

December 14, 2019

To: White Bluff Property Owners

From: Your Board of Directors

Marshall Snyder, Acting Secretary

RE: Minutes of the 12-13-2019 POA Board Meeting

**The following Minutes will also be posted on the POA Website,
www.whitebluffpoa.com.**

Minutes of the Meeting of the White Bluff POA

Location: Conference Center – White Bluff Resort, Lake Whitney, Texas

Date: December 13, 2019

Time: 9:00 A.M.

1. Call to Order

The meeting was called to order at 9:00 A.M. by Leonard Critcher, President of the Board of Directors. A quorum was established based on the presence of five Board Members and the Proxies being voted as follows:

- a. Jeff Williams voting the Proxies for Roy Miller, and Jay Elder**
- b. Joe Manders voting Proxy for Mike Ellis**
- c. John Bass voting the Proxy for Jim Fletcher**
- d.**

2. Adjournment into Executive Session

The Meeting was adjourned into Executive Session to discuss confidential employee matters and litigation issues.

3. Reconvene to Open Session

The Board reconvened to Open Session 9:38 A. M. This Session consisted with the same five Board Members present and the four Proxies held.

4. Summary of Executive Session- Leonard Critcher

- a. Discussed Employee Retention Policy and voted to continue this policy as established by FSR during transition away from Double Diamond. Bill Finney will inform Employees affected by the results of this vote.**
- b. Motion was made to settle a legal matter between a Homeowner and the WBPOA regarding the presence of an above ground, enclosed propane tank located in an Easement. The motion was seconded and discussed. The motion was passed unanimously, and Joe Manders took the action to finalize the paperwork and execute the legal follow-up to document the agreement.**
- c. Discussed the commercial appraisal of specific amenities in terms of the current determined value.**
- d. Yearly raises and bonuses were discussed, and the general values were established. Approved by unanimous vote.**
- e. The Board discussed a realignment of the Management Organizational Structure. A unanimous vote by the Board approved this reorganization action.**

5. Open Forum - Discussion Items - Property Owners in attendance were given an opportunity to discuss Agenda Items via questions / comments.

- a. Homeowner, Bill Nelson, raised the question regarding RV Housing construction on Lots, more specifically opening up the construction standards to higher and wider levels – Mr. Critcher stated that any relaxation of the current standards would require a “ 67% vote” of the Property Owners. Mr. Bass stated that if the Board were to receive “Declarant Rights“, the Board could examine requests for this kind of grassroots changes.**
- b. Homeowner, Mark Hamner, thanked the Board for their significant effort in getting the POA business on the correct footing and made several suggestions in making improvements in the food service for Mulligan’s. Both Mr. Critcher, and Arcis VP Jeff Raffleon said that**

they would welcome all input from Property Owners as to the management of the Food Service at Mulligan's.

- c. Homeowner, Melanie Martinez asked about the status of the burned-out house located on Ash drive. Board Member, Joe Manders gave information about the current status and characterized the legal issues involved. Mr. Manders described continuing actions required by the Board to bring this item to a successful conclusion for White Bluff.
 - d. The White Bluff POA Management Team, represented by Mr. Bill Finney, summarized the status of the major, out-of-Budget, maintenance items that are currently underway.
 - e. Mr. Snyder gave a summary of why the South Reservoir pond level fluctuates as part of the irrigation system for the Old Golf Course. He also noted that the replacement of this water pumped from the lake takes a significant amount of time due to limited capacity of the water distribution system
 - f. Mr. Critcher stated that the Property owner ID cards were close to being completed.
 - g. Mr. Bass gave a summary of the on-going suit against Double Diamond Utilities. The PUC has finally signed the order, and the preliminary rates should be significantly lower than the current rates being paid. We should have a more specific response as soon as the PUC formally publishes the numbers.
 - h. Jeff Williams gave a detailed summary of the 2020 POA Budget; Jeff Raffleson, as a contributor to this effort, supported the discussions. A motion to approve this Budget was made, seconded, and approved unanimously.
 - i. Mr. Snyder announced that the new 5-year Marina Lease was signed by Mr. Critcher late last week. Mr. Critcher also singled out the Marina Committee's effort, headed by Mike Bell, for their accomplishments in this action and thanked Marshall Snyder for his efforts in the successful negotiations with the Corps of Engineers.
 - j. Mr. Critcher announced the establishment of an effort to search for commercial partners for the purpose of leveraging new development actions for the White bluff Amenities; efforts will be reported as progress is made.
6. Adjourn - Upon determination that all current business had been completed, the Open Meeting was adjourned at 11:25 A.M.

