permits. We are focusing on playing conditions through the main corridor of each course.

A submersible pump was ordered to complete the #14 Old Course Pond project. Delivery and installation of the pump has a three-week lead time.

One of two transfer pumps that extract water from Lake Whitney to supply irrigation water for the golf courses is currently at the repair shop and will be returned in three weeks.

Pump station repairs are scheduled for both courses. These repairs should increase pumping efficiency.

Time permitting, we will begin to address failed drain culverts on both courses. We are attempting to execute an “in-house” temporary solution.

I am currently working with the Board of Directors on funding for a five-year capital plan. As a whole, this property requires a lot of large expenditures. My Board liaison on this is Gerry Mayer.

NBC Golf Pass has ranked both of my courses were rated TOP 2 in Texas. I will work tirelessly towards keeping us in that position.

7. **Greens Committee Report** – Gerry Mayer, Board Member and Greens Committee Liaison

The Greens Committee consists of nine White Bluff property owners, WB Resort General Manager, Director of Golf, and Directory of Agronomy. Ed Helmbeck is the Chairman, and Gerry Mayer is the Board Liaison.

The committee meets monthly to make suggestions and recommendations to the General Manager and the golf staff.

**The mission of the committee is:**

- To prepare, preserve and maintain the golf courses as one of the major WBPOA assets.
- To protect, understand and fulfill the golf course architect’s vision and goals for a firm, fast and fair golf challenge for all levels of player abilities.
- To plan and execute programs and procedures that maintain a superior golf experience as well as enhances and protects the environment, property, and aesthetics of the club.

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

The Marina Committee members are Ned Wilmarth, Michael Miller, Terry Hatcher, Bob Valenta, and Beth Crutcher. These individuals volunteer their time, talents and

energy to help improve, secure and enhance our valuable marina amenity. Please acknowledge them with a round of applause.

The following are the accomplishments of the Marina Committee during the past year.

- The Committee received U.S. Army, Corps of Engineers approval for a-16 slip expansion of the 100 series docks. Eight of these are 24-foot slips and eight are 30-foot slips.
- A proposal for an additional 30 slips is being finalized for submission to the Corps of Engineers. These are 28-foot slips, and the Corps has been verbally advised of the need as well as the WBPOA's intent to request the additional slips during our recently completed inspection with them.
- The second annual pressure washing of the dock roofs and walkways is scheduled for Monday, May 23<sup>rd</sup>. An e-mail blast has been sent to all leaseholders giving them instructions on how to assist with this process.
- A new ground anchor was placed for the 100 series dock. The old one had been pulled into the marina basin due to erosion. Thanks to Hilco Electric Cooperative for drilling the anchor hole, and to our White Bluff maintenance team for completing the installation and new cabling.
- Slip number replacement signed for those lost over the years have been ordered and received. The maintenance team will be installing them soon
- The waiting list for a boat slip currently stands at about 100. We have reopened the list for additional requests.
- The new motion detector lighting will be added on each of the four docks for greater nighttime security and safety.

#### 9. **Roads Report** – Rick Ashton, Roads Supervisor

Thank you to John Bass, Mark Hepworth, Bill Finney and rest of the Board. Also, I would like to thank Milt Bergman for his work as chair of the Roads Committee. The plans that were prepared by the engineering firm in the roads study overseen by the Roads Committee have been really helpful, especially with how to break down the subdivision roads into areas.

To date, the following road maintenance equipment has been acquired by the WBPOA: Ford one-ton flatbed truck, Kubota skid steer with all the attachments, a Lone Star trailer, crack seal pots, asphalt roller, and asphalt spray equipment.

The following areas have received road repair work to date: over 12 miles of crack seal work (Note that we had to stop crack seal work because of warmer temperatures. The tar would have been all over your cars.); 12 miles of shoulder patching with base to attempt to help save the asphalt edges; resealed the road to the Inn at White Bluff and striped it; reworked the White Bluff front entry drainage

culvert; repaired numerous pot holes; and, started work on some road edges that we can rebuild.

As a side note, we are unable to completely finish the road repairs that will be good for 5 to 7 years because we are lacking three pieces of equipment needed.

I am sure everyone has noticed the of cost everything is going up. our materials have gone up quite a bit, and anything made with oil takes a day or two longer to get. Some of the main items that have escalated in cost include initial setup costs for signs, cones and safety equipment; crack seal material; asphalt Type D; emulsion oil; cold mix; and road base material.

In closing, the Roads Crew will continue to work on bringing White Bluff roads up to standard.

#### **10. Report from Hill County Commissioner - Andy Montgomery**

The county is experiencing a surge in growth. The construction outside of White Bluff in the county increases the tax base and may result in some property tax relief for White Bluff property owners.

Four 12,500-gallon water tanks will be installed at the new Hill County Annex on FM 933. These will be available to provide water for emergency services in this area of Hill County. An on-site well at the annex will supply water to keep the four water tanks filled.

All of the new development in the northwest area of Hill County is gravitating toward White Bluff from both the north and south. In addition, a new Buc-EEs is being constructed on I-35 on the northeast side of Hillsboro. It is supposed to be the largest Buc-EEs to be constructed to date. This will generate new tax revenues for Hill County.

He complimented White Bluff for the progress made during the past four years.

**Open Forum** – Property owners may ask questions to the Board or comment about issues pertaining to White Bluff. Time limit of four minutes per person.

- One property owner asked about addressing the water management of the ponds on the golf courses and the costs of remediating problems. Bill Finney explained the ponds are being addressed as funds are available.
- Joe Manders, Board Member, presented an update on the Walkinshaw litigation. The litigation has been ongoing since 2011. Two rulings have been rendered on the case to date, but neither addressed the central litigation issue – Was it legal for the WBPOA to pay for the maintenance of the golf courses that were not owned by the POA at the time. The district judge ruled

the POA payment for golf course maintenance when the courses were owned by the POA was illegal. The trial for damages was set for April 2022. The POA file a motion for interlocutory appeal of this ruling. A hearing on this motion is scheduled for hearing next week.

- Mr. Rafeeq Ahmed asked about the approval process for new builders. The Architectural Control Committee (ACC) manages the application process for new builders. The process is to reasonably assure qualified builders construct houses in White Bluff.
- A property owner pointed out today as Law Enforcement Day.

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

The following results were reported by Mr. Bass.

- Jeff Williams – 1617 votes
- Mark Hepworth – 1604 votes
- Trena Chagnon – 1419 votes
- Chris Acker (withdrew after ballots were printed and distributed) – 390 votes
- Rafeeq Ahmed – 57 votes

Based on the above vote totals, Jeff Williams, Mark Hepworth, and Trena Chagnon were elected for three-year terms to fill the three open board positions.

The meeting was adjourned at 11:45 AM by Leonard Critcher, Board President.