

Minutes from 2006 POA Team Meetings

January 5, 2006

Finance

- We have received 2 road impact fees for new home construction
- We have received 4 lien payments
- There have been 12 lot resales and 2 home resales recently.
- Assessments for 2006 are planned to be mailed by Jan 13.
- A lender on a home resale requested notice from POA if dues are more than 60 days late.

ACC

- The Board should consult the ACC for any proposed replats to check that new dimensions still make sense for home construction and setbacks and to keep our financial records up to date.
- The owner of Lot 45 began construction (site leveling) before plans were approved. Construction has been stopped until plans are approved.
- Some preplanning activity is underway for 4 new homes.
- Construction has begun on the Whitfield and Kidd new homes.
- New home construction is picking up with 2 homes almost complete, 2 homes just beginning and 4 more in various review stages.

Beautification

- Bid has been received for 2006 mowing. A RFE will be processed for approval.
- At the next beautification meeting, a LCRA rep will present info on zeroscaping.
- The boards for the new picnic tables have been sanded and weatherproofed. They will be assembled at the next work day.
- Next work days will be Jan 12 and 18 weather permitting. Plans are to assemble picnic tables and trim trees in the park.
- Future plans will include hiking trails and playground equipment.

Pool

- There is a slow leak in the pool. May be due to dry conditions and lack of water saturation in surrounding ground.

Roads

- Ditch work will begin on Balcones Ridge Way in next week or two. Some road patches will be done at the same time. Loose rock will be swept on Murphy Dr.
- Hog trap door will be upgraded.
- Need rain to soften ground for construction traffic sign

Security

- Video system construction should start in next 2 weeks.
- New clickers have been received.
- Circuit board needs repair - under warranty.

Jack

- We will keep ACE hardware account open - signers limited to Bill and Oscar.
- The new "Homes for Sale" board is being progressed by the Decker's. The board should be installed soon next to the Postal Box kiosk.

Next meeting date will be Thursday, February 9 at 7:00pm at Jack's home.

Minutes from 2006 POA Team Meetings

February 9, 2006

Finance

- We have collected about 60% of the 2006 assessments so far.
- We have collected one road impact fee this month.

Beautification

- The mowing RFE has been approved. We will begin work on cutting salt cedars.
- All the new picnic tables have been completed.
- An appreciation BBQ is planned for April 2. Harold volunteered to cook brisket. A RFE will be prepared.
- Work will begin on a walking trail along Cow Creek.
- We will check to see if the water falls pump works and get data on cost of operation.
- We will locate a professional tree trimmer to trim trees in the park.

Roads

- Cummings will fix WW Drive gap near Keeney's and sweep the roads. This is warranty work.
- We will try to install additional signs - stop signs and construction signs.

Pool

- Everything still winterized.

Security

- The new video system is under construction. Should be finished this month.

ACC

- No report

Jack

- Bill drafted a "white paper" to cover our expectations of a new developer. Comments are due in next 2 days. He will revise the document and circulate to the team members for another review. Then we will send it to the residents for their input.

Next meeting will be Thursday, March 2 at 7:00pm at Jack's home.

Minutes from 2006 POA Team Meetings

March 2, 2006

Finance

- We have collected assessment fees on 82% of the lots so far.
- We will send the delinquent letters with late fees by Mar 10

Roads

- Will submit RFE for road signs
- Most road work will be done in May/June
- Ditch work should be done in next few weeks

Sportsmans Club

- Will remove old PVC water fill pipe from lake while level is down
- Will burn piles around lake Sat at 0700 if burn ban is still lifted
- Will stock lake with blue gills and red ear sun fish
- Will fertilize lake again
- Will install sign with fishing regulations
- Will wait on new developer before doing any work on Pavilion lake. Meanwhile, Oscar is fixing the bridge to the island.
- Will extend concrete apron about 12ft below the overflow pipes to keep water from cutting underneath them. Will do this while lake level is down.

Security

- All preparation work for new video cameras is complete. Installation of cameras will be done in a couple of weeks.

ACC

- No new inquiries
- Four houses are currently under construction

Pool

- Pool and bathhouse still winterized.
- Will open bathhouse for the season on April 1

Beautification

- Will submit RFE for Appreciation BBQ. Date set for April 2
- Will submit RFE for playground equipment. Have a donation of \$500.
- Began work on walking trail along Cow Creek. Working on section from the bridge to the low water crossing.
- The pump at the water falls does work and the sump does hold water. Will get operating cost data later.
- The LCRA presentation on Zeroscaping will be at the River City Grille on April 18 (normal day for ladies luncheon)
- Tree trimming bids are in. Lowest is \$5500. Will get cost of renting a mulcher.
- Finished burning the large piles in the burn area from salt cedar cutting.

