

## **Minutes from 2007 POA Team Meetings**

**January 4, 2007**

The following are the minutes of the January 4, 2007, Whitewater Springs POA Team meeting

### **FINANCE**

The assessments for 2007 are ready to be sent to property owners. We are waiting on a letter from Merchants explaining the process that property owners may use to be included in the recent bird approval decision from the USFWS.

### **ROADS**

Work will begin shortly to remedy drainage issues on two sections of Whitewater Drive and one section on Chaney's Crossing. Erosion has become severe on the upper portion of Whitewater.

New signs for traffic control will be installed starting January 5. Additional stop signs will be added. New signs will proclaim the upper portion of Whitewater Road, adjacent to the Penrod ranch and bird sanctuary, as not a through road. Orange colored "Construction Traffic" signs will indicate the route for heavy vehicles. Besides improving safety, these last two measures should reduce wear and tear on roads not designed for such traffic.

### **ACC**

New plans have been approved for 414 Ashe Juniper, the Such residence. Construction is in various stages on three other residences.

### **BEAUTIFICATION**

The quotes for 2007 mowing and related landscape care have been received. The totals were slightly less than for 2006 and the vendor was approved

### **SECURITY**

Nothing new

### **POOL**

The pump on the septic system for the park area is burned out and needs to be replaced. The estimated cost is between \$400 and \$500.

### **SPORTSMAN**

Cedar and brush clearing continues around the lake as weather permits.

### **MISC**

M. Flynn and L. Young will visit the Bertram Volunteer Fire Chief for introductory meeting.

The old rock quarry site is being used as a brush dump for some lot clearings. We will erect signs and post a letter discouraging this.

The next meeting will be February 8, the SECOND Thursday of the month, at my house starting at 7:00 PM.

Maury Flynn  
WWS POA Team

# Minutes from 2007 POA Team Meetings

**February 8, 2007**

The following are the POA Team minutes from the meeting on 2-8-07

## **FINANCE**

We have received 52% of the assessments for 2007 as of February 6. This compares to 59% in 2006 and 74% in 2005 for the comparable time frame.

## **ROADS**

Due to the weather conditions in January, the repair of the drainage ditches is behind schedule. The work is now scheduled to be completed by the end of February.

A number of new traffic signs have been placed. The "upper portion" of Whitewater Drive, before Cow Creek, has been designated as a "non thru street". Signs have also been placed to direct construction traffic through the lower portion of Whitewater, with the intention of reducing road damage. Additional signs will be placed in the upper sections of Whitewater as time permits.

## **SPORTSMAN**

Brush clearing is continuing around the lake, aided by the low water level.

## **BEAUTIFICATION**

Salt cedar clearing is progressing. A Saturday work session is scheduled for February to pick up the cuttings

Members of this committee will be attending a seminar sponsored by the Forest Service and related to land clearing and burning.

## **ACC**

A lot owner who was ready to start construction (Newsome #115) was told by LCRA that they would be denied a water hook up by LCRA. I contacted LCRA and Bobby Hicks said that he just approved the Newsome's request but that this would be last hook up to be approved. He said this was the result of a decision made by the Texas Environmental Quality Commission because we are in a Stage 4 drought. No more connections can be made until the drought is over; this covers Whitewater Springs and two other communities, LaMeta and Smithwick.

I called TEQC and got a completely different story! Lisa Fuentes told me that it is LCRA's responsibility to supply water, drought or no drought. If the LCRA needs more water they must supply the wells, tanks or whatever is needed to provide the water. TEQC could tell the LCRA that their pressure or quality is not up to standard but the LCRA must resolve the situation and supply the water.

I will try to find out more from these two organizations as to what is our actual status. Water will always be precious in the Hill Country but I am not aware of any problems with our current system.

## **POOL**

The pump for the septic system is repaired and back in service.

## **SECURITY**

Everything is under control.

The next meeting will be March 1, 7:00 PM at my house.

Maury Flynn  
WWS POA

# Minutes from 2007 POA Team Meetings

**March 1, 2007**

The following are the minutes of the March 1 POA Team Meeting.

