

**Minutes of the  
White Bluff Property Owners Association Annual Meeting  
Location: New Course Pavilion  
White Bluff Resort, Whitney, Texas  
Date: May 18, 2019**

**Call to Order**

The meeting was called to order by Leonard Critcher, WBPOA Board President, at 10:00 AM. A quorum was confirmed by Jim Fletcher, Board Secretary.

**Introductions and Comments from 2018-2019 - Leonard Critcher**

In 2017 I began my remarks with the statement, "It's been quite a year!" A year ago I added a word to that statement, "It's **indeed** been quite a year!"

Today, I can say with tremendous pride and love for our community that We Did It!

Before going any further, I must ask POA Secretary Jim Fletcher- Do we have a quorum? (answer) I hereby declare this meeting as an official annual meeting of the White Bluff Property Owners Association.

This morning I am going to confine my remarks to our vision going forward. We have experienced way too much conflict, way too much negativity, way too much anxiety, way, way too many legal battles, way too many frustrations and enough uncertainty about our individual and collective futures to last a lifetime. My admonishment to future Boards is to always look ahead with vision and a plan but remember the past because not doing so will be a wide, open gate for repeating what we've been through.

On May 4<sup>th</sup>, 2016 I issued the Board's Seven Step Plan to Re-Creating the White Bluff Dream. I went into great detail in each step of the process but today will only address the major points of what was laid out three years ago. I do this because I want you to see how your unified Board has progressed through this process and more importantly, how our property owners made this re-creation of a dream a reality.

The first step in the Seven Step Plan was to initiate a process to take control of the POA's future away from Double Diamond and Mike Ward. This arduous task was completed when we contracted with FirstService Residential, and Double Diamond was formerly notified on December 2, 2016 that FSR would begin managing our affairs on January 1<sup>st</sup>, 2017.

The transition to take the control of the POA away from Double Diamond and Mike Ward was Step Two. This most important step would give us control of our money, its disbursements, control of database communications and POA billings and delinquencies and allow **the Board** to initiate and implement plans for our amenities.

Step Two should have been easy, but it was not. It required perseverance, dedication and some great legal work, but we finally prevailed.

Step Three was for the POA to begin the process of gaining control of the amenities at White Bluff. There were alternative approaches to accomplishing this objective, and the Board began the process of investigating how best to proceed. We knew the completion of this step would take time, patience and fortitude. While our efforts toward this end were being charted out, we moved ahead to Step Four.

Step Four was to get a thorough understanding of not only what we owned but the condition of what we owned and how those assets could best be utilized. No detailed rendering of POA assets had ever been done to our knowledge. Board member Roy Miller headed up the arduous task of detailing what we owned and cataloging it for a permanent record.

While our efforts in completing Step Three continued, the Board began addressing what we could control. All POA properties suffering from deferred maintenance were addressed including all mail centers, swimming pools, pool houses, fencing, rest room facilities at the RV parks, staining all of the exterior of the New Course complex, a complete renovation of The Lone Star Room and bringing the covered bridge to life and making it a tangible and continuous reminder of the re-creation of White Bluff. Under the splendid leadership of former POA President, Milt Bergman, the Roads Committee formulated a plan for procuring a comprehensive Engineers Study of our roads that included a detailed plan for addressing the 62 miles of roads.

Our intent was to begin implementation of the engineer's recommendations with a complete replacement of White Bluff Drive and Golf Drive. That was until our efforts in completing Step Three came to fruition when I signed a binding Mediated Settlement Agreement on April 17<sup>th</sup>. The ultimate result of this agreement was the acquisition of White Bluff assets by the POA, thus fulfilling our objective in Step Three.

The next several months were difficult as we worked through the enormous number of complexities associated with this complex process. During the process of due diligence, surveying of properties, dealing with a renege or two and choking on the results of a property condition assessment, we finally reached the pivotal point of acquisition.

During this time your Board was simultaneously involved with developing a game plan that would be implemented as soon as acquisition was complete. We discussed and established the priorities of the renovation of the lodging facilities we owned, shoring up and expanding the Lighthouse deck to include a bandstand and a complete makeover of the Trophy Grill, now known as Mulligan's.

