

February 9, 2022

TO: White Bluff Property Owners  
FROM: Jim Fletcher, Secretary WBPOA  
RE: Board Work Session Minutes

WBPOA Board Work Session  
February 4, 2022  
White Bluff Conference Center

The workshop was called to order at 9:30 AM by John, Board Vice-President.

Participants: John Bass, Jim Fletcher, Jeff Williams, Mark Hepworth, Gerry Mayer, Teal Lang, Trena Chagnon, and Joe Manders. Leonard Critcher assigned his proxy to Jeff Williams. Bill Finney, POA General Manager, also attended.

1. Management Company Issues

The Board discussed confidential matters related to management company issues as well as issues relating to personnel.

2. 12/31/2021 Financials Review – Jeff Williams

The Board is still awaiting receipt of the 2021 end of year POA financials from Arcis.

3. Scheduling of the Q1 WBPOA Board Meeting – John Bass

The Board voted to schedule the first quarterly meeting on a Saturday in March.

4. Jacobus/Hubbell Drainage Issue – Bill Finney

The manager of the POA will be corresponding with Mr. Jacobus and Mr. Hubbell regarding their concerns with drainage.

5. Compliance Officer - Bill Finney

The new compliance officer has been hired and is currently being trained. She will begin working full-time on compliance issues in approximately two weeks.

6. Compliance with CC&Rs and Variances

The Board does not have the legal authority to rescind a variance on a construction project once the variance has been granted and the construction project has been completed. Enforcement of violations of the CC&Rs will begin as soon as the new compliance officer begins her duties in approximately two weeks.

7. Flatiron Update – Bill Finney

The Board directed the POA Manager to have Associa collect the maintenance fees and assessments from Flat Iron as lots are sold.

8. VRBO Update – Bill Finney

Bill Finney reported on the VRBO issues in White Bluff. Jim Fletcher moved and Mark Hepworth seconded a motion to authorize Bill Finney, Leonard Critcher, Teal Lang and Joe Manders to conference call with Chad Robinson, the WBPOA's attorney, to discuss options for addressing VRBO issues in White Bluff. The motion passed unanimously.

9. Slab on White Bluff Drive (Bonner Construction) –Bill Finney

The Board requested the POA Manager compile the record on this issue and send copies to all Board members prior to further discussion.

10. Road Repairs Update and Kubota Equipment Acquisition Update – Bill Finney

The road maintenance equipment has been received and is in operation. The POA has a three-person crew working full-time on road repairs with White Bluff Drive as the first segment to be

addressed. The current focus of the crew is repairing potholes and sealing cracks in the pavement.

11. Lodging Prices – Bill Finney

The Board directed the POA Manager to proceed with the implementation of the hotel room rates he proposed.

12. Transfer of Remaining Double Diamond property to the WBPOA – non-buildable lots only

The Board requested a detailed list be obtained for each and every property Double Diamond proposes to donate to the WBPOA. In addition, a visual inspection of the properties will be made by interested Board members prior to a decision to accept or not accept the properties.

13. Cancelled Ladies Golf Tournament – Gerry Mayer

The POA Manager provided an update on the cancelled ladies golf tournament.

14. Mulligans – Trena Chagnon

Trena Chagnon suggested that Mulligans should solicit feedback from customers and use the information to improve the quality of the food and menu offerings. The POA Manager explained the current challenges with hiring, training and retaining personnel for restaurant operations, which poses challenges with service.

15. PO Communications: Responsible Party, Process, Escalations – Trena Chagnon

The Board discussed responsible parties and well as the process for communications with property owners.

16. Board Etiquette – Trena Chagnon

Jeff Williams moved and Trena Chagnon seconded a motion to require a board member with a conflict of interest on an agenda item to recuse himself or herself from the item and to not be present in the room for any part of the discussion, nor engage the Board or any of its members in verbal or electronic communication concerning the conflicted item. The motion passed unanimously.

17. Walkinshaw Update – Joe Manders

The POA's attorney will have a hearing with Judge Slaughter on Thursday, February 10, 2022, for trial continuance, expert witness designation deadlines and our motion to compel discovery from plaintiff's counsel.

18. Marina Repair Update – Mark Hepworth

The repairs to recent structural damage at the White Bluff Marina recently caused by high winds have been completed at a cost of \$10,700.

The meeting was adjourned at 2:15 PM.