

# **MEETING OF THE WHITE BLUFF POA BOARD OF DIRECTORS**

**July 18, 2016**

## **CALL TO ORDER:**

Leonard Critcher called the meeting to order at 10:00 a.m. and confirmed a quorum of directors was present. The board adjourned immediately into Executive Session. Following Executive Session, the Board convened in Open Session at 10:23 a.m. The meeting took place at the White Bluff Conference Center.

## **ATTENDANCE:**

Attendees included: Board Members Leonard Critcher, Terry Newman, John Bass and Double Diamond employees Fred Molsen and Shari Snow. Wayne Findley joined via telephone.

Leonard gave the summary of the Executive Session:

- a. Road maintenance will be approached on a contingency basis. The WBPOA Board will be hiring an engineering firm to conduct a study of roads and needed road repairs after a management firm has been hired to manage the WBPOA. Road replacement will be addressed after the engineering study of the roads.
- b. The status hearing on the lawsuit against the White Bluff POA and Double Diamond was delayed due to the police shootings in Dallas.
- c. The WBPOA Board is preparing a request for proposal (RFP) to solicit proposals from management firms that specialize in property owners' association management to provide management services for the WBPOA.
- d. The WBPOA is attempting to maintain open and regular communication with property owners
- e. The overwhelming majority of the communications that Mr. Critcher received from the property owners regarding the Board's response to Mr. Ward's recent email concerning the lawsuit filed by the Board against Double Diamond were positive.
- f. Mr. Critcher attempted to clarify a few misconceptions regarding litigation. The lawsuit filed by the Board against Double Diamond is the first lawsuit filed by WBPOA. The lawsuits that have been in litigation for the past several years were filed by property owners against WBPOA and Double Diamond. They were not filed by WBPOA.

No action was taken during the Executive Session.

## **CONSENT AGENDA:**

Leonard asked for a motion to approve previous Meeting Minutes. James Fletcher moved to approve all items and Terry Newman seconded the motion. The motion was passed unanimously.

## **OPEN FORUM – ANY TOPIC:**

No comments.

## ANNOUNCEMENTS/REPORTS/DISCUSSION ITEMS:

### Q & A with Fred Molsen, General Manager

Mr. Molsen presented answers to questions that were emailed by property owners , then answered questions presented by property owners in attendance at the meeting. Mr. Critcher emailed a copy of Mr. Molsen's responses to property owners.

### Charging a fee to renters of WB property for the use of WB amenities

A possible fee for renters to use WB property was discussed by the Board and Fred Molsen. Molsen pointed out that many property owners associations charge such a fee. John Bass moved that WBPOA charge a fee of \$500.00 per year. The motion was seconded by Jim Fletcher and passed unanimously.

### Consider motion from Advisory Committee to adopt an Impact Fee on new home construction

The Board and Fred Molsen discussed possibly charging an impact fee of \$750 on each new home constructed in White Bluff to offset road damage. Terry Newman moved that the Board adopt a \$750 fee and John Bass seconded the motion. The motion passed unanimously.

### Report from John Bass Proxy Procurement

John is working on a system to obtain proxies from property owners that can be assigned to an individual Board member or to the entire Board for the purpose of establishing a quorum at annual meetings to elect new board members. Under this system, a property owner would retain the right to revoke their proxy at any time and vote themselves. The legality of the system is being investigated. Bass is also investigating Constant Contact and othe similar firms to send out emails to solicit proxies from property owners.

### Determination of specific services desired to be provided by a Professional Management Firm

Board members compiled a list of specific services desired to be provided by a professional management firm. Each list was compiled into a comprehensive list and organized by category. Categories include financial services, insurance, website, communications, legal compliance, and asset management. Jim Fletcher presented a draft request for proposal (RFP). Terry Newman made a motion to go forward with the RFP. The motion was seconded by John bass and passed unanimously.

### Future Meetings

There being no further business, Meeting was adjourned at 12:01 p.m.

Respectfully submitted,

Shari Snow