## **GENERAL**

It was agreed that if any residents have comments or questions about the upcoming property sale, the information should be forwarded to Maury Flynn. He will consolidate the information, forward it to the bank and distribute the answers to all residents.

On February 27, Bill Hiers, LaDale Young and Maury Flynn met with County Judge Donna Klaeger (the highest elected official in Burnet County) and Ron Hiebler (our Precinct 3 Representative). The Judge is new to her position as are Maury and LaDale so it seemed appropriate to introduce ourselves to our elected officials as well as making them aware of Whitewater Springs and our contribution to the county. Because of the growth in Burnet County, the county government is starting a review and update of its regulations governing subdivision development. This process will take some time and we will try to keep informed.

## **FINANCE**

Home owner's dues have been received on 78 percent of the properties. Second letters will be sent out to delinquent owners around April 1.

## **SPORTSMAN**

We should dump brush cuttings from work days on the edge of the lake, near the spillway. This will provide habitat for the fish and, if burned, will help seal the area near the spillway.

The long and severe drought has heightened our awareness of fire dangers. Percy Hiebner has investigated water sources for the Bertram Volunteer Fire Department if there is a fire in Whitewater. Our swimming pool would be the first source of additional water

There are a number of signs with a red "V" near existing water lines. Many of us thought these were valves for hook up to fire trucks. After talking to LCRA, these are not valves but rather vents used to flush the lines for maintenance. LCRA does not want us to connect a fire truck to these lines for fear of damage to the lines. We are pursuing to see if they will permit us to use the lines as a gravity feed to the fire trucks for a secondary water source.

The existing lakes may be a water source but the Fire Department has concerns about sediment damaging their pumps. More work is needed on this.

## **POOL**

Extra keys will be made for the pump house so that the recirculation pumps can be monitored if Harold is not available.

## **BEAUTIFICATION**

Members of the Beautification Committee went to a three day seminar on fire prevention conducted by the National Forest Service. There will be a presentation to all homeowners at the Ladies luncheon on April 17, probably in Bertram. More details to follow. There will be a series of ideas presented at the luncheon for possible future incorporation in Whitewater.

A checklist of Firewise Landscaping ideas was obtained at the seminar. These will be provided to all new building requests as recommendations to be incorporated into future construction.

Work is continuing on cutting of salt cedars near the roads.

A spring barbecue is being planned for residents on April 29 at the pavilion.

The construction of a new trail from Ashe Juniper to Cow Creek will start in the fall, after bird nesting season.

New mesh will be placed around the bottom of the pool fence to prevent grass clippings from contaminating the pool.

## **Minutes from 2007 POA Team Meetings**

**March 1, 2007**

### **ROADS**

The planned work on the drainage ditches will begin next week.

### **ACC**

Because of the demands of work, John White has resigned as chairman of the ACC. Committee member Bob Whaley will replace John as chairman.

All road impact fees have been collected for the planned new home construction.

### **SECURITY**

The battery pack for the cameras at the front gate was replaced, under warranty.

Maury Flynn  
WWS POA

## Minutes from 2007 POA Team Meetings

### February 23, 2007 – Special POA Meeting

#### MINUTES

Special Meeting of the  
Whitewater Springs Property Owners Association, Inc.  
Thursday, February 23, 2007  
7:00 PM  
Meadowlakes Country Club  
Meadowlakes, TX

