

**Notice of Meeting**  
**Special Called Meeting of the White Bluff POA Board of Directors**  
**Invitees: Members of the White Bluff POA**  
**Location: Conference Center, White Bluff Resort**  
**Whitney, Texas**  
**Date: Saturday, September 17, 2022**  
**10:00 AM Central Time**

**Board Meeting Agenda**

**Call to Order**

- a. **Confirm Quorum – Joe Manders, Board Secretary**

**Open Forum**

- a. **Discussion of Agenda Items by attending members  
(Limited to 4 minutes per member and a total of 20  
minutes)**
  
- b. **Questions for the Board**

**Administrative Reports**

**Introduction of New Supervisors**

**c. Golf Operations**

**d. Marina**

**e. Lodging**

**f. Food and Beverage**

**g. General Maintenance**

**h. Roads**

**i. Security**

**j. Accounting**

**Agenda/Discussion Items**

- a. **Ratification of Board Actions (see attached list)**

- b. Budget Update- Jeff Williams**
- c. Long-Range Planning – Gerry Mayer**
- d. Marketing – Trena Chagnon**
- e. Committees Update - John Bass**
- f. Litigation Update – Joe Manders**
- g. RV Parks – Clarke Willingham**
- h. Ash Pool Parking Lot – John Bass**

**ADJOURN**

## **Ratifications of Actions Taken by the WBPOA Board of Directors Since the March 2022 POA Meeting**

**The following action items were approved by the Board of Directors via email. All email approvals are by a unanimous vote of the Board.**

**4/5/22** – Approved \$5,512.42 for replacement of the HVAC unit in the White Bluff Security Office.

**5/18/22** – Approved a total of **\$12,779.83** to pay the COBRA insurance costs of employees during the 60-day waiting period for enrollment in the Castle Group health insurance program.

**6/26/22** – Approved \$9,388.25 to replace the HVAC unit in the kitchen at Mulligan's.  
Approved \$2,800.00 to replace the double door freezer for Mulligan's.

**7/5/22** – Approved credit card limits for supervisors for use in making approved purchases and payments on behalf of the WBPOA.

**7/26/22** – Approved hotel rooms for the month of August at:

Resort View Weekday - \$159/night

Lake View Weekday - \$169/night

Resort View Weekends (Thursday-Saturday) - \$179/night

Lake View Weekends (Thursday-Saturday) - \$189/night

The discount for property owners is 25% off the above prices.

**8/29/22** – Approved the purchase of an Avantco A-23F-HC 29" freezer at a cost of \$1,795.00 plus tax for Mulligan's.

**The following action items were approved by the Board of Directors during workshops.**

### **4/14/22 Work Session**

- Rob Peters appeal regarding the drop-down boat slip cover at the White Bluff Marina was denied by the Board on a vote of eight against and one abstention.
- The Board unanimously adopted a motion to work with the White Bluff Volunteer Fire Department to disseminate emails on their behalf up to four times per year.
- The Board adopted a motion to vote the proxies assigned to the Board to the three incumbent candidates for the Board of Directors election to be held at the May 2022 Annual Meeting.

- The Board voted to have one of the two lake pumps rewound and placed back into service at a cost of \$7,500.
- The Board passed a motion to authorize \$45,000 annually to hire a lodging manager.

### **5/16/22 Work Session**

- The Board passed a motion to direct the Board Delinquency Committee to review lots offered by owners with delinquencies for transfer to WBPOA ownership in lieu of partial or full payment of delinquencies subject to full Board approval.
- The Board approved the purchase of a pump not to exceed \$5,000 for the #14 pond on the Old Course.

### **5/27/22 Work Session**

- The Board elected the following officers to serve for the next year:

Jim Fletcher, President

John Bass, Vice President of Operations

Gerry Mayer, Vice President of Long-Range Planning

Joe Manders, Secretary

Jeff Williams, Treasurer

### **6/14/22 Work Session**

- The Board approved a contract for IT services with Kinetix Solutions for a fixed cost of \$10,082.50 and a monthly support cost of \$1,646.63.
- Mark Hepworth submitted his resignation from the Board of Directors effective July 18, 2022.

### **6/20/22 Work Session**

- The Board passed a motion to raise the building permit fee from \$.45 per sq. ft. to \$.75 per sq. ft.
- The Board approved free use of the White Bluff Fitness Center by White Bluff Volunteer Firefighters.
- The Board adopted a weapons security policy for all amenities and common areas in the resort.
- The Board approved a contract with PR Business to provide SEP web services for \$3,855 annually.

### **7/18/22 Work Session**

- The Board approved \$600 to help pay the costs of two events organized by the White Bluff Activities Committee. The first event is a back-to-school pool party for White Bluff students. A second committee is being planned for October.
- The Board authorized up to \$10,000 for the Lake Pumps Committee to engage an engineering firm to investigate each of the two options for supplying water to the golf courses from Lake Whitney.
- Board passed a motion to increase the budget for concrete footers around the new walkways at the White Bluff Marina from the previously approved amount of \$7,500 to \$10,500 to cover the increased costs resulting from higher concrete prices.
- The Board approved \$2,449 to install blinds in the windows of the 19<sup>th</sup> Hole and the Old Course Pro Shop.
- The Board approved \$18,800 for the purchase of an emergency backup (standby) lake pump.
- The Board passed a motion to purchase a replacement air conditioner for the Laundry Room in the amount of \$10,784.21.
- The Board approved the replacement of the air conditioner in the kitchen of the 19<sup>th</sup> Hole in the amount of \$7,487.35.