Jack

- The White Paper has been sent to residents for comments and support. Jack will send this version to MMTC.
- Next meeting will be Thursday, April 6 at Maury's home at 7:00pm

Minutes from 2006 POA Team Meetings

April 6, 2006

The following are notes from the team meeting on April 6, 2006-AMENDED-to include an inadvertent omission of Security and the next meeting date.

FINANCE

- We have collected assessment fees on 88 percent of the lots so far. Final letters, prior to placing liens, will go out in July.

ROADS

- A survey is being made to determine proper location of new stop, speed limit and other traffic signs. An RFE will be issued at the end of this survey.
- Additional road work will be schedule for July and August. An estimate is due in 60 days.
- The planned ditch work for this year is now complete.

SPORTSMAN CLUB

- The clean up on the shore of the large lake is continuing. A feeding program is to commence soon for the existing fish stock. Some trees cut in the clean up process will be used to improve the lake habitat for fish.
- The first hunt for feral hogs was successful with the capture of one hog. Because a number of additional hogs were spotted, a second hunt will be scheduled for some night in the near future. No fire arms are used in these hunts.

SECURITY

- The security cameras at the front gate are installed and operational. The initial tests have been very successful.
- Some minor road work will be required at the front gate where pavement is swelling up and could interfere with gate operation.

ACC

- No changes, four homes currently under construction

POOL

- The bath house is now open. Some minor maintenance was required on the toilets. The pool is due to open May 1.

BEAUTIFICATION

- The appreciation barbecue was well attended and enjoyed by all.
- The tree trimming has been completed in the park area.
- The swing set has been purchased and will be installed later this month.
- The Cow Creek hiking trail has been complete from the East side of the bridge going south to the low water crossing.
- The cutting of salt cedars is continuing into April.
- Three small cypress trees will be relocated from the pond to the creek area.
- Material is available for a sprinkler system for the young trees near the pool area. Some technical issues remain to be resolved.

MAURY/POA

- There has been some unauthorized cutting in the common areas, especially near the creek. This is a violation of the covenants. A reminder will be sent via email and next year's assessment communication.

The next meeting will be at Maury's house on Thursday, May 4.

Minutes from 2006 POA Team Meetings

May 4, 2006

FINANCE

- 31 Lots, or 11%, have not paid their POA dues. Personal phone calls will be made next month. If no response then, a lien will be placed on lots.

ROADS

- We continue to emphasize certain roads to contractors in order to minimize road damage. Special colored road signs will be erected in the near future to help with this.
- The ACC will also issue similar information to all new home builders.
- The bids are in for recycling the pavement on Whitewater Drive from Murphy to the bridge and for all of Oakcrest. We have also received bids to chip and seal Balcones Ridgeway. This work will probably begin in July.

SPORTSMAN

- Approximately 75% of the salt cedars have been cut and burned at the large lake. The remaining area will be cleared as volunteers are available.
- Bids have been solicited to repair and reinforce the spillway at the lake.
- As part of improving the fish habitat in the lake, minnows were added recently. Also, a vegetation fertilizing and fish feeding program has started.

SECURITY

- A list of general responsibilities for each committee, with phone numbers and emails, has been prepared and given to our answering service. This should provide for timely and accurate communications.
- The covenants are currently listed on our website but it requires a password to access them. Because these are public documents, and some realtors have requested copies of them, the covenants will be moved to the public side of the website where they can be available to anyone.

ACC

- No new activity. Two homes are being framed and one is under excavation.

POOL

- The pool is open and being enjoyed.

BEAUTIFICATION

- The swing set is installed in the park and ready for use. A chain has been placed near the pavilion to eliminate automotive traffic.
- There will be a community Bar BQ on May 28. The cost is \$5 per couple. Please bring a dish to share and your own drinks.
- Three cypress trees in the park were located to a more suitable location near the creek.
- Signs are being installed on the hiking trail. Future projects include painting the front gate and some pest control around the park.

GENERAL

- The proposal to resolve the "bird Issue" is at F&WL headquarters in New Mexico. While progress is being made, the government wants to change some of the financial terms.
- Two items were discussed that require some additional follow-up before any action can be taken:
 - The first item was that anyone visiting WWS for the day, and who wants to use any of our amenities, should be accompanied by the property owner during that usage. Long-term visitors would be exempt from that requirement.
 - The second item involves the placement of various signs in WWS, such as No Trespassing or Private Property. Besides being unsightly, these signs are not permitted by the covenants.