- I. Welcome -
  - a. Gary Levine, from WWS, LLC (a wholly owned subsidiary of Merchants Mortgage & Trust Corporation), welcomed the attendees and introduced Justin Land, another representative from WWS, LLC, and Steven French, a representative from Sheldon Good & Company
  - b. Mr. Levine announced that WWS, LLC had hired Sheldon Good & Company to market and sell the portion of the property owned by WWS, LLC through a condensed marketing & sales effort over the coming months.
- II. Sealed Bid Structured Sale Discussion -
  - a. Steven French led a discussion of Sheldon Good's plan to sell the property through a sealed bid auction. He indicated that the property owned by WWS, LLC would be offered in up to 4 different parcels and that sealed bids for one or more of the parcels would be submitted by prospective buyers by a certain deadline, which will likely be in May 2007.
  - b. Mr. French indicated that WWS, LLC would have the opportunity to review bids that were submitted by potential buyers and would be able to select one or more purchasers for the parcels based on a variety of factors including offer price, developer credentials, business plan for development, and financial strength of developer.
  - c. Mr. French indicated that the property would be marketed aggressively through direct mail campaigns, newspaper and other print advertising, word of mouth advertising, and various other avenues. He indicated that there would be visiting days set up for potential buyers to visit the property and that the POA would be notified of those days/times
- III. Questions and Answers - Questions about the presentation at the meeting were asked by attendees and answered by Gary Levine, Steven French, and Justin Land

# Minutes from 2007 POA Team Meetings

**April 13, 2007**

The following are the minutes of the April 13, 2007 POA team meeting.

## **FINANCE**

We have received 88% of our homeowner assessments to date. Delinquent notices were sent out to the non compliant owners on March 21.

It appears the resale market for Whitewater Springs lots is heating up. In the last three months, 3 sales have closed and 7 are pending.

## **ACC**

We anticipate one new construction to start in the near future.

Dean Dearmont is filling the opening on the ACC. Bob Whaley will continue as chairman of that committee.

## **BEAUTIFICATION**

Pre-emergent has been used selectively in the park to control weeds. We continue to control for fire ants in the park area also. The trees in the park, and most of the trees at the front entrance, have been mulched.

The removal of salt cedars is an ongoing battle. The most recent activity has been at the lake and on Wood Hollow.

There will be a spring barbeque for residents on April 29. An email will provide more details. We should have our new grill and pavilion fans installed by then.

The recent heavy rains have caused debris to build up on the west end of the Cow Creek trail. Volunteers are needed to clean this up.

The Beautification Committee has taken the lead in making the residents of WWS more aware of fire safety. Our recent severe drought has made this a priority activity. The notes from their most recent session are as follows:

Notes on 4/3/07 meeting with Jan Fulkerson and P.J. Pearson of the Texas Forest Service and WWS residents Marjorie Dearmont, Lucy Morley and Terri Whaley

We met Jan and P.J. at the WWS gate and spoke with them about our desire to have WWS designated as a Firewise community and they told us what is required. Then we took them on a tour of WWS. We viewed several homes to access their "Firewise" assets and areas that need improvement as far as propane tanks, vegetation, wood decks near trees, etc. We also viewed the designated burn area and asked for recommendations, the Willow Baccharis (a.k.a "salt cedar") growing in many areas, the low water crossing, 3 potential alternate escape routes via gates through adjoining ranches, the lack of street signs in some areas and the fact that some are made of wood instead of metal and would burn in a wildfire. We also discussed the benefits of possible prescribed burns in some areas of WWS.

Two major goals:

- 1) Establish WWS as a Firewise Community; requirements are:
  - a. Tracking hours of work value and dollars spent to pay others for work done here at WWS (need \$2 annually per capita, or approx. \$300 even if we over-estimate there are about 150 current WWS residents):
    - we get to count approx. \$18/hour for our volunteer time
    - include today's time for volunteer hours (2 ½ hours x 3 of us x \$18 = \$135 already!)
    - volunteer hours include time spent mowing, clearing, cleaning gutters, etc
    - we can retroactively count hours and dollars spent since Jan '06
    - include dollars spent for WWS maintenance, personal landscaping costs, contributions to volunteer fire dept., 10-15% of road maintenance costs (confirm this amount with Jan and P.J.), etc.

## Minutes from 2007 POA Team Meetings

**April 13, 2007**

- b. One education day every year. Will be on May 15 this year. In future, could be distributing brochures and info at annual BBQ
- 2) CWPP (Community Wildfire Protection Plan) to be written by P.J. (Bertram VFD must sign off on this also). Because this is done under a contract with the Fish & Wildlife Service, we can get grant money (with help of Carl Swope) for such things as constructing a firebreak (or "shaded fuel break") around WWS.

