

**White Bluff Property Owners Association**  
**POA Work Session**  
**October 7, 2022**

**Present:**

**Directors:**

Fletcher  
Bass  
Williams  
Manders  
Chagnon  
Mayer  
Critchler  
Lang  
Smith

**Staff:**

GM Finney  
Asst. GM Sue Ellen Kelley

**Absent:**

None  
Critchler

1. Emergency Ingress/Egress – Jeff Williams

We are in a difficult situation because we are proposing to cross privately-owned property without an existing easement (two maps were passed out). We are conducting negotiations with various owners of White Bluff northern lots for either easements or outright lot purchase. Fletcher stated the need to explore all options for a passageway on the north side of White Bluff. The focus is to purchase an easement in perpetuity in order to access Radde Road and Hwy 2604. Fletcher and Williams will examine other lots on the north side and report back to the Board. They will also check on any north side lot delinquencies.

2. Marina Market Proposal – Mr. James Ivers

(a proposal sheet with three options was passed out). Option 1 would not include the sale of gasoline. The Marina Store would sell grocery items, baits and lures (not live), pizza of

some sort, and alcohol and tobacco. The lease would contain a rent abatement provision on capital expense items. A buy out provision would be available to the POA. The POA will focus on an Option 1 rental plan.

3. Insurance Update – Mr. Brian Tucker RHSB (recommended by Castle)

Analysis by Mr. Tucker indicates that the POA is 52% underinsured under our current policy. We will self-insure on certain items. Motion made by Critcher to appoint Brian Tucker as the POA's insurance agent, second by Bass. Motion was approved unanimously. Tucker will work with the POA to make sure the POA is adequately insured under our existing policy. The focus is to be certain all POA assets are included on the policy spreadsheet and that we are not underinsured on any asset.

4. Reduction of Fire Danger on Lots – Williams

Williams noted a lot of POA mowing of lots in White Bluff. He wants to see the minutes where POA authorized mowing of private lots. Motion made by Critcher that the POA mow only common property, second by Chagnon. Motion was approved, Bass voted no.

5. POA Software Administration – Chagnon

Trena will be examining five software programs to manage the POA Board functions and will bring the best three to the Board for review. She estimates the cost will be about \$1,000 a year.

6. POS Software

Castle will be making recommendations on POA software changes.

7. Jan Smith Appeal Hearing

Smith appeal successful, she will be awarded a slip lease.

8. Fitness Center Rates – Lang

Proposal was previously made for \$20 month single membership, \$30 month couple membership, \$40 month family membership. Membership dues will be paid semi-annually or annually beginning January 2023. Motion to approve made by Critcher, seconded by Chagnon. Motion carried unanimously. Motion was made for a free membership to POA Board members by Critcher, seconded by Smith. Motion was approved, Williams voted no.

9. Spa Proposal

This item was tabled.

10. 911 Emergency Response Residential Address Re-Numbering Plan

Our attorney Chad Robinson issued a written opinion saying the Board has the authority to compel address re-numbering under the founding documents. Manders will contact County Judge Lewis to set a meeting to proceed with the project.

11. Website Update – Chagnon

Chagnon is making updates through the 214 Interactive website. 214 Interactive currently maintains the POA website. Chagnon has contacted Golfpackages.com.

12. Homeowner Delinquencies

This item was tabled for the present.

13. Closed Session

Personnel issues were presented and discussed in closed session.

ADJOURNED 4:56PM

/S/  
Joseph V. Manders  
WBPOA Secretary