

Minutes from 2005 POA Team Meetings

April 4, 2005

Roads

- Surveyed ditches. Also Cummings Paving surveyed ditches. Will get an estimate from them.
- Cummings Paving will shave off the bumps near Brown's house and recoat with chip and seal.
- Rebuilding of Murphy Drive and repaving Cheney's Crossing waiting until we get more funds in the bank.

Finance

- Have collected 89% of total to date.
- Will make phone calls on the remainder after 4/15.

ACC

- Whaley's slab poured this morning.
- Willars about done with their new home.
- Curtis clearing lot
- Rogers submitted flag pole data

Beautification

- Mowing to begin 4/7
- Looking for trees to plant in pool area.
- Looking for Pampas grass
- Flowers at WWS rock done in by freeze, hail and wind. Will need to be redone.
- Will get a landscaping plan from mowing company for pool area.

Security

- Have received invoice for 9/24 gate repair call from ASG. They have bought out Brinkman
- No info yet on timing for new control box
- Using temp codes until get new high capacity chip
- New remote code in effect.

Website

- Name is wwspoa.com
- Purpose is to provide information to residents and lot owners.
- Information to include covenants, procedures, events, activity and team meeting notes.
- Will try to get more digital pictures and put in thumbnail pictures.
- Jack will try to get last two sets of covenant changes from Weberman for free.
- Will look at contact info button options.
- Bob will continue to work on website without another committee at this time.

David

- Got quote from Brimley on bath house repairs. Repairs needed are to fix sunken front beam, remove and repair floor including adding Hardiplank, repair sheetrock, repair plumbing.
- Will get second quote from Jody.
- Will get pool head job description.

Minutes from 2005 POA Team Meetings

May 2, 2005

Finance

- -We have collected 92% of the dues from lot owners. We have 26 remaining. We will call them this month.
- -The State franchise tax report has been prepared and will be mailed 5/3.

Beautification

- -We planted 42 trees in the pool area thanks to the outstanding help of about 10-12 neighbors.
- -Next step is to plant pampas grass at the waterfalls.
- -Mowing has begun. Park and front looks great. Roads need more work.

Roads

- -Cummings is available about 6/15 to begin work
- -Will get bid on ditch work on Cheney's Crossing
- -Will contact Cummings re getting rock swept back onto the roads.
- -Ready to feed fish in the big lake.
- -Will put 2 more stop signs at the WW Drive/WW Drive intersection.

ACC

- -Eaton - shed approved
- -Owner of shed on lot 626 contacted to remove shed.
- -Will send letter on telephone pole removal

Pool

- -Harold Poppa is new pool head
- -Will take cover off - target is Sat May 7

Security

- -New gate control box and new chip working well
- -Will check to see if we need to continue unlisted status on phone. The charges increased to \$4.95 for unlisted number

David

- -LCRA will meet with homeowners/lot owners on Thursday, May 12 to review plans and costs
- -Bath house - work will be completed 5/3. Needs some final work on floor trim boards and new toilet seats. We will be ADA compliant on the toilet side with recent work. Some future work needed to vents on shower side, timer for lights, ADA on shower side.
- -Need some burning regulations posted on web site. Another lot owner had fire out of control on Sun. Fire Dept responded.

Next meeting Mon June 6.

Minutes from 2005 POA Team Meetings

Special Meeting with LCRA, May 12, 2005

Several representatives from LCRA met with about 60 people on May 12, 2005 to present plans for the next well for our water system and information on estimated impact fees and future rate structures.

The current well produces about 22 gpm and this allows 37 connections at the TCEQ design standard of 0.6 gpm per connection. We currently have 43 connections. The TCEQ said the LCRA can connect additional customers while the next well is being developed. The LCRA has approved 2 new connections and will continue to approve new connections.

The LCRA will petition the TCEQ for a variance to allow a standard of 0.4 gpm per connection. This would allow our existing and new well to have more connections. This is in line with our current consumption. The TCEQ requires 36 months of data before changing the standard. That data will be available about Oct '06.