General notes and interesting facts:

Because of our proximity to the Balcones Canyonlands Wildlife Refuge, we can get help in actually doing the mitigation required (especially since we have many seniors as residents), as well as grant money. Any place that WWS adjoins their property, or is within 1 mile of the border would qualify.

Can use "Brush Be Gone" to get rid of Willow Baccharis (dry land or false willow, poverty bush, Roosevelt weed, not actually salt cedar, which is much worse). Apply to fresh cuts.

The general maximum grade of our roads is 20-25% (Chaney's Crossing is 25-30%). The slope of the topography is max. of 40-45%.

Per P.J., in a wildfire at WWS, we would have "minimal structure loss", due to the sound construction of most homes. Many people could simply stay in place, not evacuate, and their homes could serve as a refuge for others. Some homes, however, that are made of wood, or have wood decks or other disadvantages in a fire, will benefit from mitigation (clearing, trimming trees up, mowing, etc).

Questions to answer; issues to resolve:

Do we have a hydrant on the water tank the fire dept. can use? Is this feasible? Need to talk to LCRA about this and whether we would be charged for the water.

Need to install dry hydrants for the big lake and cat-tail pond so fire dept. can safely pump water without clogging their equipment; can get from grant money for this (cost approx. \$800?)

What is the fire history of WWS? (where were previous fires, when, how far did they spread, what were conditions, fire dept. response, etc) Ask fire dept and long-time residents for info.

Invite representatives from the Bertram Fire Dept. to our May 15 meeting.

For the report, we need to copy a smaller version of the large topo map of WWS and give them a map showing the roads (Terri and Marjorie have 2 versions of this map).

An ideal spot for a helicopter pad (to evacuate in case of medical emergency as well as for forestry fire-fighting helicopters to land) and to use as a "safety zone" would be near the pool. Is this a private lot or in the common area?

On map of WWS, we need to mark any homes where disabled persons live.

Have a recurring "Firewise Corner" section of the WWS newsletter to remind people of maintenance jobs such as: clean gutters in spring, mow tall grasses in summer, report volunteer hours and dollars spent for maintenance and mitigation, etc.

Create an e-mail address for people to report their volunteer hours and dollars spent. (could be something like wwsfirewise@yahoo.com)

Each home should have a street number sign as well as the residents' name.

Hours and dollars spent we can already document (for 2006):

WWS landscaping and maintenance costs for 2006 = \$\_\_\_\_\_

10% of road maintenance costs for 2006 = \$\_\_\_\_\_

## Minutes from 2007 POA Team Meetings

**April 13, 2007**

Estimated # hours spent by Beautification committee and on work days (per person) - \_\_\_?\_ total hours x \$18/ hour = \$\_\_\_\_\_

Individual personal landscaping costs for 2006 = \$20,000 + \_\_\_?\_\_\_

Total amount donated to Bertram V.F.D. in 2006 = \$\_\_\_\_\_

### **SPORTSMAN**

A small safety fence will be constructed near the entrance to the bridge at the pond by the pool.

Clean up around the lake continues, with work centered around the west end. A small area will be cleared for a picnic area.

### **POOL**

The cover has been removed from the pool in anticipation of a May 1 opening. The Bathhouse is now open.

To reduce debris in the pool, a narrow band of grass around the pool is being sprayed. The mesh in the fencing is also being lowered to minimize grass clippings from being blown into the pool.

### **ROADS**

All of the street name signs, stop signs and construction signs have been installed on existing roads.

Two large sections of drainage ditches have been repaired along Whitewater Drive. Work was started on the top of Chaney's Crossing but had to be stopped because of heavy rains. Future activity will begin when the ground dries out.

The severe slopes on some of our roads will cause the control of water run off to be an ongoing and expensive problem. We would welcome any ideas from those who have experienced and resolved this kind of issue in the past.

