

White Bluff Property Owners Association
POA Board Work Session
December 16, 2022

Present: All Members, Quorum Established

Directors:

Fletcher Mayer Critcher
Bass Lang
Williams Chagnon
Manders Smith

Staff:

GM Finney
Asst. GM Sue Ellen Kelley

Absent: None

Discussion Items:

- a) ACC Revised Building Packet-George Collins
Collins presented the Third Amendment to White Bluff Building Packet with focus on removal of approved general contractor status, building on combined lots and discouraging the building of tract-type homes and the inclusion of the Board approved requirement that builders and owners must be current with all fees prior to a building permit being issued. Motion made by Mayer to accept the packet of amendments. Motion seconded by Williams. Motion was approved unanimously.

- b) Marina Market Lease – Manders & James Ivers
A final version of the proposed lease was provided to the Board and was reviewed and approved by Mr. and Mrs. Ivers. Critcher motioned to approve the revised lease for execution. Chagnon seconded the motion. The proposed lease was unanimously approved.

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

Mr. Ahmed appeared at the work session and advised that he wishes to be a White Bluff builder and that he be exempted from the ACC requirement that he build 5 residences prior to conditional ACC approval to build in White Bluff. He claims to own approximately 200 lots in White Bluff. Mr. Ahmed was questioned extensively by the Board. The Board was unable to determine any justification for his request and therefore denied it.

d) 2022 Budget Update-Williams

We continue to be challenged by cash flow issues. There have been significant increases in employee costs. Employee costs are our biggest expense. Equipment repair costs have increased by 80%; water costs are up 14%; propane costs are up 37%; chemical costs are up 54%; fertilizer costs are up 22%; ground maintenance supplies are up 62%; utilities are up 31%.

Mayer proposed we appoint Smith to oversee cost cutting measures for the future. Smith accepted the appointment.

e) Payment to Double Diamond-Williams & Fletcher

Due to our cash flow constraints caused by 2022 inflationary pressures, we will consider a payment to Double Diamond after January 1st.

Williams reported that we would have to exhaust our reserves to make a typical Double Diamond payment in December. We will reconsider this issue at our January meeting.

f) Collections- Critcher

Critcher explained the delinquency procedures and charges to the POA by our prior management company (Associa) which resulted in Associa's withdrawal of approximately \$280,000 from our checking account without POA approval. As for property owner delinquencies, Critcher made a motion that we file collection proceedings through our attorneys at Riddle & Williams for any home owner delinquent in excess of \$2,500. The proceeding designed to result in either collection, filing

of lien or possible foreclosure on the property. Motion was seconded by Bass. Motion was approved 8 to 1. Mayer was opposed.

g) Employee Food Discount Policy-Bill Finney

Finney distributed a proposed Employee Food and Golf Policy. He proposed a 50% food discount for the employee only after completion of a minimum 6 hour shift. The meal must be redeemed within 7 days of the worked shift. This does not include alcohol.

Golf: Includes 1 free round of golf for each 6 hour shift completed. The plan allows all employees to accrue time to reach a 6 hour plateau. Rounds of golf have no cash value and cannot be transferred. Motion was made by Critcher to approve the discount plan. Mayer seconded the motion. The motion was approved 8 to 1. Chagnon was opposed.

h) Long Range Planning-Mayer

Mayer will continue to work on long range planning projects. The big problem now in this inflationary environment is that there is no money for funding items on the long range plan. We need to do an asset replacement study to capture the costs of replacement items in the long range plan.

i) Marketing-Chagnon

She provided a quick update. We now have our own Facebook, Instagram and Google Business page. 25,000 plus people have reviewed our Google Business page. We have appeared in 13,000 searches.

The next step is to capitalize on our technology to gain some advertisement. We plan to “home grow “ advertisement with the help of a third party partner. Everything is in a state of readiness right now. We need a partner to manage our Google reviews. Google Map is another opportunity we need to capture.

She plans to present a draft Request for Proposal (RFP) to potential partners at the January meeting.

j) Committees Update-Bass

Charters for all White Bluff committees were handed out by Bass. Lang suggested the Security Committee charter be amended to add the line

of reporting authority as is shown in the other committee charters. Lang will draft the appropriate language and provide it to Bass. We will address it in the January meeting.

- k) Litigation Update- Manders
No changes since last month.

CLOSED SESSION: Employee Compensation.

ADJOURNED 1:00 PM

/S/
Joseph V. Manders
WBPOA Board Secretary