When POA funds were wire transferred to Double Diamond on the morning of October 1<sup>st</sup> a crew immediately began work that afternoon on the Bluff Point Condos. Shortly thereafter work on the log cabins ensued and a tangible vision for Mulligan's was created. We were very fortunate to have a volunteer step forward and serve as our Project Manager. I had intimate knowledge of her abilities as I have been married to her for over 50 years. My wife, Mary

Tullie, literally took a leave of absence from her design and remodeling business and totally dedicated herself to this effort, and she has done so with no compensation.

The Bluff Point Condos were tackled first with a crew working inside and another on the exterior. To say there was a surprise every day is an understatement. The exterior stucco panels on the Golf Drive side had some damage, and when the crew removed them they found all the studs were rotten, no insulation and the wall being held up by the corner studs. She immediately directed the crew to remove all the stucco and assess any other potential safety issues associated with unparalleled deferred maintenance. I won't go into more detail about the challenges but suffice it to say, today the condos have all new flooring, new exterior walls, replaced studs and new insulation, restructured second floor balconies, new windows that offer an unobstructed views of the golf course, new French doors, new granite countertops in the kitchens, all new kitchen appliances, new toilets, new wall to wall carpeting in the bedrooms and stairways, freshly painted walls, new blinds, corrected drainage problems and four newly constructed stone patios with new grills.

The rotted logs on the exteriors of the log cabins have been replaced along with fresh paint on all interior walls and the old, stained and patched carpet has been replaced. The exterior of the log cabins will soon be painted. AND, our guests are now enjoying all new mattresses, box springs and linens in both the condos and the log cabins.

As you checked in today for this meeting, you got a firsthand view of the totally redone Mulligan's. Mary Tullie's vision of a Scottish-themed restaurant and a real bar came together with her unique vision of creating a place that will become the epicenter of dining and social gatherings of our property owners. The new windows in the dining area now give unobstructed views of our beautiful golf course, and the back patio outside the New Course pro shop and Mulligan's is enhanced with several pots, freshly planted with welcoming color. Our new Chef even has two large pots planted with a variety of herbs for him and his staff to use in preparing what I know will be an array of enticing special menu items. The restaurant is full of unique golf artwork- handpicked, framed and hung by her. The restrooms now have a country club look with custom-made wooden stalls, lavatories, more Scottish-themed art work, and freshly painted walls.

As you walked up to the foyer this morning, I'm sure you enjoyed the beauty and warmth of the front entrance with the new plantings in the rock beds, the expansive sitting area with new rockers and refurbished benches warmed aesthetically with beautifully planted pots of flowers.

The overwhelming task of renovating the condos and log cabins could not have been accomplished without the help of Sherrie Williams. Her organizational skills, drive and attention to details helped Mary Tullie tremendously in bringing everything together. The work on these lodging facilities is a true example of synergy, and one plus one definitely yielded a fantastic result. Join me in thanking Mary Tullie and Sherrie for what was created for the enjoyment of all of us.

The approach to Step Five involved creating an ad hoc committee, the Business Development Advisory Committee. It had been stressed in the original Seven Step Plan that property owners

would have extensive involvement in creating a vision for White Bluff. This committee was chaired by Scott Shelton, and the committee divided into several different sub-committees that addressed each of the newly acquired amenities, their condition, recommendations for how they should be utilized in the future, timing, renovation costs and revenue projections. Each sub-committee presented their findings to the Board and assisted us greatly in mapping out a plan of action.

In addition, the Board has held Town Hall Meetings to solicit additional input from property owners. I will add that there has been no hesitancy on the part of our property owners to give us extensive, unsolicited, and welcomed advice on what direction we should take!

What you see today and what you will see tomorrow could not possibly have been done without our Volunteers Committee. I asked Travis Bryan to chair this committee, and he has done a remarkable job in organizing the efforts of countless volunteers who began with Lou Storm's suggestion of a Mow Day held in the hottest days of summer and continued with effort after effort after effort. I'd like Travis to stand and give us an idea of what these volunteers have done between last year and today. Travis.

