

Notice of Meeting
Special Called Meeting of the White Bluff POA Board of Directors
Invitees: Members of the WBPOA
Location: Conference Center- White Bluff Resort
Date: Saturday, December 5, 2020
Town Hall Meeting: 9:00 AM
Board Meeting Immediately Following Town Hall Meeting

Board Meeting Agenda

- 1. Call to Order**
 - a. Confirm Quorum**

- 2. Open Forum**
 - a. Discussion of Agenda Items by attending members (limited to 4 minutes per member and a total of 20 minutes)**
 - b. Questions for the Board**

- 3. Agenda/Discussion Items**
 - a. Ratification of Board Actions (see attached list)**
 - b. Accepting Certified Audit- Jeff Williams**
 - c. 2021 Operating Budget Review and Approval**
 - i. Jeff Williams, Jeff Raffelson**
 - d. Marina Repairs & Improvements- Ned Wimarth**
 - e. Transition from DDU to Midway- John Bass**
 - f. Status of Capital Expense Items 2020- Bill Finney**
 - i. Hotel**
 - ii. Lighthouse Restaurant**
 - iii. Conference Center**
 - iv. Fitness Center, Spa and Salon**
 - v. Golf Course bridge replacement**
 - vi. Tree safety issue**
 - g. Fitness Center**
 - i. Rates**
 - ii. Access by non-property owners and rates**
 - h. Report on acquisition of DD's lot inventory and other assets**

- i. Board Policy on Foreclosure of Delinquent Homeowners**
- j. Special Assessment**

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Ratifications of Actions Taken by the WBPOA Board of Directors Since the December 13, 2019 Meeting

The following action items were approved by the Board of Directors during board workshops.

January 24, 2020 Board Workshop

1. Selected Mark Hepworth to replace the unexpired term of Roy Miller.
2. Approved a proposed settlement agreement with Laura Smith.
3. Approved up to \$12,000 to pay for the development of a website for White Bluff Resort.
4. Approved permission for members of the Morgan High School golf team to practice on White Bluff golf courses at no charge.

March 7, 2020 Board Workshop

1. Approved creating and mailing property owner ID cards to all property owners.
2. Approved the installation of an enclosed receptacle for book exchanges by participants in the Little Free Library.
3. Approved up to \$27,000 for the installation of a new air conditioning system in the White Bluff Conference Center.

March 18, 2020 Board Workshop

Approved a memo regarding operations at Mulligan's during the coronavirus pandemic.

April 28, 2020 Board Workshop

1. Approved postponement of the annual meeting due to the coronavirus pandemic.
2. Approved electronic voting for the annual meeting.
3. Approved up to \$10,000 for the creation and mailing of property owner ID cards.

May 28, 2020 Board Workshop

Authorized the purchase of brushes, rollers, and stain for the deck and railings at the Lighthouse Restaurant. Volunteers applied the stain.

July 2, 2020 Board Workshop

1. The "Permanent" Guest List is no longer in effect. A property owner wishing to have a non-property owner enter the property must call Security and provide the name(s) of the guest(s), the date of arrival and the date of departure.
2. Invited guests will receive an information card at Security. The guest(s) must fill out this card and keep it on their person at all times they are on-property. The information on the card includes the property owner's name, address and contact number, the name(s) of the guest(s), and the license plate number of the car being driven. Security will enter the date(s) the guest(s) have access to the property. The information card is valid only for the date(s) filled in by Security.
3. Re: all swimming pools - anyone age 15 or under must be accompanied by an adult, who will be responsible for supervising the actions of the minor.
4. Anyone not obeying the posted rules or that is disruptive or offensive to other persons at the pool should be reported immediately to Security.

The above rules do not apply to non-property owners playing golf or going to Mulligan's. Guests renting a condo or log cabin will need to carry the completed identification card with them when accessing amenities.

October 22, 2020 Board Workshop

1. A motion was made by Jeff Williams and seconded by Joe Manders that the Board approve a contract with Recon Services, Inc. for adding 16 covered boat slips at the Marina at a turn-key cost of \$158,000. One-half of the amount will be due when the contract is signed, 25% when the materials are delivered and 25% when the work is completed. The contract will not be signed until the Army Corps of Engineers has approved the addition. Bill Finney will send a written request to the COE. Passed unanimously.
2. A motion was made by Gerry Mayer and seconded by Jeff Williams that the Marina slip rental fees be increased 10% for the next 12-month billing period in 2021. Passed unanimously.
3. The Board reviewed two bids to replace a bridge on hole #14 of the Old Course. A motion was made by Mark Hepworth and seconded by Joe Manders to approve a contract with Fleetwood Services in the amount of \$42,884.50 (inclusive of sales tax). Passed unanimously.