Minutes from 2006 POA Team Meetings

May 4, 2006

Due to vacations, the next meeting will be June 8, the SECOND Thursday in June, at 7 PM at Maury Flynn's home.

Maury Flynn

Minutes from 2006 POA Team Meetings

June 8, 2006

FINANCE

- There are 29 Lots or 10% that have not paid their annual dues. Personal phone calls will be made to all delinquents. Failure to respond will result in liens being placed on the lot.
- Merchants Bank has made their quarterly payment to the POA.

ROADS

- All road edges have been sprayed for weeds.
- We are waiting for a revised quote for the road improvement to a shorter portion of Whitewater Rd.

SPORTSMAN

- The spraying is complete around the lake. The clean-up is complete until the next growing season.
- Some oak wilt has been noticed. We will investigate and try to inform all owners of this potentially devastating disease.

SECURITY

- We need to develop a process for when an owner wants to combine two lots into one to facilitate building.

POOL

- The pool is operating very well. An assistant, R. Curtis, is now being trained.

BEAUTIFICATION

- The front gate has been repainted and looks great. Thanks to all who helped.
- New orange and white trail signs have been placed at both ends of the Cow Creek hiking trail.
- During the hot, dry weather road mowing will be reduced to minimize expenses.
- The May 28 picnic was a big success with more than 100 people attending.
- The Lewis building in Bertram has been reserved by LaDale Young for the WWS community Christmas party. The date will be either December 9 or 16. The theme will be a Texas hill country Christmas.
- Pipes have been installed in the park for a washer toss game. The washers are in the pavilion.
- There are 12 participants in the Wednesday water aerobics class, from 5-6 PM. There is a certified instructor that comes out from Burnet and the cost is \$2 per person.

Minutes from 2006 POA Team Meetings

July 6, 2006

FINANCE

- One additional payment has been made and total payments are about equal to last year. Additionally, a transfer of POA dues between seller and buyer has been accomplished at the closing of a real estate sale.

ROADS

- The Request For Expenditures have been approved for repairing portions of Balcones Ridgeway, chip and seal Balcones Ridgeway, and recycle and pave Whitewater Driver from Murphy to Cow Creek bridge and Oak Crest Drive. The work is within the annual budget and should begin in August.

SPORTSMAN

- Nothing new to report

ACC

- The ACC has received one application for new construction to begin in October.

SECURITY

- A very early morning entry was attempted by a "contractor" on July 5. The entry was rightfully refused by the answering service.
- The Security Director is contemplating "retirement" from his position by year end.

POOL

- The pool is operating well and attendance seems to be up.

BEAUTIFICATION

- There will be two mowings in July and two in August.

MISCELLANEOUS

- Because of a recent incident, an email will be sent to all residents reminding them that their pets must be under control at all times.
- James Brooks of Lampasas, an arborist recommended by our local county extension agent, visited Whitewater on July 7 to provide us with more information about our oak wilt problem.
- Current residents will be surveyed to establish a list of recommended builders. This list will be provided when distant lot owners want to start the building process and contact the POA for builder recommendations.
- Mortgage Trust will be contacted on how to best handle visitors who stop at the sales trailer for information

Maury Flynn
POA Team

Minutes from 2006 POA Team Meetings

August 3, 2006

FINANCE

- Collections are on par with last year and expenditures are within budget. Beginning in September, final collection efforts will be made on outstanding POA dues.

ROADS

- The planned road improvements to Balcones Ridgeway and Whitewater Drive will begin in August, as soon as the contractor is available.

SPORTSMAN

- Nothing new to report. We would like to find a volunteer to take over this activity.

ACC

- The ACC has received one new application with anticipated construction starting in October.
- The ACC is working to resolve two potential easement conflicts.
- After four years of dedicated service, Kath Long is "retiring" from this position. John White was unanimously approved to replace Kath. They will work together over the next month to make a successful transition.

SECURITY

- Oscar has expressed a desire to "retire" from his position by year end, so candidates for this position are needed.
- For everyone's benefit, we are following a strict code enforcement at the front gate. Old, unused codes are being eliminated. Residents are reminded not to give out their codes to anyone except their immediate family. SECURITY can provide temporary code for contractors, Realtors, etc.