The next meeting will be May 3 at 7 PM.

Maury Flynn  
WWS POA



## **Minutes from 2007 POA Team Meetings**

**May 3, 2007**

The following are the minutes of the May 3, 2007, POA Team Meeting.

### **FINANCE**

We are less than ten percent past dues on POA dues. We expect more receipts because delinquents notices were recently sent out.

We continue to receive many inquiries on the resale of properties.

### **ROADS**

Nothing to report.

### **POOL**

The mesh on the pool fence has been lowered to eliminate grass clippings from getting into the pool.

### **SECURITY**

Work continues on the electronic controls for the front gate. First, the transformer was replaced. Then the circuit board was sent to California for repair. The board is now back and installed. A minor software change had to be made and the inroad sensor is being adjusted. We are hopeful to be back in full operation any day.

### **ACC**

No new applications for construction have been received. Three homes are currently under construction.

### **BEAUTIFICATION**

We need one more spraying of willow baccharis-"dry land willow." We will spread mulch at the front gate, as well as blue bonnet seeds. We are checking on what can be done to the area around the large oak in the middle of Oak Crest.

The picnic on April 29 was well attended. This was the first opportunity to use our new barbecue grill and the new pavilion fans. Our special guests were the County Judge (the highest elected official in the county) and our district commissioner.

We will have a special luncheon and meeting on May 15 to review fire prevention. We will have present the Bertram Fire Chief, and representatives from the Fish and Wildlife and the Forest Service bureaus.

## **Minutes from 2007 POA Team Meetings**

**June 21, 2007**

The following are the minutes for the POA Team meeting on June 21, 2007.

All were encouraged to attend the June 26 meeting at Meadowlakes to listen to Merchants bank discuss the pending sale of Whitewater. There will be voting on a two amendments to the covenants. A number of ballots have already been received at our post office box.

### **FINANCE**

Financial reports for May have been submitted to the Bank. 97% of individual assessments have been received.

### **ROADS**

Preliminary discussions are being conducted with the contractor on potential future activity. All activity will have to be coordinated with the new developers activities and plans. No actual work will start until this happens.

### **SPORTSMAN**

Nothing new to report.

### **POOL**

We continue to receive many compliments on the condition of the pool.

The price of pool chemicals has recently increased 30 percent. We are hopeful that our current supply will take us through this season.

### **SECURITY**

Some recent power outages caused minor disruptions to the gate effectiveness. Oscar is working with Perdenales Electric to determine the cause of the power disruptions.

Worn out lights and drive belt have been replaced.

### **ACC**

The committee has given approval to build to Lot 154. This is the fifth approval granted this year.

Some lot owners have experience erosion in their lots due to the heavy run off from all the rain we have had this spring. There was some concern that some of the new building might have contributed to this. This does not appear to be the case, but rather it is the result of natural water flows over our hilly terrain.

### **BEAUTIFICATION**

Margaret will coordinate with Maynard while Lucy is in Colorado.

The front baguettes will be mulched.

Recent rains have caused extra vegetation growth along the Cow Creek Trail. Unfortunately, these same rains have made it difficult to find the opportunity to clear the path.

Future plans call for the bath house storage area to be cleaned out this fall and for some plantings around the tree in Oak Crest Drive.

# Minutes from 2007 POA Team Meetings

**August 2, 2007**

The following are the minutes of the WWS Team Meeting for August 2, 2007.

Mike Klement spent the morning of July 31 with Maury Flynn and Bill Hiers and Cummings Paving. A large portion of this time was spent discussing roads and road repair. We discussed our technique for improving the existing roads and we visited various road areas to see actual construction examples.

We have received a quotation of \$60,276 to repair the bridge aprons that were damaged in the June storm. This does not include the repair of the bridge rails. We are getting a price for both wood and steel rails. The new developers will pay 45 percent of the bridge repair cost, the remainder will be paid from POA funds.

The bridge repairs should start in about two weeks and will include three phases. The broken concrete caps will be removed first. Any changes to existing utility lines will then be made. Finally, new fill and concrete will be put in place.

