

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: Friday, December 13, 2019
Time: 9:00 AM
Agenda

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

- 2. Adjournment into Executive Session.**
 - a. Discussion of confidential litigation issues.**
 - b. Discussion of personnel and management issues.**

- 3. Reconvene Open Session- approximately 9:30 AM**

- 4. Summary of Executive Session- Leonard Critcher**

- 5. 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**

- 6. Agenda/Discussion Items**
 - a. Ratification of Board Actions (see attached list)**
 - b. Accepting Certified Audit- Jeff Williams**
 - c. 2020 Operating Budget Review and Approval**
 - i. Jeff Williams, Jeff Raffelson, Chris Fink**
 - d. Marina Lease Transfer- Marshall Snyder**
 - e. Sale of Double Diamond Utilities- John Bass**
 - f. Appraisal of specific amenities**
 - i. Hotel**
 - ii. Adjacent land**
 - iii. Lighthouse Restaurant**
 - iv. Conference Center**

- v. **Fitness Center, Spa and Salon**
- g. **Volunteers to prepare a Request for Proposal for above**

ADJOURN

Ratifications Needed for WBPOA Board of Directors Actions Taken Since the July 20, 2019 Meeting

7/26/19 Board Workshop

1. Approved ARCIS' plan the Sneak Peak Pre-Grand Opening for the New Course.
2. Approved annual membership pricing for golf.
 - Unlimited golf with cart:
 - \$3,500 for a single member
 - \$3,700 for a member and spouse
 - \$5,500 for a family membership
 - Members can pay through the end of 2020 for an additional \$500.
 - The above membership rates include range balls.
 - Members who opt to pay quarterly pay an additional 10%.
3. Appeal Committee will consist of five (5) board members with Mike Ellis as chair, and one ACC member serving in an ex officio capacity. This committee will review appeals for alleged violations and fines.

7/26/19 Board Workshop

1. Approved a motion for Associa to move \$225,000 from Account #1025 (local cash) into an interest-bearing money market account.
2. Approved an allocation of up to \$1,000 for Associa to hire temporary part-time help for Jennifer Harper to expedite resolution of the delinquent accounts for maintenance fees.
3. Approved up to \$60,000 for ARCIS to renovate the Old Golf Course Clubhouse prior to the reopening of the course.
4. Approved \$21,715 for the replacement and pavement repair of the collapsing culvert on Stonewood.
5. Authorized Leonard Critcher, Board President, to sign the 2018 WBPOA audit report prepared by Timothy, Devolt, and Company.

10/18/19 Board Workshop

1. The Board unanimously approved spending \$4,288 to repair a pump for the golf course.

2. The Board unanimously approved the expenditure of \$1,200 to repair a Security truck computer.
3. A motion was made by Jeff Williams and seconded by John Bass to instruct Associa to send letters to a specified list of property owners (367) who have maintenance fees delinquencies in excess of the value of their property. This communication will inform the property owners that the POA will declare their account a bad debt and will send the property owner a 1099 for the amount of delinquency being written off. The cost of preparing and sending the 1099s will be \$9,750, and the cost of the mailing will be \$367. The motion was unanimously approved.
4. On a motion Jay Elder and seconded by Marshall Snyder the Board unanimously approved filing liens on any homeowner who has in delinquent maintenance fees of \$4,500 or more.
5. On a motion by Marshall Snyder and seconded by Mike Ellis the Board unanimously approved securing a commercial appraisal for the hotel and adjacent land at a cost not to exceed \$5,000.

11/21/2019 Board Workshop

1. RE: Laura Smith- The Board authorized Joe Manders to contact her attorney and determine if he still represented her. If so, Joe was authorized to discuss options to resolve the situation including Ms. Smith signing a letter that would require her to move and bury the propane tank were she to sell the property and/or as matter of public safety. Motion made by Jay Elder, seconded by John Bass. Passed unanimously.
2. Rental rates effective 12/01/2019
 - a. Old Course Pavilion \$150.00 + \$50 refundable deposit
 - b. New Course Pavilion \$150.00 + \$50 refundable deposit
 - c. Conference Center \$500.00
 - d. Log Cabins
 - i. Property Owners \$150/night
 - ii. Non-Property Owners \$200/night
 - e. Bluff Point Condos
 - i. Property Owners \$175/night
 - ii. Non-Property Owners \$225/night
 - f. The minimum rental period for Holidays is two nights.
Motion made by Roy Miller, seconded by Jay Elder, passed unanimously.
3. A motion was made by John Bass and seconded by Jeff Williams that home owners be made aware that if they rent or lease their home, a copy of the lease or rental agreement must be filed with the POA office as well as the name and contact information of the renter/lessee. Additionally, the renter/lessee must pay a \$500 annual fee to access White Bluff amenities. Passed unanimously.
4. The Board authorized Leonard Critcher to sign the Marina Transfer Lease on behalf of the POA. Motion made by Roy Miller and seconded by Jay Elder. Passed unanimously.

5. A motion was made by Jay Elder and seconded by Marshall Snyder to close the Old Course and open the New Course from 12/02/2019 through the month of December, open the Old Course and close the New Course for the month of January, 2020, close the Old Course and open the New Course for the month of February, and close the New Course and open the Old Course for the month of March. Mulligan's new hours will be as follows:

Thursdays and Fridays	open at 4:00 PM
Saturdays	open at 9:00 AM
Sundays	open at 9:00 AM

Passed unanimously.
6. Christmas Bonuses were approved for all employees as well as an across-the-board of 3% raise effective for 2020. Motion made by Marshall Snyder, seconded by John Bass. Passed unanimously.

Ratifications Needed for WBPOA Board of Directors Actions Via Email after the July 20, 2019 Meeting

Each of the following items was approved by a unanimous vote of the nine members of the WBPOA Board of Directors via email.

7/28/19 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.

8/2/19 Approved:

Approved \$2,500.00 for Dirt Busters to remove the mold and dirt from the Old Course Clubhouse and stone signage on the Old Course.

8/11/19 Approved:

Approved up to \$1,000 to install cameras (8-10) around the perimeter of the New Course complex, in the kitchen, dining area, pro shop as well as cash drawer, liquor, etc.

9/9/2019 Approved:

Board Approval of the following Lease Fee expenditures to the US Army, Corps of Engineers:

1. Q4 of 2018 - \$ 596.34 (negotiated under the Amenity Sales Agreement).
2. Q1 - Q3 of 2019 - \$ 792.18 per Quarter = 2.1% of 2019 Marina Revenue, \$150,892.30 (subtotal \$ 2376.54.)

Total cost = \$2972.88

These costs will be funded out of the current 2019 Marina Management Reserve until the Transfer, at which time, the Q4, 2018 cost should be moved out of the 2019 expenditure line to 2018.

9/15/2019 Approved:

Dates, times, events, and green fees for the Old Golf Course Opening and Danny Morrow Pavilion Dedication.

9/25/2019 Approved:

Funding a Maintenance Appreciation Luncheon for White Bluff employee to be funded from WBPOA funds. *(Note: I am unclear on the final cost for the event.)*

10/4/2019 Approved:

Acquisition of insurance for the White Bluff Marina. *(Note: I am unclear on the final amount approved.)*

11/11/19 Approved:

The Board approved the appointment of an odd-numbered committee to respond to settlement offers made by delinquent property owners.

11/27/19 Approved:

Approved a winter schedule for golf courses with the opening of the Old Course on Mondays, Tuesdays and Wednesdays and the New Course on Thursdays, Fridays, Saturdays and Sundays.