

MEETING OF THE WHITE BLUFF POA BOARD OF DIRECTORS

June 3, 2016

CALL TO ORDER:

Leonard Critcher called the meeting to order at 1:00 p.m. and confirmed a quorum of directors was present.

ATTENDANCE:

Attendees included: Board Members Leonard Critcher, Terry Newman, Ron Roberts, Wayne Findley, John Bass and Double Diamond employees Fred Molsen and Shari Snow.

ADJOURN TO EXECUTIVE SESSION:

The POA Board immediately adjourned into Executive Session

RECONVENE OPEN SESSION:

Leonard Critcher reconvened the Open Session at 2:30 pm.

SUMMARY OF EXECUTIVE SESSION:

Mr. Critcher presented a summary of the Executive Session for the POA members in attendance. He also informed attendees that the board had decided that the Open Forum would still be limited to 4 minutes per speaker and 20 minutes total but that attendees would be allowed to ask the board questions, and the board would attempt to answer questions if appropriate. It is the board's desire to create more open dialogue with property owners.

OPEN FORUM:

No comments.

DISCUSSION/ACTION ITEMS:

The first item of business on the agenda was the election of a new board member to fill the unexpired term of Larry Groppe. The POA Nominating Committee had recommended 11 people for consideration as board members prior to the annual meeting held in May. Mr. Critcher asked the board members to submit their ballots, and James (Jim) Fletcher was elected by a majority vote of the five board members.

The second item on the agenda was the establishment of the board liaison structure. The purpose of this structure is to improve communication and dialog among board members and with POA members. Five areas of responsibility were described and assigned to individual board members. The following is a brief description of each area and the assigned board member.

1. John Bass - proxy solicitation for POA elections
2. Wayne Findley - professional administrative services for the POA
3. Terry Newman - POA committees
4. Ron Roberts - maintenance of POA property and equipment
5. James Fletcher - golf course maintenance

The third item on the meeting agenda included a brief summary of the POA Board's efforts to identify property management companies that will be considered to possibly manage the POA under contract. Wayne Findley presented an overview of the process used to identify these companies, and he introduced representatives of three companies that came to the meeting to present summaries of their proposed services. The three companies were First Service Residential, Associa Principal Management Group of North Texas, and Spectrum Association Management. Each company presented their proposal for the provision of management services and answered questions from the Board and POA members. The Board will be reviewing and evaluating each proposal in the near future.

The last order of business was a motion made by Mr. Critcher. He moved that the board approve a change in the by-laws that changes the percentage of property owners needed for a quorum from 25% to 10% specifically for the election of Directors at an Annual Meeting and/or Special Called Meeting of Property Owners, for vacant positions created by a lack of a quorum subject to approval by legal counsel. The motion was seconded by Mr. Bass and approved unanimously.

There being no further business, Meeting was adjourned at 4:50 p.m.

Respectfully submitted,

Shari Snow