POOL

- The volleyball net should be taken down after each use. It interferes with pool access and cleaning.
- Someone has been throwing rocks into the pool. This makes it unsafe for swimmers and makes it more difficult to clean the pool.
- Harold will spray the grass near the pool fencing. This should eliminate the need for trimming and the subsequent grass in the pool.

BEAUTIFICATION

- A new hose will be purchased to facilitate watering at the front gate. This should also eliminate any need to remove hoses from the pool area.
- We have received a complaint from an absentee lot owner about the appearance of Whitewater Springs and the front gate areas in particular. Lucy will respond to her.

GENERAL

- A special "bulletin board" was recently placed at the front gate, next to the post boxes, to eliminate the multitude of for sale signs at the front entrance. We have agreed that this board should be used only for homes or lots for sale here in WWS. Please do not post other items such as cars, garage sales etc. Likewise do not remove legitimate house sale or lot sale material.
- Budget planning has now started. Although we should initially plan to hold spending and revenues to this years level, we will need to discuss raising a process for raising POA dues.
- Part of our ability to minimize POA expenditures is based on the extensive use of resident labor for many of our maintenance tasks. Unfortunately, it seems to be the same few individuals volunteering for most of the work. WE NEED MORE VOLUNTEERS. It is conceivable that we may have to eliminate some activities or contract out others-at a much higher cost.

The next meeting will be 7:00 PM at my house on September 7.

Minutes from 2006 POA Team Meetings

August 3, 2006

Maury Flynn
WWS POA

Minutes from 2006 POA Team Meetings

September 7, 2006

FINANCE

- One construction assessment has been received for new building.
- Letters are now being prepared for sending to home owners for delinquent dues. Liens will be placed if no response is received within a month.
- A first draft of the 2007 budget has been prepared. Team members will analyze and review at next month's meeting.

ACC

- The team thanked Kath Long for her service to the POA. John White was welcomed as her replacement.
- A potential conflict regarding setback on two homes currently under construction has been resolved.

ROADS

- The road resurfacing is nearly complete. With good weather, all work should be complete the week of September 11.

SPORTSMAN

- No new activities. Pray for rain, as the lake level is going down significantly.
- We need to coordinate the oak wilt activities. A mail out is planned to inform all lot owners of the current situation. We hope to have a seminar within the next month.

SECURITY

- No new issues.
- The gate is functioning properly when it is used properly.

BEAUTIFICATION

- The dry weather has reduced the need for mowing. We would anticipate that there will be one more mowing this fall.

POOL

- The pool will be closed around the first weekend in October.
- Harold Poppa is going to check The electric company to see if we can combine the pool and pavilion meters into one, thus saving a monthly base fee.

GENERAL

- There was a discussion of how to improve communications for the residents and lot owners. There does appear to be an opportunity to consolidate some of our activities. Ladale Young has volunteered to head up this activity. A final review will be made at the October meeting.

The next meeting will be October 5, the place to be determined.

Maury Flynn
WWS POA

Minutes from 2006 POA Team Meetings

October 12, 2006

Finance

- There are 18 lots remaining with uncollected dues for 2006.
- We will file liens during Nov on these lots.
- We will add interest from prior years for same lots in default

Beautification

- We are getting a cost estimate for putting pre-emergent in the pool area.
- We will spray around Whitewater Lake for salt cedar control
- We may burn the pile in the burn area on Saturday.

ACC

- We need to check construction when concrete forms are up but before pouring to see that the plans are met.
- Will contact Mr. Such re his plans for building

Maury

- Meeting with Gary and Justin - They are continuing to work with USF&W to get the bird issue resolved. Hopefully, will complete end of October but this depends on USF&W.
- They are continuing to seek a new developer. This depends on getting the bird issue resolved first.

Security

- If the gate is open, check the mirror on the south side to see if it is clean and dry. This will allow the sensor to work correctly

Pool

- The pool is closed for the season and covered.
- The bathhouse will remain open until the weather gets cooler. Probably will close end of October

LaDale Young

- LaDale presented a proposal to improve communications with all lot owners. The concept would be a quarterly newsletter by email with some mail-outs as needed. The team will take this up again at the next meeting.

Finance

- We reviewed the budget for 2007. The cost of road work continues to rise and we still have several miles of roads to be rebuilt. The cost of utilities also continues to rise. We need to paint the fence in the front area. After discussion, the team recommends the board increase the assessment rate 10% in 2007. This is the first increase after 3 years of constant assessment.

The next meeting will be Thursday, November 2 at 7:00 pm at Maury's home.