These neighbors each did what they could to help in the re-creation of White Bluff, and I can assure you we would not be where we are today without them. The visible results are apparent, but the incredible monetary savings that resulted went a long, long way to allowing us to re-channel existing funds to other needs. I personally thank each and every one of you and ask that all of you join me in expressing your appreciation.

A significant part of the re-creation of White Bluff was to solidify the long-term financial wellbeing of another group of volunteers, our White Bluff Volunteer Fire Department. The POA gives our fire department \$40,000 per year to help offset current needs. This POA funding is supplemented by numerous fundraising efforts put on by our firefighters and their spouses. Without these fund raising efforts and the voluntary contributions of many property owners, current operational needs simply could not be met.

A joint study was conducted by the Board and fire department volunteers, and it was determined that it was imperative that funding for long-term needs needed to be addressed. The Board approved an increase of \$50 per semi-annual billing cycle for homeowners. This increase in homeowner maintenance fees will allow us to set aside approximately \$65,000 per year in a segregated account to accumulate for future needs of replacing fire trucks as they reach a point of non-functioning or replacing engines as they wear out. It is only prudent that we do this as we look ahead, and it is only prudent that we recognize that the long-term safety of our community can only be addressed in this manner.

Along this line, I am happy to report that I was able to procure a Brush Truck from The Cliffs at Possum Kingdom for our fire department. This was the direct result of the close relationship developed between the boards of the WBPOA and The Cliffs as a direct result of the Mega Board created by your POA to have a forum and mutual assistance among representatives from DD developments. I want to thank my friend, Dan Dipprey, President of The Cliff's POA for

working with me on this as well as Fred Molsen, The Cliff's General Manager, for his cooperation in effecting the transfer of a Brush Truck with only 10,000 miles on it.

You will hear a report later in the meeting from Fire Chief Hugh Corbin, but I want to thank him and his incredible group of men and women who keep us safe.

As soon as Mulligan's is open, it will complete the renovations that ensued on October 1<sup>st</sup> of last year. Where do we go from here? The Board has directed Arcis, our amenities management company to assess the remaining amenities, determine what is needed and in what order and make their recommendations on a comprehensive plan to address what is ahead. Arcis manages well over 70 venues that offer the type of amenities here at White Bluff, and they have internal specialists and external resources that will not only take some of the load off those of us who would like to get a few rounds of golf in now and then but also use their expertise in getting closer to the re-creating the White Bluff Dream. Arcis began this assessment process on Wednesday with an on-site specialist touring the amenities.

It's an exciting time for all of us. We are now operating under a new management structure that will increase the efficiency of our operations as we go forward. Under the present structure, we do not have a General Manager. All matters pertaining to the POA are being directed by our Association Manager, Bill Finney. You'll hear from Bill later, but I cannot tell you how pleased I am that Bill and his wife, Brenda, are back at White Bluff. Bill was General Manager here when Mary Tullie and I built in 1999, and he brings back to White Bluff an incredible amount of managerial experience, an in-depth knowledge of this community and the same vision we have for White Bluff.

The Board has also hired Tom Hemmer as our Chef and Food and Beverage Manager. Tom has hit the ground running, has hired a staff for Mulligan's, organized the kitchen, ordered food and lots of beverages, collaborated on the new menu, planned the two pre-opening celebrations, and is already thinking ahead for some really great and unique specials he will offer. (recognize Tom)

Our next hire will be our Amenities Manager, who will oversee dining, lodging, the golf operations and the Marina. Arcis is actively screening numerous applicants and is conducting interviews prior to recommending a candidate to the Board. As soon as we complete this process we will certainly inform you of who will be in this vital position.

I want to stress as we go forward that this Board is committed to the dictate that whatever we do, we will do correctly. Now, I'd like to briefly acknowledge the members of your Board.

Mike Ellis is by far and away our most popular Director. He serves on the Litigation Committee and is Board Liaison for Rules Compliance.