The hydro geologist said we are in the Trinity sands aquifer and that wells in this area can be expected to produce about 10 - 25 gpm. The porosity in this area is not good, so we cannot expect higher producing wells.

The new well will be drilled near the water tank and will have 3 producing zones in the well. The bidding and bid evaluation period is from May 13 to June 3. The construction period is from June 6 to July 5 at which time the new well should be on stream. The project completion date is July 20. The cost is estimated to be \$191,000.

Recovery of the cost will be accomplished in two ways - part by impact fee for new users and part by increase in water rates. A 10 year plan for increased capacity will be developed and the cost financed over 30 years via bonds issued and paid off by LCRA. The estimated impact fee is \$6900. There will also be a tap fee of \$800 for new users.

The current rates are \$37/mo for first 2000 gal, \$3.50/1000 gal for next 8000 gal, and \$4.50/1000 gal above 10,000gal. The current typical bill is \$47/mo. Current rates have been kept down by a \$60,000 subsidy from Merchants Mortgage, the current owner of unsold and undeveloped lots at Whitewater Springs. The subsidy usage has been \$22,500 in FY '04, \$30,000 in FY '05 and will be \$7500 in FY '06. The fiscal year is from July 1 to June 30. Another \$50,000 subsidy has been provided by Merchants Mortgage for capital improvements which have also had the effect of keeping rates down.

The rates are expected to change effective Jan '06, and are estimated to be \$57/mo base rate for first 2000 gal, \$4.50/1000 gal for next 8000 gal, and \$6.50/1000 gal above 10,000 gal.

The estimated typical bill for FY '05 is \$47/mo, \$70/mo for FY'06, and \$84/mo for FY '07. This reflects the phasing in of the new well costs, acquisition costs, debt service and the end of the subsidy.

Minutes from 2005 POA Team Meetings

June 6, 2005

ACC

- -Curtis is paying for relocation of his water tap
- -Lot 305 - shed is being removed
- -Lot 1 - owner has agreed to remove brush piles
- -Lot 659 - has shed - trying to locate owner
- -Lot 626 shed has been disassembled
- -Young is submitting house plans for approval

Finance

- -24 lots are still outstanding for 2005 dues. Will continue to pursue for next couple of months. Then will send registered letters and file liens.

Roads

- -Will submit RFE's this week for Murphy Road rebuild, Cheney's Crossing Chip and Seal and Ditch work.
- -Cummings developing proposal for ditch work.
- -Put 3 loads of gravel on WWS to cover up oil. Will do more
- -Will sweep roads after chip and seal work this summer.
- -Put some Roundup on salt cedar to kill it. Working well.
- -Need to expand road committee.

Sportsman's subcommittee

- -Fertilized the fishing lake twice. Working well.
- -Will develop some signs for fishing lake - for lot owners and guests only, swim at own risk, catch and release only.

Pool

- -Pool is open for the summer and in excellent condition.
- -Repaired showers
- -Bathhouse work is complete.
- -Will leave A/C off. Evaluate exhaust fan option.
- -Will put hand rail on steps on deep end.
- -Pool is not leaking.

Security

- -Conrad (not a lot owner) was at pool on 5/30. Will draft a letter to him for President's signature that he is not to use the pool and must use direct route access only.
- -Clickers are for residents and those who have house plans approved for construction.
- -Committee has been activated - members Oscar Saint, Phil Peeples, Maury Flynn, Doug Decker, and Clay White. Maury will be head in Oscar's absence.

Beautification

- -No report

Next meeting will be called by David when needed.

