

**Minutes of the WBPOA Board Work Session  
Conference Center- White Bluff Resort  
Whitney, Texas  
Monday, May 16, 2022**

**Call to Order**

Leonard Critcher, President of the WBPOA Board, called the meeting to order at 10:00 AM.

**Confirmation of a Quorum**

A quorum of nine board members was present. Board members in attendance included: Leonard Critcher, President; John Bass, Vice-President; Jim Fletcher, Secretary; Jeff Williams, Treasurer; Joe Manders; Mark Hepworth; Trena Chagnon, Teal Lang and Gerry Mayer. Bill Finney, General Manager, also attended.

**Agenda Items**

1. Financial Report- Jeff Williams, Treasurer  
The cash position of the POA at the end of March was approximately \$3.43 million. This represents \$2.2 million in operating cash and \$1.2 million in the reserve fund. Overall, expenditures are generally in line with the 2022 budget. However, some expenses are running higher than the budget largely due to inflation.
2. COE Issue- Bill Finney, General Manager  
Staff will work on identifying a qualified engineering firm to address this problem.
3. Administrative Updates- Bill Finney, General Manager  
Mr. Finney reviewed staffing in the POA Administrative Office, which is now open seven days a week. He also reviewed staffing in other functional areas of the POA.

The revised tentative date for the changeover of management from ARCIS/Associa to The Castle Group is now June 30<sup>th</sup>.

4. Compliance Report- Bill Finney, General Manager

Mr. Finney provided a detailed update on C&R violations together with compliance activities to address those violations for March 28<sup>th</sup> through May 12<sup>th</sup>. Most property owners with violations are correcting them soon after they are notified.

5. Hubble & Jacobus Updates- Bill Finney, General Manager  
Mr. Finney has ordered an engineering study on the Hubble drainage issue and is awaiting receipt of the report.

Following an evaluation of the drainage from the golf course near Mr. Jacobus' property, Mr. Jacobus was notified the drainage problem on his property is not the responsibility of the WBPOA.

6. Hotel Bookings and Software Update - Bill Finney, General Manager  
Rooms at The Inn at White Bluff will be available for booking through [whitebluffresort.com](http://whitebluffresort.com) within the next three days using the Jonas Chorum software purchased by the WBPOA for this purpose. Cabins and condos must be booked through the POA Administrative Office so that group reservations can be managed.
7. Architectural Control Committee (ACC) – Leonard Critcher, President

The Board discussed the large number of applications from new builders to be approved for Provisional Status as well as the large number of applications for new construction permits. Leonard Critcher reported on a discussion he had with ACC Chairman, George Collins, about the steps the ACC was taking to address this additional workload on this volunteer committee.

The ACC committee is in the process of revising the ACC Building Packet. Part of the revisions to the packet will include more stringent requirements for new builders, and the committee is also considering an application fee for new builders. New builders will be required to accept the responsibility of submitting complete applications before being considered as a Provisional Builder.

Applications for Building Permits for new construction must be complete before they will be considered by the ACC committee for a

permit to build. The designated POA administrative staff person will screen all applications from new builders seeking approval to be a Provisional Builder and all applications for building permits to make sure they are complete. This staff person will not submit either of these types of applications to the ACC until they are completed correctly.

8. Delinquency Committee's Write-offs – Leonard Critcher, President, and John Bass, Vice President

The Board has a committee of three Board members that serve on the Delinquencies Committee. Property Owners with delinquencies can submit a written request to the management company for either a waiver of charges and/or a payment plan. This form is submitted to the POA President who reviews the request and makes recommendations to the committee members. Each member of the committee reviews the recommendation and approves, rejects or modifies the recommendation. The committee must reach a unanimous decision before any action can be taken. In certain situations, the committee may come to a decision that the POA should write-off a delinquency and 1099 the property owner. Write-offs must be approved by the Board; however, the committee does have the authority to waive delinquencies it deems appropriate.

9. Foreclosure/Accepting Lots with Delinquencies– Leonard Critcher, President

Jeff Williams moved and Jim Fletcher seconded a motion to direct the Board Delinquency Committee to review lots offered by owners with delinquencies for transfer to POA ownership in lieu of partial or full payment of delinquencies subject to full Board approval. The motion passed unanimously on a voice vote.

10. Vending Machines on the Golf Courses

The Board discussed a proposal for placing vending machines on the golf courses, but did not take any action on the matter.

11. Pump for #14 Pond on the Old Course - Bill Finney, General Manager

The leak in the pond near the #14 green on the Old Course has been repaired and the pond now holds water. A new pump is needed to circulate the water to prevent stagnation. Teal Lang moved and Joe Manders seconded a motion to approve the purchase of a pump not to exceed \$5,000 for the #14 pond on the Old Course. The motion passed on a voice vote.