Mike Klement has hired Ozark Engineering to the engineering work for the remainder of the project.

I also reviewed the White Paper proposals with Mike.

## **FINANCE**

94 percent of the 2007 dues have been received. Additionally, we have received about \$2000 in prior years dues as lots have been sold and liens have been cleared. Final notices will be mailed out in September with liens being filed in October.

## **ROADS**

Grass spraying along the sides of the road is about 75 percent complete.

We will be repaving Spring Hollow from Chaney's to Whitewater as the major part of our 2007 road program. We expect this work to be done in conjunction with the bridge repair to afford better economies.

## **BEAUTIFICATION**

Dean Dearmont gave a presentation for the Firewise Committee. They have been diligent in providing information and contacting local and state authorities on how to reduce fire hazards in Whitewater Springs. For example, we have received a water hydrant from the Bertram Fire Department that we can place in the lake to use as an emergency water source. We will also be connecting the swimming pool pumps to provide an additional water source.

A Firewise sign with information regarding local outdoor burning regulations has been placed near the front gate.

As a result of all this activity, WWS will soon become the first certified Firewise Community in Burnet County.

## **POOL**

Everything is OK, the recent rains have helped stabilize pool chemistry.

## **SECURITY**

People are continuing to give out gate codes. We are trying to educate those people when we find them.

## **ACC**

Initial construction activity has been stopped on one lot because the owners have not supplied a plot plan as required.

Maury Flynn  
WWS POA

## **Minutes from 2007 POA Team Meetings**

### **September 13, 2007**

The following are the minutes for the September 13 Team Meeting.

There was a general discussion of year end planning and 2008 budgets. Tentative plans call for the annual members meeting to be the first week in December and it will be in Bertram this year. Initial proposals were presented for the 2008 budget. We anticipate finalizing these numbers by the first week in October. Because of the flood damage to the bridge and culverts, our financial reserves will be seriously depleted: therefore, a contingency fund will be included in the 2008 Budget.

LaDale is conducting a review of our insurance policies for next month's meeting.

#### **ROADS**

The rebuilding of Spring Hollow from Whitewater Drive to Chaneys Crossing is progressing. We anticipate an additional week for completion.

The work to repair flood damage at the bridge has started. The old concrete has been removed and the utilities have been encased in concrete. Work has started on tapering the run off areas. The runoff areas near the damaged culverts will be stabilized after Spring Hollow is complete. Cattail Pond is being evaluated as the location for a water hydrant for emergency fire use. We need to determine in any dredging is required.

#### **POOL**

Both the recirculating pump and motor have burned out at the pool. Also, part of the mounting mechanism was damaged. This occurred during Labor Day weekend. As a result the pool is now closed for the season and the recirculating unit will be replaced this winter.

#### **BEAUTIFICATION**

The mowing along the roads edges continues every Thursday, weather permitting. There will be a resident Bar BQ on October 20. More information will be forthcoming but we hope to couple this with a presentation of achievement to our Firewise group.

The annual Christmas party will be December 15

#### **ACC**

We have received two new applications, one is approved and one is pending. There are currently six homes under construction.

#### **SPORTSMAN**

A general maintaining of the lake area continues.

Maury Flynn  
WWS POA

# Minutes from 2007 POA Team Meetings

## October 4, 2007

The following are the minutes for the October 4 POA Team meeting.

Maury Flynn announced that he will not be running for the Board of Directors in 2008. This will create a vacancy that will have to be voted on at the annual meeting. An email will be sent out to all property owners seeking interested candidates.

The annual meeting will be on December 4 in Bertram at the Lewis Building. A notice will be mailed to all property owners about the first of November.

The POA Team agreed that improved roads must be a priority going forward. Home ownership is increasing in WWS and we expect it to accelerate when Madison introduces their marketing program. This will increase vehicle traffic and accelerate deterioration of the old roads. Accordingly, we have decided on a program that will rebuild all existing roads, that have not already been rebuilt, within the next five years.

