

TO: White Bluff Property Owners

FROM: Your Board of Directors

RE: Board Workshops

From time to time the Board meets in a Workshop to address issues that need immediate attention and/or communication of significant information. There are times that the Board will vote on and pass motions made by Board members in the meeting. Previously we would follow the advice of our association legal counsel and state statutes and ratify these at the next open Board meeting.

The Board has made the decision that going forward we will publish detailed minutes of Board Work Sessions in addition to the required ratification. Below are the minutes of the last Work Session.

## **White Bluff POA Board Workshop**

### **White Bluff Conference Center**

#### **Minutes for April 3, 2021**

**Board Members in Attendance:** Leonard Critcher, John Bass, Jim Fletcher, Jeff Williams, Joe Manders, Gerry Mayer, Marshall Snyder, Mark Hepworth, and Teal Lang

#### **1. Marina Update** – Ned Wilmarth, Marina Committee Chair

Spider blankets have been installed on four slips by the leases. The Marina Committee voted unanimously to recommend a prohibition of spider blankets at the marina, and to pressure wash the underside of the roofs of the covered slips once a year.

A motion to prohibit spider blankets at the marina was made and seconded by board members. **The motion passed unanimously.**

A motion to table a discussion on managing the ponds and lakes in White Bluff for fishing was made and seconded. **The motion passed on a voice vote.**

2. **Golf Courses Update** – Mike Shelton, Golf Course Superintendent

The covers for the 39 golf course greens are old and some have holes. Replacement covers are included in this year's capital budget requests. Three options have been considered for new covers. Mike suggested managing costs by replacing covers for one course each year over the next two years.

Mike reported damaged spots on some of the greens caused by the winter blizzard conditions in February. He anticipates these areas will green up with warmer weather, but said those that do not will be patched with new sod.

One pond on #17 of the Old Course will need to be relined because of leaks. The cost is approximately \$10,000. Covering the liner with bentonite clay will cost \$19,000.

3. **ACC Building Packet** – Jerry Barnett, Member of the ACC

Following questions and discussion from board members, Jeff Williams moved and Jim Fletcher seconded a motion to adopt the revised/updated ACC Building Packet. **The motion passed on a unanimous voice vote.**

4. **Financial Update** – Jeff Williams, WBPOA Board Treasurer

The WBPOA financials for 2020 are complete and the audit for 2020 has been ordered.

Gerry Mayer and Jim Fletcher agreed to serve with Jeff Williams on the Board Finance Committee.

5. **Proxy Procurement Update** – Mark Hepworth, Board Member

Approximately 1,650 proxies are required for a quorum to permit the Board to conduct business at the WBPOA Annual Meeting. As of April 3<sup>rd</sup>, about 1,400 proxies have been submitted.

The Board began a discussion regarding endorsements for the three open board positions. The three board members running for re-election departed the meeting and the remaining six board members discussed endorsements. **These six board members voted to endorse Leonard Critcher, Joe Manders, and Jim Fletcher for the three positions up for election.**

6. **Ash Drive Burned House Settlement Offer** – Joe Manders, Board Member

Jeff Williams moved and Gerry Mayer seconded a motion to accept a settlement offer of \$50,000 plus lot cleanup by the owner. **The motion passed unanimously on a voice vote.**

7. **Lighthouse Pub** – Gerry Mayer, Board Member

The lessees of the Lighthouse Pub have spent \$110,000 to date for renovations and improvements.

8. **Golf Courses Marshal Program** – Gerry Mayer, Board Member

Mr. Mayer reported the volunteer marshal program for the golf courses has been unsuccessful to date. He recommended a compensated program to encourage persons to join the program and work an assigned scheduled. The recommended annual funding amount for weekends and holidays is \$21,500 plus benefits at 15% of payroll. Marshall Snyder moved and Mark Hepworth seconded a motion to approve the funds for the program. **The motion passed on a voice vote.**

9. **Hotel Update** – Bill Finney, POA Manager

Bill Finney is working with the insurance company to settle the claim for damages.

10. Mark Hepworth Discourse

Mr. Hepworth recommended the Board begin developing a long-term plan for White Bluff. This issue will be discussed during future workshops.

**The meeting was adjourned at 1:35 PM.**