

White Bluff Property Owners Association
POA Work Session
September 17, 2022

Present:

Fletcher
Bass
Williams (Critcher Proxy)
Manders (Lang Proxy)
Chagnon

Absent:

Lang
Critcher

1. Open Forum (Agenda Items)

None.

2. Questions for Board

None.

3. Introduction of Assistant GM – Sue Ellen Kelley

October 1st start date. She lives in Blum. She has excellent HOA and Condo management experience. She is looking forward to serving our community.

4. Introduction of New Director of Golf – Keith Harris

He is looking forward to the challenge. He has a long career of achievements.

5. Marina Update

Marina chairperson is absent, he forwarded an activity summary. They are awaiting electrical service on new slips. All slips now have numbers. Broken tiles have been replaced. Five new parking spaces have been approved by the Corps and the POA Board. The Committee has proposed another 30 slips and will present to the POA Board. No funding has been approved yet.

6. Lodging Operations – Melody Van Harshkamp

Housekeeping understaffed by 2 people. Lodging volumes reported for the month.

7. Food and Beverage

New menus are being planned. They are 1 cook short and working on a replacement. Plan to expand hours as needed. They are working with Lodging for meal planning.

8. Golf Operations – Harris and Shelton

They are still one foot behind on rain in this fourth worse drought for the state. Both courses are in good shape now due to recent rains. Many tournaments are being planned. They are hiring an engineer to deal with the Corps. Year to date revenue is \$525,000 in golf rounds. Merchandise revenue is \$95,000. They are working very hard to develop golf packages. They are 3 people short on ground crew for last 4 months due to failed drug tests.

9. General Maintenance – J. Tamborello

Two mowers are going full time due to high grass after the recent rains. They are trimming trees on side of road. Air conditioners in Mulligan's restrooms are repaired. Several covered bridge boards need to be replaced. They are down 3 people, waiting on drug test results.

10. Roads, Security, & Accounting – Finney

Roads: A two man crew is working on edgework repair, crack sealing work will follow.

Security: One person short. Security is being planned for the Art Walk in October. Planning different colored vehicle passes for different areas in White Bluff.

Fletcher – we are working on securing easements over privately-owned land for the emergency exits.

Accounting: We are moving to Castle Management from Arcis and Associa.

Jeff Williams – We are very close to completing July financials. There are no concerns about our liquidity or solvency. Fall budgeting will be a problem because our costs are up in every category. Much work needs to be done in October to be ready for the November budget preparation.

11. Janis Smith – Newest Board Director Introduced

She was out of town. Manders read her acceptance statement.

12. Agenda/Discussion Items:

A. Ratification of Board Actions Taken by the WBPOA

These actions are listed in the Agenda. Motion made by G. Mayer, Seconded by T. Chagnon. Unanimous approval.

B. Budget Update – J. Williams

Ratification of new budget planned for November 16th.

C. Long Range Planning – G. Mayer

The purpose is to prioritize the future needs of White Bluff.

Areas:

- a. Operations
- b. IT Support
- c. Social
- d. Financial (25% of Property Owners don't pay their maintenance fees).
J. Fletcher – Cleaning up bad debt is a high priority. We will be planning in 3 year cycles.

D. Marketing – T. Chagnon

We are focusing on the technology side of the equation. We will be listing the operational hours for various departments at White Bluff. We will focus on using our internal skills to market rather than outsourcing at high cost. A new Castle Management website will go online next week. We will manage this plan with a Board Committee and close coordination with White Bluff departments and use our Google Business Page to complement our efforts.

E. Committee Update – J. Bass

There are 5 permanent Property Owner Standing Committees:

Architectural Control (ACC)
Marina Advisory
Greens Committee
Welcome Committee
Activities Committee

The Charters for these Committees were passed out by Bass. The POA Board will be reviewing these charters in the near future.

F. Litigation Update – J. Manders

Walkinshaw Litigation: No change from last month. We are still waiting on the Appeals Court notification as to whether they will accept our request for an

interlocutory appeal of the latest summary judgment of Judge Slaughter of the 191st JDC.

G. Clark Willingham Proposal

Willingham proposed that the RV Park as it now exists is not an asset to the POA. He has a group of investors that would like to present an offer to buy or lease the RV Park. The same group would like to make an offer to buy or lease the Marina Market.

J. Fletcher – We are open to consider any reasonable proposal on the RV Park and Marina Store.

H. Ash Pool Parking Lot

The lot has eroded away. We need 20 yards of hot mix to spread over the lot at \$6,250 in material cost.

J. Williams – we need accurate financials before we can approve the material cost. The matter is tabled for now.

ADJOURN 12:56PM

/S/

Joseph V. Manders
WBPOA Secretary