

White Bluff Property Owners,

The White Bluff Board of Directors will hold a work session at 10:00 AM Central Time on Friday, December 16, 2022 in the White Bluff Conference Center. All property owners are welcome to attend.

Best regards,

Jim Fletcher, President

WBPOA Board of Directors

Work Session of the White Bluff POA Board of Directors

Invitees: Members of the White Bluff POA

Location: Conference Center, White Bluff Resort

Whitney, Texas

Date: Friday, December 16, 2022

10:00 AM Central Time

Work Session Agenda

1. Call to Order

a. Confirm Quorum – Joe Manders, Board Secretary

2. Discussion Items

a. ACC Revised Building Packet – George Collins

b. Marina Market Lease – Joe Manders & James Ivers

c. Request for Changes in Requirements for Builder Approval - Rafeeq Ahmed

d. 2022 Budget Update – Jeff Williams

e. Payment to Double Diamond – Jeff Williams & Jim Fletcher

f. Collections – Leonard Critcher

g. Employee Food Discount Policy – Bill Finney

- h. Long-Range Planning – Gerry Mayer**
- i. Marketing – Trena Chagnon**
- j. Committees Update - John Bass**
- k. Litigation Update – Joe Manders**

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Ratification of Actions Taken by the WBPOA Board of Directors Since the August 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.

- **8/12/22** – The Board approved the payment of the employer paid \$565 monthly insurance premium for Bill Finney to his insurance COBRA payment through the end of December 2022 instead of applying that payment to the new Castle-provided insurance program. The net cost difference for the White Bluff POA is \$0.00.
- **9/2/22** – The Board approved \$14,884.46 for a replacement HVAC system and duct work for the restrooms in the New Course Clubhouse.
- **11/2/22** – The Board approved \$58,735 for a feasibility study of our irrigation project by CP&Y Engineering of Waco, Texas.
- **11/9/22** – The Board approved a pay adjustment for a staff employee based on a semi-annual review by Castle and a finding that job responsibilities have expanded well beyond the employee's original assignments.
- **11/23/22** – The Board approved a proposal for the WB Golf Department to host the Texas Junior Golf Association Championship in July 2023.

The following action items were approved by the Board of Directors during work sessions.

8/15/22 Work Session

- The Board approved the purchase of a used motor-grader for road maintenance for \$18,000.
- The Board approved \$8,200 for the installation of carpet in the Lonestar Room.

10/7/22 Work Session

- The Board approved the following membership fees for the White Bluff Fitness Center: \$20 per month single membership, \$30 per month couple membership, \$40 per month family membership.
- The Board approved free White Bluff Fitness Center memberships for Board members.

10/24/22 Work Session

- The Board approved a 25% discount rate on hotel rates for property owners beginning January 1, 2023.
- The Board approved employee food discount of 50% that applies only to the employee and only while working a shift, and a Board member food discount of 20% for a Board member and significant other.