



White Bluff
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LAKE WHITNEY

White Bluff Property Owners' Association, Inc. will hold the **2023 Annual Meeting** of White Bluff Property Owners' Association, Inc. **on Saturday, May 20, 2023, at 10:00 a.m.** Sign-in will begin at **9:00 a.m.** The event will be held at:

**New Course Pavilion
24127 Stonewood Dr.
Whitney, TX 76692**

The Board of Directors has called this meeting to review the 2023 year-to-date financials, discuss operational activities of the Association for the 2022/2023 year, and elect new Board Members to serve on the Board of Directors.

An election will be conducted for three (3) expiring Board terms. Each elected Board Member will serve a three (3) year term. Nominations will also be taken from the floor during the meeting.

We encourage each property owner to cast their vote for the election electronically using a third-party representative. This is a safe and efficient method to increase participation. Each property owner with an email on file will receive an email invitation from whitebluffpoa@ivotehoa.com to vote from the White Bluff Property Owners' voting site at <https://whitebluffpoa.ivotehoa.com/register>. Please be sure to add this email address whitebluffpoa@ivotehoa.com to your sender list/address book so you can participate in the vote.

If you do not have your email address on file or did not receive the email by April 26, 2023, you can still vote online. Please contact SueEllen Kelley by email at skelley@whitebluff.com or go to the web address <https://whitebluffpoa.ivotehoa.com/register> and click Contact Us to get your code. **Online voting starts at 2:00 a.m. on April 21, 2023, and closes at 10:00 a.m. on May 17, 2023.**

Voting online is quick and easy!

1. Receive the email and click the link to go to the voting site, or go to the voting site, <https://whitebluffpoa.ivotehoa.com/register>
2. Register for the vote by entering your name, email, and creating a password.
3. Make your selection on the ballots and submit.
4. If there is more than one registered property owner per property (i.e., husband and wife), only one vote per property will be counted. The system will only count the vote that was cast first.



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When your vote is complete, you will receive both an onscreen confirmation and an email that the vote has been recorded. The entire process takes only a few minutes - less time than it did to read these instructions!

In accordance with Sec 209.0058 (b) Ballots, of the Texas Property Code, Electronic votes cast under Section [209.00592](#) constitute written and signed ballots. You may vote online and later choose to attend any meeting in person. If you choose to cast a vote at the meeting this will revoke your electronic vote.

If you are unable to attend the meeting in person or cast your vote online, enclosed is a proxy that you may use to designate someone to vote on your behalf. If you do not fill in a name on the line, then your proxy will be designated to the Secretary of the Association to vote on your behalf. If you do not want anyone to vote on your behalf, but would like to help the association achieve quorum, you can check mark the line that states I do hereby desire that this proxy be used for establishing quorum only.

If you are a multiple lot owner, you can either complete one proxy per address or write all the addresses on one proxy. The back of the proxy can be used to list additional addresses if the space on the front is insufficient. Be sure to note on the proxy additional addresses are supplied on back. If the addresses are not all noted, we will not be able to count your proxy towards all your lots/addresses.

We ask that you submit your proxies no later than 10:00 a.m. on May 17, 2023. Submit them directly to SueEllen Kelley, General Manager of the White Bluff Property Owners' Association at skelley@whitebluff.com. You may also mail your proxy to the onsite office at 20022 Misty Valley Circle, Whitney, TX 76692, or hand deliver it to the onsite office staff. Email is the preferred method so an acknowledgement can be emailed back stating your proxy has been received.

Please feel free to reach out to SueEllen Kelley by email at skelley@whitebluff.com or by phone at (254) 694-9276 with any questions you may have regarding the election process.

For the Board of Directors
White Bluff Property Owners' Association, Inc.

SueEllen Kelley, General Manager

REVOCABLE PROXY FOR WHITE BLUFF PROPERTY OWNERS', INC.
A TEXAS NON-PROFIT CORPORATION

I, the undersigned, a voting member of White Bluff Property Owners' Association, Inc., acknowledge receipt of the annual meeting notice and do hereby appoint the **Secretary of the Association**, OR, in the instance of his/her absence, incapacity or unwillingness so to act as my proxy, the **President of the Association**, or _____ with the power of substitution for and in the name, place and stead of the undersigned as proxy at the membership meeting of the Association, at 10:00 a.m.; on Saturday, May 20, 2023, at the New Course Pavilion located at 24127 Stonewood Dr., Whitney, TX 76692 and any adjournment, rescheduling or reconvening thereof, according to the number of votes that the undersigned would be entitled to vote if then present upon the matters set forth. (In no event shall this proxy be valid for a period longer than eleven (11) months after the date of the meeting for which it was given.)

IMPORTANT: If you choose not to have a vote cast on your behalf, please complete this form and select the following option below to be counted for **quorum purposes only** so the Association can conduct business.

_____ **I do hereby desire that this proxy be used for establishing quorum only.**

DATED this _____ day of _____ 2023 **Required**

Owner's Name _____ **Required**

Owner's Address(s) _____ **Required**

Signature _____ **Required**

Please return your proxy regardless of if you will be attending the meeting. To be valid, all proxies must contain the Owner's name and address. **Please submit your proxy no later than 10:00 a.m. on May 17, 2023**, by e-mail to skelley@whitebluff.com, **Or** by US Postal Mail to: White Bluff Property Owners' Association, Inc. c/o Castle Management Texas, LP., 20022 Misty Valley Circle, Whitney, TX 76692



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May 20, 2023, at 10:00AM Annual Meeting Agenda
Located at the New Course Pavilion
24127 Stonewood Dr.
Whitney, TX 76692

- I. **Proof of Notice, Establishment of Quorum, Call to Order**
- II. **Introductions** – Jim Fletcher
- III. **Review Minutes:** May 21, 2022, Annual Meeting Minutes
- IV. **2021 Audit** – Sam Timothy
- V. **Introduction of Candidates** – SueEllen Kelley
- VI. **Election of Board of Directors** – SueEllen Kelley/Nicole Carciofini
- VII. **President Report** – Jim Fletcher
- VIII. **Treasurer’s Report** – Jeff Williams
- IX. **Guest Speakers:**
 - 1. Volunteer Fire Department Report
 - 2. Hill County Commissioner
- X. **Committee Reports**
 - 1. Greens Committee - Ed Helmbeck
 - 2. Marina Committee Report- Ned Wilmarth
- XI. **Management Report** – SueEllen Kelley, GM
- XII. **Department Head Reports**
 - 1. Golf Operations – Keith Harris, Director of Golf
 - 2. Golf Maintenance – Michael Shelton, Director of Agronomy
 - 3. Food & Beverage – Carrie Holden, Director of F&B
 - 4. Lodging – Janelle Webster, Lodging Manager
 - 5. POA Maintenance – Jimmy Tamborello, Maintenance Director
 - 6. Roads – Rick Ashton, Roads Supervisor
 - 7. Security – Chief of Security
- XIII. **Old/Pending Business**
 - 1. Walkinshaw Litigation Update – Joe Manders, Board Secretary
- XIV. **New Business**
 - 1. Election Results – SueEllen Kelley
- XV. **Open Forum:** Property Owners may ask questions to the Board or comment about issues pertaining to White Bluff. Limit of 4 minutes per person.
- XVI. **Adjourn**