Roy Miller is one of our multi-talented Directors. His first task was to inventory all POA-owned property and assess the condition. He has been heavily involved in working with the Marina Committee, the Volunteer Fire Department and most recently developing a plan for addressing the significant issues at the RV parks. Roy is up for re-election to a three-year term.

Marshall Snyder is also up for re-election to a three-year term and is invoking your sympathy by scheduling hip surgery 4 days before this meeting. Marshall has worked diligently in Marina matters, especially in working with the Corps of Engineers to get the lease transferred from DD to the POA. His technical expertise has been utilized extensively Marshall, by far and away, is our most analytical Director, and his engineering mind and vocabulary of six syllable words has helped keep us on course.

Joe Manders also serves on the Litigation Committee and is our Liaison to the Advisory Committee and the Volunteer Fire Department. Joe is presently heading up a study of the entire committee structure and will be making recommendations to the Board in upcoming Work Sessions.

Jay Elder served a brief tenure as POA Secretary, unwillingly I might add, while POA Secretary Jim Fletcher was running for re-election to the Board. Jay is our Board Liaison to the Greens Committee and has done a phenomenal job in coordinating the massive task of the \$1.5 million dollar rebuilding of 36 greens, 2 practice greens, countless sand traps and even more countless construction challenges uncovered during the process.

Jeff Williams is our POA Treasurer, our protector of the funds and our monetary voice of reason. Under the most trying of times last fall, he was able to put together our initial 2019 budget and then start the process of updating it as we opened the lodging facilities and soon Mulligan's. I cannot begin to tell you how much his expertise is appreciated by the Board, and I thank him profusely for lending his wife, Sherry, to Mary Tullie for the renovations on the Condos and log cabins..

Secretary Jim Fletcher is our POA scribe and resident bulldog. The minutes you read of POA Board meetings are a result of his efforts, and copious notes of resolutions made by the Board via email vote or in a Work Session are accumulated accurately and thoroughly until which time they are ratified formally in an open Board meeting. Jim's efforts thru the past two proxy battles were absolutely incredible. His attention to detail survived three different court challenges by Double Diamond.

And then there is the Elder Statesman, Vice President John Bass. John is the longest serving member of the Board and has been my right-hand man for the past three years. He has given me invaluable counsel. John is probably best known for his on-going involvement in the fight waged against Double Diamond Utilities. He'll report on that later, but I can assure everyone that we, as an association, would not be in the place we are today without John Bass.

Join me in thanking these eight men for their service.

I will probably hear a sigh of relief when I tell you I am now winding down. I felt it more than important to relate all of my previous discourse to you because your Board wants you to know just how far we all have come. As I close I want to leave you with two admonishments.

First, the Past is in the Past. Looking backward keeps us from looking forward, and if we are going to continue effectively in our quest for the re-creation of the White Bluff Dream we cannot dwell on the negatives we have endured and conquered. Nor can we let the battles fought, the words spoken and the actions taken by property owner against property owner get in the way of a unification of our community. Let us let bygones be bygones and embrace all of the goodness that is being created all around you. Bridge the divide with those who took a different side in our struggles. We can only succeed in our mission if we march forward together with a common purpose.

Second and lastly, understand that we still have a massive task before us, more specifically in determining which amenities are opened when and in what order. I am well aware, trust me, that every one of you has your own ideas, your own priorities and your own time schedule for having and enjoying what affects you. It must be understood that the Board is charged with making the determination of who, what, where, when and why on the basis of what is best for our property owners, both those who own homes and those who do not. So, trust the men in whom you have placed you confidence.

I again thank each of you for your support, your gratitude, your involvement, your positive spirit, your hugs, your many, many emails but most especially for making this community what it is. Many of you have heard me say when asked the question, "Leonard, why do you do this?" The answer is simple- God puts people in a certain place at a certain time to do a certain thing. This just happens to be my place, my time and my charge. But more importantly, God put each of you right here, right now to do what it will take to finish the job of re-creating the White Bluff Dream.