Jack

Minutes from 2006 POA Team Meetings

November 2, 2006

FINANCE

- Final 2006 dues notices have been sent. Preparations are under way to attach liens to non payers.
- Because of the increase in maintenance costs, especially road repair, a five percent increase in property assessments has been recommended and approved. This will be the first increase in three years.

ACC

- No new activity.

ROADS

- There is severe erosion in some of the roadside drainage ditches. In certain places the road is being threatened. Plans are being formulated to use the remaining road budget to repair and strengthen these ditches.

SPORTSMAN

- Percy Hiebner was introduced as the new head of the Sportsman committee. He is taking over this position from Bill Hiers who will continue as the Roads chairman.

POOL

- The bathhouse will be winterized and closed for the season.

BEAUTIFICATION

- A fall barbecue will be held November 5 at the pavilion. Bring a dish to pass and your own drinks.
- The Cow Creek hiking trail was mowed and cleaned with a weed eater. We are looking into expanding the trail system by creating a trail from Ashe Juniper to Cow Creek.
- The Whitewater Springs Christmas party will be on December 16, 6:30, PM at the Lewis building in Bertram.

GENERAL

- Notices have been sent to all property owners regarding the 2007 budget and the annual meeting. The meeting will be at Meadowlakes Country Club in Marble Falls on Monday, December 4 at 7:00 PM.
- There will be one open position on the board and voting to fill that position will take place at the meeting. The candidates are Marilyn Curtis, Terri Whaley, and LaDale Young.

Maury Flynn

Minutes from 2006 POA Team Meetings

Annual POA Meeting, December 4, 2006

MINUTES OF ANNUAL MEETING OF P.O.A.

Annual Meeting of the
Whitewater Springs Property Owners Association, Inc.
Monday, December 4, 2006
7:00 PM
Meadowlakes Country Club
Meadowlakes, TX

- I. Welcome (2006 general update)
 - Gary Levine welcomed the attendees
 - Justin Land thanked the POA committees for their hard work and briefly summarized some of the substantial improvements that had been made to the property over the last year, including a large amount of road work. He also mentioned the 5% increase in POA dues for 2007
- II. 2006 Financial Recap and 2007 Budget
 - Maury Flynn discussed 2006 expenses and talked about the work that was done by each of the POA committees and how the actual expenses correlated to the 2006 budget
 - Maury Flynn discussed the 2007 budget and the need for a 5% increase in POA dues to support increased construction costs for road improvements and other items. He indicated that the modest increase was proposed by the property owner representatives on the POA committees and on the POA Board, and that all Board members approved the increase. He outlined the general plans for improvements in 2007, which largely consisted of more road repair work.
- III. Election of Board of Directors
 - Merchants Mortgage exercised their votes to keep Gary Levine, Mike Stratton, and Justin Land as members on the WWS POA Board
 - Property Owners voted to fill Jack Merkel's seat on the Board (Merchants Mortgage abstained from the election of this seat). The three candidates were: Marilyn Curtis, LaDale Young, and Terri Whaley.(SEE VOTE RESULTS BELOW)
- IV. General Update from Merchants Mortgage
 - Gary Levine indicated that Merchants had received approval for a 10-A permit from the US Fish and Wildlife that would allow the development of the property with regard to the existence of an endangered species (the golden cheeked warbler). Mr. Levine indicated that Merchants purchased off-site mitigation credits for \$424,000 and had set aside approximately 138 acres of on-site mitigation (which consists of land owned by Merchants Mortgage) in exchange for the permit. Justin Land discussed the inclusion of property owners in the permit and indicated that it would be possible for property owners to receive certificates of inclusion for the permit that would include them in the benefits and obligations of the permit. Documents for inclusion certificates were still being finalized with the USFW and Merchants hopes to have them available around the time annual assessment notices are sent out in January. A copy of the permit will be posted to the POA website in the near future.
 - Gary Levine indicated that Merchants was actively pursuing buyers for the development but was not under contract with any party to sell the property. He mentioned that Merchants was talking to many different brokers and prospective developers and was considering increased local and national marketing efforts to attract buyers.
 - Appreciation was expressed for Jack Merkel's long tenure on the POA Board.

Minutes from 2006 POA Team Meetings

Annual POA Meeting, December 4, 2006

V. Questions and Answers

- Clarification questions about the presentations at the meeting were asked by attendees and answered to satisfaction by the POA Board.

VI. Vote Results

- LaDale Young was voted to fill Jack Merkel's spot on the POA Board
- The five serving board members for 2007 will be: Maury Flynn, LaDale Young, Gary Levine, Justin Land, and Mike Stratton