The Board of Directors approved each of the following items by a unanimous vote of the members of the WBPOA Board of Directors via email.

1/3/20 – Approved a \$1,000 donation from the POA to Paw Pals in memory of Roy Miller, WBPOA Board Member.

1/6/20 – Approved \$3,947.40 to replace batteries in 10 golf carts.

1/9/20 – Approved \$2,800 to repair one walkway at the White Bluff Marina.

2/17/20 – Approved the transfer the ownership of a small piece of WBPOA-owned property (WB 20, Lot 19) upon which part of the Double Diamond sewage treatment plant is located to Double Diamond contingent upon the following:

1. The WBPOA will incur no costs associated with the transfer of the property. All costs will be the responsibility of Double Diamond.
2. The issue of the easement will be addressed appropriately by Dallas Addison as per his previous email.
3. The rate reductions due to the White Bluff rate Payers must be fully implemented in accordance with the current Texas Public Utility Commission (PUC) Order prior to, or concurrent with Deed Transfer.
4. A fully executed Water/Sewage Rate Rebate Plan due to White Bluff Rate Payers and as approved by the PUC must be in place prior to or concurrent with Deed Transfer.

2/23/20 – Approved holding the annual fireworks display on July 3, 2020 at a cost of \$8,000.

3/16/20 – Approved a bonus in the amount of \$4,000 for Gregg Fjelland.

3/20/20 – Approved the following repair and replacement projects for the White Bluff Marina.

1. Gangway Floats - \$10,000.00
2. Winch Frame Replacement
 - A) \$23,129.00
 - B) \$6,725.00

5/15/20 – Approved a policy to permit property owners to install a storage cover for boats or recreation vehicles on spaces leased from the WBPOA in the POA-owned storage facilities. The cover must be approved by the WBPOA subject to the detailed provisions included in a lease agreement adopted by the Board of Directors.

7/8/20 – Approved the following guest check-in procedures for WB Security to follow.

WB Guest Check-in Procedure

1. Property Owners are required to call Security prior to the guest(s) arrival and provide the name of the Guest, date of arrival and departure date.
2. The Permanent Guest List has been discontinued.
3. If a Guest arrives and Security has not been notified by the Property Owner, Security will request the phone number of the Property Owner

from the Guest. Security will attempt to call the Property Owner and verify that the guest should be admitted.

4. If the Guest does not know the number or the Property Owner does not answer the phone call, the Guest is not to be admitted on property.
5. Each admitted Guest will be logged as per normal procedure.
6. Each admitted Guest will be provided a dashboard pass.
7. Each admitted Guest will be provided a Guest Identification Card.

7/28/20 – Approved the purchase of a RC5715 Land Pride 15-foot tractor-drawn mower from Tipton International in Hillsboro for \$21,108.75.

8/10/20 – Approved access to the Whitney, Blum, and Aquilla high school golf teams under the following terms. The Board has approved allowing local golf teams from Whitney, Aquilla and Blum to practice on our course(s) a maximum of 3 times per week, during the week and subject to availability. The teams will also have access to the driving ranges and putting greens.

8/17/20 – Approved the installation of a small box under the Bridge Library box of the Little Free Library to be used for Children's books.

8/19/20 – Approved a request for proposals (RFP) to solicit a well-qualified developer/hotelier to enter into a partnership with the WBPOA to redevelop and operate the hotel property.

8/29/20 – Approved \$2,000.00 for video production of the POA Annual Meeting and the provision of sound equipment for the meeting.

8/31/20 – Approved \$8,400 for the repair of three concrete walkway ramps at the White Bluff Marina.

9/9/20 – Approved up to \$10,000 to pay the legal costs of having four former WBPOA Board members removed as defendants from with Walkinshaw and Castillo lawsuits.

10/1/20 – Approved the following projects:

Conference Center

Repair and paint exterior
Repair ceiling, retexture and paint

Rumfield's - \$26,500

Lighthouse Restaurant

Repair and paint exterior

SynCon Construction (Ron Roberts) - app. \$30,000

NOTE: Ron had bid to also redo the ceilings in the restrooms as well as some other work.

Fitness Center Complex

Repair and paint exterior of entire complex - \$19,500

Paint interior of existing Fitness Center- including new equipment - \$14,000

2 new flatscreens TVs and security equipment - \$4,000

A/C - \$14,500

Fausto Gonzales or Rumfield's subject to final bids.

TOTAL for all four projects, inclusive of opening the Fitness Center - \$108,500

5% Contingency - \$5,425

10/6/20 – Approved \$5940 to complete work needed to place the Internet/Ethernet tower system back in operation.