### **Report and Action Items**

1. Election of White Bluff POA Directors - John Bass, POA VP  
John Bass announced the election and introduced Timothy, DeVolt and Company, CPA, as the accounting firm that would collect and tally ballots. He instructed property owners to vote for no more than three candidates to fill the three board positions up for election. He emphasized that property owners could include write-in candidates for the board in the spaces provided on the ballot, but not to vote for more than three candidates. Completed ballots were passed to representatives of Timothy, DeVolt and Company for collection and counting.
2. Audit Report - delayed  
According to Sam Timothy, CPA for the White Bluff POA, the annual audit report for the WBPOA should be completed within the next 30 days. Property owners will be notified when the report is completed and a copy will be posted on the POA website at [www.whitebluffpoa.com](http://www.whitebluffpoa.com).
3. POA Financial Report - Jeff Williams, POA Treasurer  
Mr. Williams verbally provided the following summary financial information to those in attendance at the annual meeting.

Cash position:

Operating cash	\$1,454,218
Reserve cash	1,149,754
Total cash 5/17/19	\$2,603,972

Subtracting our projected operating loss of \$750,000, plus amounts outstanding under renovation contracts, our operating cash available is \$429,218.

Budget: We are working with our new management company partners to revise the budget and we are hopeful that we can improve on our estimated loss.

Delinquencies: These are our biggest challenge. Part of our operating loss estimate is the assumption that we will collect only about 75% of our billings. We will work closely with Associa over the coming weeks to understand our current collections and decide on a course of action to collect our outstanding positions.

Capital Improvements through 3/31/19

Mulligan's/Proshop/Clubhouse	\$ 226,746
Golf Courses Renovation	1,225,554
Administration Building and Offices	13,624
Bluff Point Condos/Log Cabins	231,824
Total	\$1,697,749

4. White Bluff POA Association Manager's Report - Bill Finney

Mr. Finney introduced himself to the audience and explained he has served in his position as the association's manager for two weeks. He thanked the POA staff for their assistance and cooperation with his transition into the position as well as their willingness to do two to three jobs throughout the turmoil of the transition to a new management company and POA manager. He is employed by Associa, the new WBPOA management company. ARCIS is the management company in charge of the White Bluff amenities including the golf courses, lodging, and food and beverage.

5. Volunteer Fire Department Report - Chief Hugh Corbin

Chief Corbin opened by stating the WBVFD responds to structure fires, brush and grass fires, and medical and auto accident emergencies. The department currently has three EMTs and 3 emergency care attendants. These personnel carry all needed medical equipment including defibrillators so they can quickly respond to medical emergencies without having to go by the fire station prior to answering a call. The department responded to 117 medical calls and 61 fire calls in 2018. The department also responds to boating emergencies on the lake.

White Bluff currently has three tornado sirens. One is at the fire station, a second is at the mail center near the covered bridge, and the third is by the mail center at White Bluff Drive

and Golf Drive. A fourth is needed near the marina store to provide complete coverage for White Bluff. The VFD has applied for a grant to pay for the equipment that costs about \$20,000.

Chief Corbin reported the department currently has the following equipment:

- 1995 Fire Engine (1,000 gallon pumper)
- 2010 Fire Engine (1,000 gallon pumper)
- 2 - 2000 Ford Brush Trucks
- 1 - 2010 Brush Truck
- 1 - 3,000 gallon Tanker Truck (purchased last year)
- 1 - Truck for rescue and auto fires

The WBVFD currently maintains an ISO fire rating of 5. The ISO rating of a department affects the insurance rates for the area served by a fire department.

Chief Corbin emphasized the importance of safety of firefighters in the department, all of whom are volunteers. The department just ordered new bunker gear. The existing bunker gear was purchased in 2001. Bunker gear is safe for 10 years, so the existing gear is almost 10 years out of date. The cost of the new bunker gear is \$27,000, and half the cost will be paid from VFD emergency funds. The other half will be paid by the WBPOA out of the funds generated from the \$100 annual occupancy fee increase charged to homeowners implemented in the January 2019 billing cycle.

