

White Bluff Property Owners Association  
POA Board Work Session  
9:30 am, August 15, 2022

Present:

Directors:

Fletcher

Bass

Williams (Chagnon proxy)

Manders (Critcher proxy)

Chagnon

Lang

Mayer (attended by telephone)

Absent:

Critcher,

Chagnon,

Finney (GM)

Quorum confirmed by Secretary Manders

Agenda Items:

1. Interview with Board applicants Jan Smith and Kim Northup-Finney  
Smith and Northup appeared before the Board. Five applicants have applied for the open Board position. Selection of the new Board Director will be made on or about August 27, 2022.
2. 911 response addresses in White Bluff- Fletcher/Manders  
Double Diamond did not cooperate with Hill County authorities in establishing addresses for homes and amenities in White Bluff as required by Hill County. There are several duplicate street names and the existing addresses are not registered in the Hill County 911 system. Hill County is requesting we give addresses to the amenities, renumber existing residence addresses and rename several streets so 911 emergency

personnel can locate people in distress. We propose working with county officials to get our resort address numbering system standardized and registered with the county. We will consult with our POA legal counsel to ensure the Board has the legal authority to conduct this change under health, safety and welfare powers granted in our founding documents. Hill County authorities will issue a letter to all parties affected to justify the change of addresses.

3. Mike Hubble Drainage Issue-Fletcher

This issue was tabled to the next meeting.

4. Purchase of a used Motor-Grader up to \$20,000 – Bass

The request is to purchase a used motor-grader to shore-up broken-off road base caused by vehicle tires. It is expected to cost around \$18,000. Rick Ashton our road repair supervisor knows how to operate it. Motion made by Lang to authorize up to \$20,000 for purchase, seconded by Manders. Motion was approved unanimously.

5. Fire Safe Community Planning Update- Fletcher/Manders

Meeting was set for August 17, 2022 at the White Bluff fire station to draft a fire evacuation plan for White Bluff. Fletcher and Manders will attend.

6. Fitness Center Fees- Lang

We are 18 months into the operation of the Fitness Center. We now have 80 paying members. The subcommittee proposes a new fee schedule. They propose \$40 a month for a family, \$30 a month for a couple, \$20 a month for a single membership. Item was tabled until the August 27, 2022 meeting.

7. Heartwood Condos-Commencement Of Fees and Assessments-Lang

A 12 member condominium association has been established by Clark Willingham. Two condos have been sold, two sales are pending. We will discuss with castle Management when maintenance and assessment fees are to begin. Each unit will be treated as a residence for fee payment.

8. Carpet for Lone Star Room-Bid Review-Jimmy Tamborello

We have received three separate bids. The Board approved the lowest bid in the amount of \$8,200. Carpet styles are associated with each bid. Lang will review the samples with Tamborello make selections. The plan is to remove the existing flooring and put new carpet down.

9. Lake Pumps Update-Williams

We will operate the two diesel pumps 4-6 weeks then hope to move back to one pump operation with fall weather. The cost will be about \$48,000 a month to operate two pumps. We are expecting a new water purchase contract with a one year term. The water cost went up slightly.

10. Ridgewood Country Club Request-Mayer

Ridgewood CC has 685 members. Their club will be closed for renovation for about 1 year. Their golf pro is looking to us for some sort of reciprocity play deal while their club is closed. Mayer will work on structuring the elements of this deal with the Ridgewood Pro and present to the Board at the August 27, 2022 meeting.

11. Assistant General Manager

This issue was discussed in closed session.

12. Interview for White Bluff Golf Pro

This issue was discussed in closed session.

**ADJOURNED 12:26 PM**

/s/

Joseph V. Manders  
WBPOA Board Secretary