

White Bluff POA Board Work Session
White Bluff Conference Center
White Bluff Resort, Whitney, Texas
April 14, 2022

The workshop was called to order at 10:00 AM by Leonard Critcher, Board President. Board members John Bass, Jim Fletcher, Jeff Williams, Joe Manders, Teal Lang, and Mark Hepworth were in attendance. Gerry Mayer joined the meeting via conference call. Trena Chagnon granted her proxy to Joe Manders.

1) Rob Peters Appeal Regarding the Drop-Down Boat Slip Cover at the White Bluff Marina – Mark Hepworth

Leonard Critcher opened the discussion by recusing himself from this issue because of a conflict of interest.

During a workshop earlier this year, the Board of Directors voted 8 in favor and 1 abstaining to require that drop-down boat covers at the White Bluff Marina be removed prior to the renewal of annual leases.

Mr. Peters is appealing the Board's action on drop-down covers. He introduced himself to the Board and provided printed background information for his appeal. The Board and Mr. Peters engaged in a lengthy discussion regarding his appeal.

John Bass moved and Teal Lang seconded a motion to deny the appeal. The motion carried with eight in favor of the denial and one abstention.

2) WBVFD – Gerry Mayer

Jeff Williams moved and Teal Lang seconded a motion to work with the WBVFD to disseminate emails on their behalf up to four times per year. The motion passed unanimously.

3) Updates on the Walkinshaw Case – Joe Manders

The WBPOA's legal counsel is working on an interlocutory appeal of this case. If the POA wins the appeal, the lawsuit will end.

4) The Castle Group Transition – Bill Finney

The Board met with representatives of The Castle Group, the new management company that will manage the WBPOA, to discuss transition of management functions to their company. The transition a 90 day process and should be completed by June 1.

5) Deeding of Double Diamond Properties – Teal Lang

Teal Lang updated the Board on the status of transferring title of properties owned by Double Diamond to the White Bluff Property Owners Association as a donation.

6) Marina – Mark Hepworth

The Marina Committee is working on an application to the U.S. Army, Corps of Engineers for a future addition of a new dock at the White Bluff Marina. The 16 slips that have already been approved for installation should arrive around May 1st. Installation should begin soon after the docks arrive.

7) Slabs – Bill Finney

Mr. Finney briefed the Board on the status of three vacant concrete slabs in the development that are in violation of the covenants and restrictions.

8) Trash Pickup Contract – John Bass

Mr. Bass reminded the Board that one trash company serviced White Bluff for years under a negotiated rate between the POA and the company. He recommended the Board go back to this system. This item was tabled for discussion at a later meeting.

9) VRBOs – John Bass

The POA adopted and filed a document with Hill County regarding rule violations and a schedule of fines. An email will be sent to all property owners regarding VRBOs will be drafted by Leonard Critcher and sent to the Board for review and approval prior to distribution.

10) Proxies – Bill Finney

Bill Finney updated the Board on the number of proxies granted and votes cast electronically.

John Bass moved and Jim Fletcher seconded to vote the proxies assigned to the Board to the three incumbent candidates. The motion passed on a voice vote.