Chief Corbin emphasized the VFD needs more volunteers and asked those interested in serving to talk with him.

## 6. White Bluff Committee Reports - Cassie Fleming, Chair Advisory Committee

### Advisory Committee

The Advisory Committee is comprised of representatives from five committees: Architectural Control Committee, Community Service Committee which is divided into the Welcome Sub-Committee and the Activities Committee; the Greens Committee; and the Maintenance and Roads Committee. The purpose of this committee is to review input, reports, and recommendations from each of the committees and prioritize any recommendations for submission to the POA Board of Directors for their next meeting.

This committee meets the second Monday of odd number months (Jan., Mar., May, July, September, and November) at 2:30 pm in the Lone Star Room. Periodically, the advisory committee meeting will be open to the property owners at large for their input, suggestions, and recommendations. This committee is headed by property owner Cassie Fleming, [cfleming@windstream.net](mailto:cfleming@windstream.net).

### Architectural Control Committee (ACC)

The primary purpose of this committee is to adopt Construction Rules and Regulations, a Building Code, and an Inspection System to provide minimum standards in single-family residential building at the Resort. In addition, this committee ensures that Construction Rules and Regulations conform to the White Bluff Covenants and Restrictions. This

committee also enforces compliance with approved building code-International Residential Code for One and Two Family Dwelling. The updating of building packets and lists of approved builders within the Resort fall under the domain of this committee. In addition to these duties, this committee is responsible for the issuance of building permits, certificates of occupancy, and maintains a schedule of building projects currently in progress.

Since 2017 there have been 14 building permits issued with approximately 6 months remaining in this year. Of these 14 permits, 22 homes were completed with 10 of the homes being completed in 2018 and 3 being completed in 2019. The discrepancy in these numbers is due to building permits being issued in a previous year and the houses being completed in the subsequent year. There is currently one home still under construction and the total number of residences now totals 639. Average cost per square foot is currently \$126 and average size is 4037 square feet.

This committee consists of seven property owners and an independent licensed building inspector who meet the first and third Wednesday of each month at the POA office. This committee is headed by property owner George Collins, [Gcstocks13@gmail.com](mailto:Gcstocks13@gmail.com).

#### Community Service Committee

This committee is comprised of two sub-committees: The Welcome Sub-Committee and the Activities Sub-Committee. The Welcome Sub-Committee visits all new residents of White Bluff and presents them with a Welcome Packet which provides information about White Bluff and the Whitney area. The Welcome Sub-Committee is headed by property owner Linda Turner, [lindasturner@att.net](mailto:lindasturner@att.net).

The Activities Sub-Committee plans, schedules, and communicates some of the social activities in the community. These activities include game nights, water aerobics, covered dish dinners, and other activities. The POA Covered Dish Dinner is held the second Tuesday of each month at White Bluff Chapel. Lately, there have been between 40-50 people attending. Water aerobics is currently underway at the Rustic Pool. Right now the time is 2:00 pm M-F, but depending on the weather will change to 9:00 am approximately the first of June. Game Night is the last Thursday of the month in the Lone Star Room. Turn out for game night has declined some and discussion is under way to possibly suspend game night until the fall. The Activities Sub-Committee is headed by property owner Dottie Redding, [dottieredding@yahoo.com](mailto:dottieredding@yahoo.com).

#### Greens Committee

Gregg Fjelland, our new Golf Course Superintendent, will address everything going on with the Greens Committee. As you can't help but have noticed, a lot has been going on at both courses...with more to come. This committee is headed by property owner, Terry Ehrhardt, [terryehrhhardt@gmail.com](mailto:terryehrhhardt@gmail.com).

#### Maintenance and Roads Committee

The purpose of this committee, in support of the paid POA Maintenance and Road staff, is to recommend changes or actions if needed, formulate plans for resort improvements and assist toward rapid implementation, assist in planning for the long-term improvements of the

roadways and assist in preparing the annual budget, surveys for dangerous road conditions and made suggestions for improved safety, and work within budget limits to achieve maximum benefits for the betterment of White Bluff residents.

