



**White Bluff**  
· RESORT ·  
LAKE WHITNEY

**February 16, 2023, Board Meeting Minutes**

**Board Members Present:**

Jim Fletcher, President  
John Bass, VP of Operations  
Gerry Mayer, VP of Long-Range Planning  
Joe Manders, Secretary  
Jeff Williams, Treasurer  
Leonard Critcher, Board Member  
Trena Chagnon, Board Member  
Teal Lang, Board Member

**Castle Group Texas Present:**

SueEllen Kelley, Assistant GM  
Michael Shelton, Director of Agronomy

- I. **Call to Order:** A meeting of the board of directors was called for on February 16, 2023 at 9:00 a.m. at the White Bluff On-site Conference Center located 28904 White Bluff Dr Whitney, TX 76692. The meeting was called to order by Jim Fletcher, President at 9:00 a.m.

Jenelle Webster, our new Lodging Manager was introduced. She is on board and brings a wealth of experience to the position and we are confident of increased housing revenue under her leadership.

II. **Open Forum:**

1. Homeowner, Roy Greenwall, stated the fitness center AC sensor control is covered with a lockbox and temperatures are fluctuating and not comfortable and/or able to be adjusted. **ACTION:** White Bluff POA Maintenance will investigate the issue and adjust the temperature appropriately.
2. Homeowner, Bob Judd, expressed disinterest in selling the RV Parks, saying that we would lose all control of the current situation, including excessive trash.

III. **Business:**

1. **Golf Course Equipment Lease 2024**

Michael Shelton presented the 2024 Golf Course Equipment Lease. With current supply chain issues, Equipment Manufacturing vendors are advising Michael Shelton to commit to products now in order to ensure availability in May of 2024. Average cost of equipment in the last 5 years has gone up over 70%. The 5-year lease package White Bluff currently has will expire in May 2024. White Bluff's current lease with Toro includes 38 pieces of equipment at a cost of \$20,472/month. If that was rolled over, like a personal vehicle lease, the cost would increase to about \$35,000/month.

Jeff Williams and Michael Shelton had a preliminary meeting to discuss what the monthly financial burden should be going forward and decided on behalf of the Association to purchase 17 machines off of the current lease and 'roll over' 21 machines (16 mowers and 5 carts). Toro and John Deere both submitted proposals for the 'roll over' equipment, these figures are shown below:

60 Month Financing

Toro: \$17,388/month

John Deere: \$15,573/month

**MOTION:** Trena Chagnon motioned to approve the proposed monthly projected payment of \$27,0000.00 in years 1 through 3 with the increase not to exceed \$18,000.00 in years 4 and 5 of the lease. Gerry Mayer seconded. The motion passed unanimously.

**2. Renewal of TABC Licenses**

SueEllen Kelley discussed the current plan for renewal of TABC Liquor Licenses. All TABC Liquor Licenses are scheduled to expire in March 2023. WBPOA will surrender the Marina Market Liquor License as the new tenants of the Marina Market have already applied for a liquor license. Mulligan's and the 19<sup>th</sup> Hole Grill liquor licenses will be renewed under White Bluff Resort. The Lighthouse Pub will renew and carry the liquor license for the Conference Center and Lone Star Room.

**3. Purchase offer for the White Bluff RV Parks**

Mr. Blake Richter and Chris Bailey, with Justus Ventures, briefly discussed a possible interest for purchase of the White Bluff RV Parks. Justus Ventures will follow up their introduction with an email to Bill Finney, General Manager, requesting an NDA be signed prior to full disclosure of proposal.

**4. Seal Coat Equipment for Roads**

Mr. John Bass presented Pavement Technologies bid for an Asphalt trailer Distributor in the amount of \$52,000. He indicated that White Bluff needs a chip-spreader and an emulsion spreader to continue road maintenance effectively.

**5. Fourth of July Fireworks**

SueEllen Kelley presented two bids for the 4<sup>th</sup> of July fireworks display. Pyro Shows, Inc provided a bid in the amount of \$11,000.00. Liberty Fireworks provided a bid in the amount of \$9,900. Both shows are approximately 10-15 minutes.

