

**White Bluff Property Owners Association
POA Board Work Session
October 24, 2022**

Present:

Directors:

Fletcher
Mayer
Bass
Lang
Williams (Chagnon Proxy)
Manders (Critchler Proxy)
Smith

Staff:

GM Finney
Asst. GM Sue Ellen Kelley

Absent:

Critchler
Chagnon

Emergency Ingress/Egress – Jeff Williams

Williams met with Rick Westphal who owns 7.5 acres near Radde road. The conversation was productive for an ingress/egress easement for emergency use only. No new progress on White Bluff lots on the north side.

Marina Market Proposal – Mr. James Ivers

The Board approved continuing negotiations by Critcher with Mr. Ivers. Manders will prepare a draft lease using the Pub lease as a template.

Spa Proposal – Finney

We are waiting on written proposals. Dr. Craig Thompson appeared. He is a general surgeon and his wife is a registered nurse. He is a 6 year White Bluff resident. He is

considering opening a medical spa here to provide botox and vein treatment. His plan is to occupy one or two of the treatment rooms at the spa and share the remaining space with other tenants.

Insurance Update – Finney

Finney provided a written report. This report covered the Hotel policy, Package/Umbrella policy, Tank Pollution policy, Workers' Compensation, and Directors' & Officer's policy.

Hotel Discount Rates for Property Owners – Fletcher

The existing rate is a 25% discount for property owners Monday through Thursday weekdays, 15% discount for property owners holidays and weekends. We are proposing a 25% discount rate for property owners starting January 1, 2023.

2023 Hotel and Golf pricing – Finney

Finney provided a handout containing proposed 2023 discounts. Williams made a motion to approve the discounts, seconded by Lang. The motion was approved unanimously. Rates in 2023 for the log cabins and condos were proposed at \$275-\$325. Motion to approve made by Bass, seconded by Manders. There was discussion on the motion, led by Mayer. Rates were approved by majority vote, Mayer opposed.

911 Address renumbering – Fletcher

This issue was tabled until we can schedule a meeting with Judge Lewis and his staff.

Board of Director and Employee Food Discount Policy – Fletcher

The employee discount is 50%, applies only to the employee and only while working a shift. Board member discount is 20%. Motion by Bass to include significant others for board members, seconded by Williams. Motion was approved unanimously.

Builder Delinquencies – Mayer

Mayer proposed that WB builders who are delinquent on their maintenance fees should not be issued building permits in White Bluff. A policy statement to this effect will be drafted by the ACC and will be presented to the Board for approval.

Compliance Officer – Fletcher

We have an applicant for the position, a White Bluff resident. The application is being processed and will be presented to the Board for approval.

Activities Committee – Terry Boyer

Terry advised that an Activities Committee report was sent to the Board. The report featured proposed New Year’s Eve celebration, a “Single Ladies Tea” in March 2023, two summer 2023 “End of School” parties for differing age groups, and creation of a possible “Youth Council”. Motion was made to approve this report made by Lang, seconded by Mayer. Motion was unanimously approved.

ADJOURNED 2:28 PM

/S/

Joseph V. Manders
WBPOA Board Secretary