The Maintenance and Roads Committee meets on an as needed basis with no set schedule. The chair of this committee is property owner Milt Bergman, [MiltBergman@msn.com](mailto:MiltBergman@msn.com).

#### Protective Services Committee

This committee works with the employed Security Staff to provide adequate resources for the security and protection of people, registered guests, property, and facilities. The committee helps to provide for efficient and effective traffic and safety needs. They also act as a liaison between the White Bluff Volunteer Fire Department and the POA.

The Protective Services Committee meets the first Monday of each quarter (January, April, July, and October), unless that day is a holiday, at 4:30 pm in the Lone Star Room. This committee is headed by property owner Gloria Blair, [tgbclair@windstream.net](mailto:tgbclair@windstream.net).

#### 7. Golf Courses Report - Gregg Fjelland, Golf Courses Superintendent

Mr. Fjelland reported that Fleetwood Services began reconstruction of the two golf courses seven months ago. He provided the following metrics related to that reconstruction and re-equipping for course maintenance.

- 40 greens are being reconstructed
- 90 Billy Bunkers have been constructed
- 161 dead and diseased trees have been removed. Oak wilt continues to be a problem.
- 15 staff members are currently employed. He is currently short-handed.
- 2 pump stations have been renovated and new control systems have been installed
- 14 forward tees have been constructed to date
- \$1 million in new golf maintenance equipment has been leased for 6 years
- The grass sprigs for the greens on the new course are scheduled to arrive in 10 days. Sprigs for the greens on the old course are scheduled to arrive on June 17th. The courses should open with the new greens in late August.
- Projects including the sodding of debilitated turf areas will be completed while the courses are closed.
- Mr. Fjelland needs qualified maintenance workers to fill open positions.

#### 8. Roads Committee Report- Milt Bergman

Double Diamond Utilities has begun work on repairing saw cuts in White Bluff roads and removing debris. If this work is not completed in a timely manner, the WBPOA will file a lawsuit to have DDU complete the repairs.

Jimmy Tamborello and his crew will continue working on patching and other road repairs until such time the WBPOA has sufficient funds available to begin repaving projects.

#### 9. Marina Committee Report - Roy Miller

The Marina Committee continues work with the U.S. Army Corps of Engineers to complete the transfer of the marina lease from Double Diamond to the White Bluff POA. All deficiencies identified by the COE during their inspection have been addressed and a detailed compliance report has been submitted to the COE by the WBPOA.

About \$560,000 will be needed over the next three years to repair and replace deferred maintenance and replacement components at the marina. In 2020, docks #2 and #4 will be repositioned to enable boats to get into and out of these slips. Ned Wilmarth, a member of the marina committee and engineer, proposed the replacement of the gas dock is the first priority among these repair and replacement items. Next, the series 400 docks will be replaced and moved. These slips will be moved further apart to permit boat access.

A total of 73% of the marina slips are leased for 2019. Thus, the marina is generating a solid revenue stream to help finance operations as well as needed repairs.

10. Water/Sewage Increase Report- John Bass

Vice-President Bass also serves as chair of the White Bluff Rate Payers (WBRP). He reported the Texas Public Utility Commission (PUC) is "dragging its feet" in issuing a final rate order for the contested rate case. He suggested the ratepayers should send letters to our state representative, state senator, the Texas Attorney General, and the three commissioners on the Public Utility Commission urging them to issue the final order. Mr. Bass will be sending out email address for these individuals together with key talking points that each ratepayer should include in their correspondence.

On a POA matter, Mr. Bass emphasized the WBPOA needs to continue the proxy campaign to achieve the 67% of property owners needed to vote the Board of Directors as the declarant. The WBPOA currently does not have a declarant, and therefore cannot make changes to the association bylaws or grant variances.

11. Hill County Government Report- Andy Montgomery, County Commissioner, Precinct 1  
Commissioner Montgomery reported that Hill County Precinct 1 complimented the WBPOA for the progress that has been made in improving White Bluff during the past year. He also complimented the White Bluff Volunteer Fire Department for its service to the area in fighting fires and providing emergency first responder services. He stated the WBVFD always shows up at an emergency situation with the right personnel and equipment to resolve the situation.