Minutes from 2005 POA Team Meetings

September 5, 2005

Finance

- 4 more lots paid bringing total to 328 of 346
- 2 bankruptcy cases have gone to foreclosure - BOA now owns lots
- Will process liens on unpaid lots
- Ann will send out form for 2006 budget

ACC

- 3 homes under construction
- 1 review pending
- 1 new home review coming
- Need to make the Road Impact Fee collection part of approval process
- Mike Stratton is co-chair with Kath

Roads

- Murphy has been rebuilt
- Cheney's Crossing has been chip and sealed
- Upgraded ditch on Cheney's Crossing on the hill. Evaluating the results
- Feral hog damage done to Murphy Drive. Damage repaired. Trying to eliminate the hogs.
- Cummings will sweep all roads in a few weeks.
- May do some more ditch work during the winter. Will get bids on next jobs.
- Will raise dam to provide more height above the spillway. May also build a second spillway.
- Lake fertilization working. Fish are bigger and healthier.
- Will repair small strip at end of WW Drive repair.
- 75% of weed killing done.

Pool

- Everything working well.
- Will keep pool open to Nov 1 if weather stays warm.

Security

- Verizon checking phone line for gate. Gate open until phone problem resolved.
- Need to put up construction traffic signs. Will get cost of auger rental.
- Preliminary sketch made for gate revisions.

David

- Current insurance carrier won't renew. David will get new one.
- Consider buying lots or parts of them - next to pool, Bobcat Circle for another future gate, front area.

Beautification

- No report

Jack

- Annual meeting is Tue Dec 6 at MeadowLakes Country Club
- Need to review 2006 budget at next meeting.
- Will do annual meeting mail-out from here.
- LCRA waiting for TCEQ approval of new well. Expected in another 60 days.
- Will need a new person for local director for election at Dec annual meeting. Jack to send e-mail to local people.

Minutes from 2005 POA Team Meetings

September 5, 2005

Next Meeting

- Monday October 10 at 7:00 pm at Jack's house.

Minutes from 2005 POA Team Meetings

October 10, 2005

Finance

- The liens are ready to be filed. There are 17 in total which includes 10 repeats.
- Budget for 2006 is ready for review.

Roads

- Cummings will sweep roads soon.
- Cummings will repair the interface between new/old work on WWD near Keeney's house.
- Cummings will evaluate ditch work done on Chaney's Crossing
- There has been new feral hog damage on Murphy Dr. We have an RFE approved to buy or build a hog trap. We also have a contact who may trap them for us.
- Have done some clearing out of salt cedars around Whitewater Lake. Beautification needs to organize a weekend to proceed on this work.

Security

- Have some info on a camera system for monitoring gate activity. Cost about \$5000.
- Will wait for new developer before moving and modifying gate.

Pool

- Will close Nov 1 or earlier pending weather.
- Will winterize the Bathhouse when pool is closed.

Beautification

- No report.

ACC

- No report.

Jack

- LCRA said they submitted the lab data on the new well to TCEQ on 9/9. The 90 day clock starts then on the queue to get inspected. It may be closer to 60-75 days or mid Nov for TCEQ inspection.

Budget

- We reviewed all budget items for 2006 and made several adjustments. Some items will be planned for late 2005 as we have some funds available. After David has a chance to review the budget, we will send it to the other board members for review and then include it in the Nov mail-out for the annual meeting. We plan to mail the annual meeting package by Nov 6. The package will include a 2005 review letter, meeting agenda, 2006 budget and ballot for a new director.

Openings

- We need some people to run for one Director's position.
- We need some volunteers for Committee Head positions - Beautification, Sportsman's Club or Roads

Next Meeting

- The next Team Meeting will be Monday, November 7 at 7:00pm at Jack's home.

Minutes from 2005 POA Team Meetings

November 7, 2005

Finance

- Annual meeting package mailed to 296 owners for 346 lots.
- Liens filed on lots with unpaid assessments.

