

January 6, 2019

TO: White Bluff Property Owners  
FROM: Jim Fletcher, POA Secretary  
RE: Town Hall Meeting Minutes

## **Minutes of the Town Hall Meeting of the White Bluff POA**

Location: White Bluff Chapel - White Bluff Resort, Lake Whitney, Texas

Date: December 27, 2018

Time: 10:40 AM

The WBPOA held a town hall meeting immediately following the December 27th Board Meeting to provide property owners an opportunity to ask questions, present ideas, and discuss issues of concern to them. Leonard Critcher opened the meeting by inviting interested property owners to come to the microphone at the front of the meeting room to address the Board and audience.

Steve Watson opened the discussion by questioning the 14-day camping rule for POA campgrounds. He said the campgrounds are virtually empty this time of year and questioned why a guest must vacate a campground after a 14-day stay. Mr. Critcher assured Mr. Watson the Board would investigate this rule. Lou Storm expressed his support for reviewing the 14-day limit.

Lou Storm recommended free unlimited golf memberships and marina slips (when available) to Board members as a reward for their services.

Steve Watson recommended the campgrounds in White Bluff be remodeled like those at Lake Whitney State Park.

Hugh Corbin, Chief of the White Bluff Volunteer Fire Department, explained the department responds to house fires, medical calls, and grass fires. He said the department's two brush trucks for fighting grass fires are 2000 models (19 years old) and break down very frequently. He also said the bunker gear worn by firefighters is out of date. For example, one firefighter's bunker gear was issued in 2001.

Chief Corbin explained the \$40,000 given annually to the WBVFD by the WBPOA, which began in 1995, will not pay today's expenses. He pointed out that new trucks needed by the department cost \$500,000 each. Functioning trucks and equipment are required for the VFD to maintain its ISO rating of 5. The WBVFD is the only department in Hill County with a rating of 5. Other departments hold ratings of 8 to 10. Jay Elder, a WBPOA Board Member with 40 years of experience in the insurance business, explained that homeowners' insurance rates in White Bluff could increase as much as 50% per year if the WBVFD's ISO rating goes from 5 to an 8, 9, or 10.

Chief Corbin pointed out the White Bluff community and Board need to address firebreaks. White Bluff has a lot of tall grass and cedar trees that pose a significant fire danger, particularly during dry periods.

Other needs identified for the WBVFD by Chief Corbin included a \$12,000 pump for the department's boat. This pump can be used to fill trucks from the lake as well as fight boat and marina fires.

Leonard Critcher, WBPOA Board President, summarized the two sections of the WBPOA bylaws that granted authority for the \$100 per year POA maintenance fee increase for home owners that will be used to help pay for capital replacement of WBVFD equipment. This funding and resulting equipment replacement will help to maintain a good ISO fire rating, which will benefit homeowners through lower insurance rates as well as provide improved fire protection. Those POA bylaws sections are:

**Article Six.** The Association does not contemplate pecuniary gain or profit to the Members thereof, and specific purposes for which it is formed are:

(b) to provide for and assist in maintenance, preservation and architectural control of the Properties and to promote the health, safety and welfare of the Owners and residents of the Properties;

**Article Seven, Section 4.** The Board of Directors shall have, in addition to all powers of the Association not precluded by (i) statute, (ii) the Articles of Incorporation, (iii) these Bylaws or (iv) the Declaration, the following additional rights, powers and duties:

(c) to increase, decrease, amend or modify the maintenance fee schedule applicable to each and all of the Lots, the time and method of collection and any and all matters and aspects of any kind or character whatsoever arising out of or related to the maintenance fees;

Mary-Tullie Critcher, Renovations Project Manager, commended Sherrie Williams for her extensive involvement in assisting numerous elements of the renovations efforts. She then provided the following summary update regarding renovations of WBPOA amenities acquired from Double Diamond.

- The Bluff Point Condos are near completion. New tile floors have been installed in all living areas and bathrooms. The kitchens have been updated with new granite countertops and new appliances. Kitchen cabinets and all bathroom vanities have been painted as well as all interior walls, ceilings and closets. New carpet will be installed in the bedrooms and stairwells, and the beds will have all new mattresses. New toilets have been installed in all bathrooms. Each condo has new, energy efficient windows and French doors. All exterior dry rot and stucco panels have been replaced with hardy board, the balconies repaired, and everything freshly painted. A French Drain is being installed to eliminate previous drainage problems. New outside grills will be installed with proper safety concerns addressed.

- The three log cabins are available for rent. All inside work has been completed and includes new carpet as well as paint. The few outside logs with dry rot will be replaced then the exteriors will be repainted.
- Mulligan's, formerly the Trophy Grill, is currently being remodeled with all new kitchen appliances (including a pizza oven!), a kiosk with an outside entrance for golfers and reconfiguration of the kitchen area. The reconfiguration will give greater efficiency and bring all items into code. The interior will have a completely new look including a sitting area around the fireplace, several big screen televisions, completely remodeled restrooms, heaters on the patio, and new tables and chairs throughout the dining area.
- The Administration Building has been renovated, largely by volunteers from the White Bluff community, and is ready for occupancy as soon as the T1 communications line has been installed. The entire inside of the building has been repainted and the carpet has been cleaned. The POA has new tile for the kitchen, but needs someone to install it. Dry rot on the outside of the building has been repaired and repainted as needed.

The meeting was adjourned at 11:35 AM by Leonard Critcher, WBPOA President.