**MOTION:** John Bass motioned to move forward with contracting fireworks. No second. Motion failed due to lack of second.

**6. Update on 911 Renumbering in White Bluff**

Mr. Joe Manders explained that the Board has been working with the county to re-number addresses so the county can provide adequate emergency services to the White Bluff residents. It has been decided to move forward with re-numbering, including addresses to the White Bluff amenity buildings. The county is going to prepare a plan on how the renumbering will be done. There will be 2-3 phases of this project. Judge Lewis will issue a letter for use by residents of White Bluff, to send to necessary contacts. Joe Manders plans to draft this letter by the end of February and have this approved with the County. The letter will then be disbursed to White Bluff

residents by White Bluff admin. It is required by law that this re-numbering take place. Judge Lewis estimates a cost of \$75 per home.

**ACTION:** Board requests that the ACC Building Permit Application be amended to confirm re-numbering has been complete and is paid in full.

**7. Financial Update – Jeff Williams, Treasurer**

2022 NET INCOME \$1.9 MILLION

2022 NET CASH FLOW: Estimated at (\$110,000.00)

These figures are not far from what the Treasurer was anticipating considering all litigation costs, inflation, etc. Jeff Williams stated that the December 2022 financial package should be available for distribution within the week.

2023 BUDGET: Jeff Williams suggested a special meeting to pass a revised budget, within the next few weeks.

**ACTION:** White Bluff Admin will confirm that the financials thru November 2022 are on the website.

Trena Chagnon suggested a procurement software. This suggestion will be tabled until July 2023, after the Association has a year of Castle click data/history.

**8. Payment to Double Diamond for the purchase of WB assets**

\$2.2 million has been billed in Special Assessments, and \$1.1 million of that has been collected. The Association paid out \$750,000.00 to Double Diamond in July 2022. The Association spent \$259,000.00 on Marina expansion.

The Association spent \$65K on the Inn and Annex expansion. The Association paid \$40,000.00 for a grader and roller for road maintenance. The Association paid \$25,000.00 for maintenance of the tennis/pickle ball courts.

As of 02/28/2023, the Balance due to Double Diamond is \$900,000.00.

**9. Walkinshaw Litigation Update**

Mr. Manders stated that last summer all counsel agreed with the district judge to file an interlocutory appeal. The appeal court was not bound to accept the appeal request. The appeal court ruled on January 27<sup>th</sup>, 2023, that the appeal has been dismissed. Attorneys have advised to wait to hear from plaintiff attorneys and/or District Judge.

**10. Software Systems Overview: Tabled**

**11. WBPOA Marketing and Web Sites Updates**

SEO contract expires in August 2023.

**12. Delinquencies Collections**

Mr. Critcher explained that the Association could turn over delinquent accounts to a collection agency who would take over the collection process and there is no expense to the POA unless money is actually collected from an account. In order to move forward with this process, the Board would need to choose a collection agency, and have a law firm review the agreement prior to signing. If this were to take place, the Collection Policy may need to be amended and this would only apply to lot owners. The Board would require written verification from the chosen agency that all actions taken by the agency would abide by Texas Law.

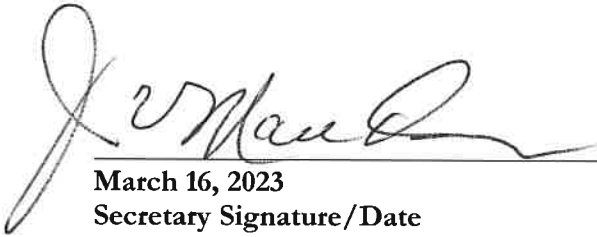
13. **Security Committee – Bass**

Mr. John Bass presented a program provided by Hill County in which owners can enter their information into a county website to sign up to receive emergency alerts via phone or text. John Bass provided a suggested email notice and step by step instruction on how to register.

**ACTION:** White Bluff Admin should email the WB Safety & Security Notice to all White Bluff Owners.

IV. **Summary of Executive Meeting:** There was a discussion on potential litigation in two areas and collections.

V. **Adjourn:** With no further business to discuss the meeting was adjourned at 11:45AM.



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March 16, 2023

Secretary Signature/Date

Joseph V. Manders

Secretary Printed Name