Mr. Montgomery said the count is growing, particularly on the west side, and new businesses are coming into the area. Some existing businesses are expanding, this generating more employment opportunities and generating more tax revenue. He said this growth might provide a little tax relief for White Bluff property owners in the future.

**Open Forum Comments--** Leonard Critcher/John Bass

Several property owners asked questions and offered comments during the open forum. WBPOA President Leonard Critcher opened with a brief statement that the Fourth of July fireworks show will be held this year.

One property owner stated money was supposed to be set aside each year for roads, then asked when the money would be spent on roads. Joe Manders explained the roads project has been placed on hold until we have a comprehensive renovation plan and cost estimate for the remaining amenities that have not already been renovated. ARCIS, the new amenities management company, is currently working on cost estimates, they will work with the Board of Directors to develop a plan of action including phasing projects and costs.

A property owner commented the WB Volunteer Fire Department should be in charge of the funds the WBPOA collected through the \$100 per year increase in occupancy fees charged to homeowners in White Bluff. Mr. Critcher explained the funds are POA funds set aside in a segregated capital expenditures account specifically designated for replacement of fire trucks and engines for which WBVFD has no funding sources. The POA currently provides the WBVFD with \$40,000 per year to augment the department's budget.

A property owner requested a White Bluff directory be prepared and provided to property owners. Associa has Town Square, a website accessible to property owners that includes contact information for individual property owners. Each property owner will be receiving information from Associa on how to access this site, update their profile, and indicate how much of their personal contact information they are willing to make available to other property owners. Thus, Town Square will provide the same information the old White Bluff directories provided.

A person asked if our bridges are inspected after a heavy flood. WBPOA maintenance staff personnel inspect these bridges, and if damage is detected, an engineer is contracted to provide a detailed inspection and recommendations for any needed repairs.

One property owner asked about the possibility of the WBPOA acquiring the utilities from Double Diamond. Mr. Critcher stated acquisition is not possible nor of interest to the Board.

A homeowner asked about the status of the burned house on Ash Drive. Mr. Critcher explained the WBPOA has a pending lawsuit against the owner and the Board is open to a settlement from the owner and the owner's attorney.

A property owner asked the dollar value of the 25% of maintenance fees not collected each year (annual delinquencies). Jeff Williams, WBPOA Treasurer, estimated the amount at \$1.5 to \$2.0 million each year.

A property owner asked about the number of lots in White Bluff and the number owned by Double Diamond. Mr. Critcher stated the total is about 6,500, and the number currently owned by Double Diamond is 650 to 700. The owner then asked if Double Diamond will ever regain control of the WBPOA. Mr. Critcher stated this is very unlikely and Double Diamond is attempting to sell their remaining assets in White Bluff. He further stated that Double Diamond cast its votes in the election for the three incumbent board members running for reelection.

One property owner said he is very pleased with what WBPOA is doing in White Bluff, and that he plans to spend more time using the amenities.

Mr. Critcher explained that Flat Iron, a real estate investment firm from New York that owns between 250 and 300 lots in White Bluff, kicked off its advertising campaign on White Bluff at the Byron Nelson Open. This ad campaign will give White Bluff a lot of exposure at no cost to the WBPOA.

**Election Results - John Bass, Board Vice-President**

Mr. Bass reported that Timothy, DeVolt and Company, P.C., completed the vote tally. The total percentage of properties voted in the election was 38.41%. This was well above the 25% required to establish a quorum. The following are the official election results certified by Sam Timothy CPA, Timothy, Devolt and Company, PC.

Roy Miller	2,361
Marshall Snyder	2,434
Jeff Williams	2,381

**Write-in Candidates**

Mike Pollard	3
Linda Wilmarth	3
Guin McGinnis	3

**Adjournment - Leonard Critcher, Board President**

The meeting was adjourned at 12:35 PM by Mr. Critcher.