

**Minutes of the
Workshop of the White Bluff Property Owners Association
Conference Center- White Bluff Resort
Whitney, Texas
Friday, May 27, 2022**

1. Call to Order

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

a. Confirmation of a Quorum

A quorum of nine board members was present. Board members in attendance included: Leonard Critcher, President; John Bass, Vice-President; Jim Fletcher, Secretary; Jeff Williams, Treasurer; Joe Manders; Mark Hepworth; Trena Chagnon, Teal Lang and Gerry Mayer. Bill Finney, General Manager, also attended.

2. Election of Board Officers

a. Discussion of Election of Officers

The Board discussed guidelines for electing officers, then opened the floor for nominations.

b. Board Officers

As provided in the WBPOA Bylaws, the Board opted to elect two vice presidents – one for operations and one for long-range planning. Mark Hepworth moved and Jim Fletcher seconded the motion. The motion passed unanimously on a voice vote.

The following officers were elected:

Jim Fletcher, President

John Bass, Vice President of Operations

Gerry Mayer, Vice President of Long-Range Planning

Joe Manders, Secretary

Jeff Williams, Treasurer

3. Discussion of Committee Structures as delineated in Article Ten, Section 1 of the WBPOA Bylaws

(See list.)

John Bass will compile a list of existing committees and report back to the Board. The Board will discuss membership on committees and committee duties and responsibilities at a future meeting, as well as additional committees the Board may consider creating or reactivating.

4. Continuation of discussion concerning moving the Golf Course Lake Pumps and the appoint of a Special Committee

Jeff Williams is in charge of forming the committee and has solicited several property owners with relevant expertise to serve on the committee. Bill Finney will meet with committee when he returns from vacation.

5. Discussion of a Marketing Plan Committee for White Bluff Resort

Trena Chagnon and Mark Hepworth will work on short-term marketing efforts for this year. Efforts to develop a more comprehensive marketing plan will take place at a later meeting and will be coordinated by Gerry Mayer, Vice President of Long-Range Planning.

Trena and Mark will vet three website development companies, review their bids for updating and providing ongoing support for the whitebluffresort.com website, then present the Board with a recommendation.

6. Rubber Tire Asphalt Roller

Andy Montgomery, Hill County Commissioner, with the approval of Justin Lewis, County Judge, donated a rubber tire asphalt roller to White Bluff POA for road maintenance.

Mark and John will invite Andy Montgomery to lunch at a future date to discuss possible cooperation between Hill County and White Bluff Resort on road maintenance.

7. Conflicts of Interest

Trena Chagnon discussed concerns regarding conflicts of interest between property development and service on the WBPOA Board of Directors. The Board will consider possible conflicts of interest on a case-by-case basis going forward.

Trena volunteered to draft key performance indicators (KPIs) the Board will discuss for possible future evaluation of the POA General Manager.

The meeting was adjourned at 12:05 PM.