Beautification

- Lucy Morley is new head of beautification committee.
- Will have a meeting soon of this committee
- Will evaluate irrigation system needs for front area and pool area
- Will get data on cost of front fence replacement with PVC
- Will renew mowing contract if price is about same as last year
- Need to organize salt cedar cutting day

ACC

- Lot 96 (Whitfield) submitted a package for review
- Kidd - still working on house design and fitting it on lot
- Kuplants - haven't heard anything lately

Roads

- Working on bid for ditch work
- Surveyed dam - only 6in above spillway. Getting bid on adding 1-2 feet to dam height
- Started building feral hog trap
- Roundup shelf life is 10 years. Will progress RFE for bulk purchase

Pool

- Pool closed for season. Pool covered.
- Bathhouse closed for season. Bathhouse winterized. Water blown out of lines and anti-freeze added where needed.

Security

- Need to order some more clickers. Will progress RFE.
- Have design and estimate for cameras at gate. Will include 2 cameras and computer system to record pictures. Same system used at Canyon springs and proposed for new Waterford development. Cost about 5000\$. Will progress RFE.

Jack

- David reported progress on insurance. Should have new policy next week.
- LCRA said TCEQ inspection should be done by Dec 6 on new well.
- Reviewed pictures of Waterford (Lago Vista) "Property for sale" system which uses a bulletin board approach and does not have all the real estate signs out front. Committee liked the idea. Need to find someone to complete it.

Next Meeting

- Next meeting will be Jan 9.

Minutes from 2005 POA Team Meetings

Annual POA Meeting, December 6, 2005

MINUTES OF ANNUAL MEETING OF P.O.A.

Annual Meeting of the
White Water Springs Property Owners Association, Inc.
Tuesday, December 6, 2005
7:00 PM
Meadowlakes Country Club
Meadowlakes, TX

- I. Welcome (Gary Levine)
 - Thank you to David Keeney, Jack Merkel, Committee Heads, and others
 - General recap of 2005; has been a positive year for White Water Springs
- II. 2005 Financial Recap and 2006 Budget (Jack Merkel)
 - POA was within budget for 2005 and many improvements were made to the property
 - Reserve Funds split between checking account and Treasury Bonds
 - Focus will continue to be on roads in 2006, specifically Whitewater Drive
- III. Election of Board of Directors
 - A vote was held to elect a new member to the POA Board to fill David Keeney's position, who is stepping down from the board
 - Ballots were distributed to all lot owners prior to the meeting and those who could not attend had the option of mailing in a ballot
- IV. General Update from Merchants Mortgage ("MMTC") (Gary Levine, Justin Land, Mike Stratton)
 - Update on Birds:
 1. Application for 10-A permit nearing approval from the USFW. It is through the public comment period and MMTC is hopeful that the permit will be approved in early 2006.
 2. In exchange for permit, the application calls for MMTC to make a cash payment to the USFW in the amount of \$300,000, giving them 20.7 acres of property at the tip of Section 5, and agreeing to adhere to some seasonal development restrictions
 3. MMTC understands the permit can be extended to a future developer and to individuals who own land in the Bird areas through inclusion certificates
 4. Any property owner who would like a copy of the permit application should email Justin Land at jland@merchantsmtg.com
 - Update on Marketing Efforts
 1. MMTC is currently having some discussions with developers and others who may be of assistance in selling the property
 2. MMTC will begin to focus more on selling their portion of the property when the Bird permit is obtained and is considering all options available to them in facilitating a sale
- V. Questions and Answers
 - A question was raised regarding the LCRA Impact Fee and future water rates
 1. The Board explained that the impact fee was set at \$5500 which mirrored the LCRA staff recommendation.

Minutes from 2005 POA Team Meetings

Annual POA Meeting, December 6, 2005

2. The Board relayed information from the LCRA that they would not be raising water rates as originally scheduled in 2005
- A question was raised regarding obtaining playground equipment for the park
1. The Board responded that the Beautification Committee would be responsible for that type of improvement and that the person should contact that committee with their suggestion
- VI. Vote Results
- - Maury Flynn was elected to replace David Keeney on the POA Board