

July 28, 2016

TO: White Bluff Property Owners
FROM: Your Board of Directors
Jim Fletcher, Board Member
RE: Summary of 07/18/2016 Quarterly Board Meeting

1. Call to Order

Leonard Critcher, White Bluff POA (WBPOA) Board President, called the meeting to order at 10:00 AM Central Time. Four board members were present: Leonard Critcher, Terry Newman, John Bass, and Jim Fletcher. Wayne Findley joined the board meeting via telephone. Ron Roberts was unable to attend due to a medical emergency. Mr. Critcher announced a quorum.

2. Executive Session

The POA Board immediately adjourned into Executive Session. The executive session was adjourned at 10:23 AM.

Open Session

Open Session reconvened at 10:30 AM.

3. Summary of Executive Session and Other Comments

Mr. Critcher presented a summary of the Executive Session for the POA members in attendance.

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 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 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.

4. Open Forum Mr. Critcher informed attendees that the Board had decided that the Open Forum would still be limited to 4 minutes per speaker and a total of 20 minutes total. Attendees were allowed to ask the board questions, and the board attempted to answer those questions. No one wanted to speak in the Open Forum.

5. 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.

6. 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, General Manager. Mr. Molsen pointed out that many property owners associations charge such a fee. For example, Eagle Rock charges a \$1,000 per year fee for renters to use that association's facilities. John Bass moved that WBPOA charge a fee of \$500 per year. The motion was seconded by Jim Fletcher, and the motion passed unanimously.

7. Consider a Motion from the Advisory Committee to Adopt an Impact Fee on New Home Construction to Offset Road Damage The Board and Mr. 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.

8. Report from John Bass, Board Liaison for Proxy Procurement Mr. Bass is working on a system to obtain durable 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 this system is currently being investigated. Mr. Bass is also investigating Constant Contact and other similar firms to send out emails to solicit proxies from property owners. Emails explaining the Board's efforts to secure a quorum for annual meetings have received a lot of positive feedback.

9. Determination of Specific Services Desired to be Provided by a Third Party Management Company.

Individual board members compiled a list of specific services desired to be provided to the WBPOA by a third party management company. Each list from individual board members was compiled into a comprehensive list by Mr. Critcher and organized into categories by Jim Fletcher. Categories included (a) financial services, (b) insurance, (c) website, (d) communications, (e) legal compliance, and (f) asset management. Jim Fletcher presented a draft request for proposal (RFP). Board members provided recommended changes and additions. A motion was made to approve the RFP as modified through the discussion, and the motion was seconded. The motion passed unanimously. The planned date for sending the RFP to management companies is August 1st.

The meeting adjourned at 12:01 PM.