With the exception of the road increases, the expenditures in the 2008 budget will be similar to 2007. Because Section 7 was removed from WWS and the Commons area was turned over to the POA, there will be about 440 less acres to absorb the anticipated 2008 expenditures. The final 2008 budget is now being removed and a copy will go out in the annual letter.

LaDale Young provided a review of our existing insurance policies. It was agreed that the level of our liability protection is not adequate. He will get us a quote on additional coverage.

### **FINANCE**

The preliminary estimates for 2007 expenditures and the 2008 budget were passed out at the meeting.

Liens are now ready to be filed on delinquent property owners.

### **POOL**

The pool pumps have been configured to provide emergency water for fire trucks, should the need ever arise.

### **ACC**

We currently have 6 houses approved or under construction.

### **SECURITY**

The removal of the old sales trailers damaged overhead lighting and phone service at the front gate. The lighting has been restored to the front entrance area and a new phone line has been installed to the gate for the answering service. Power to the decorative lighting on the South side of the driveway should be restored in the near future.

### **BEAUTIFICATION**

The pool pumps can now be used to assist fire fighting efforts. A hydrant is available for use at either Cattail Pond or the big lake. Some construction details need to be better understood to determine the best location.

There will be a BBQ on October 20 at the pavilion to recognize the Firewise Committee.

The resident Christmas party will be on December 15 at the Lewis building.

### **ROADS**

We anticipate pouring concrete to finish off the flood damage to the bridge on October 10. This will necessitate closing the bridge to traffic for about four hours. Residents will be notified of the exact time.

The chip and seal of Spring Hollow should be complete the week of October 8.

### **SPORTSMAN**

We no longer want brush to be placed along the lake shores.

## **Minutes from 2007 POA Team Meetings**

### **November 1, 2007**

The following are the minutes of the November 1, 2007, POA Team meeting

The letters and ballots for the annual meeting have been mailed out. A financial statement showing the 2008 budget compared to the 2007 projected expenditures was also included in the mail out. The letter also explained the increase in annual assessments from \$117.31 to \$251.17 per acre.

The annual meeting will be December 4 at the Lewis building in Bertram.

#### **Finance**

Ninety-six percent of 2007 assessments have been received. This is similar performance when compared to 2006. Liens have been filed against the delinquent properties. We have had 40 resales of individual lots this year and five are pending. Because the POA now owns the common areas, we have just received our first property tax bill which was about \$1500.

#### **Roads**

All flood damage work on the bridge has been completed. Only the new railings remain to be painted and that work will be done by the residents on November 8. All of the road rebuilding and the road repairs are now complete for 2007. We also changed the contour on some drainage ditches located on the steep portions of Chaney's Crossing and Whitewater Drive. It is hoped that this will provide better flow with less erosion.

#### **ACC**

Approval was given to start construction on lot 662. There are currently five other homes under construction.

#### **Beautification**

US Fish and Wildlife is planning a controlled burn next to Whitewater Springs and conducted a meeting on October 29 with WWS residents to explain the process. Questions were asked if several trees along the boundary line could be saved. The Fire Management Officer visited WWS and met with several residents to review the location of these trees.

#### **Security**

Security is issuing new codes as requested. If you have special gate requests, please contact security in advance.

The next meeting will be the annual WWS POA meeting on December 4.

Maury Flynn  
WWS POA

# Minutes from 2007 POA Team Meetings

## Annual POA Meeting, 2007

The following are the minutes for the 2007 Annual POA Meeting.

### WELCOME- M. Flynn

### INTRODUCTIONS

1. Madison Group- Mike Klement
2. Candidates- Richard Curtis and Don Dudley

### COMMITTEES and 2007 REVIEW

- LaDale Young VP and Treasurer
- Ann Brown – Financial CEO  
Billed and collected 95 % of the annual dues filed liens against the delinquents and provided monthly financial reports to the committees  
40 lots were sold in 2007
- Lucy Morley – Beautification  
The group has installed a new grill and fans at the park pavilion. They have maintained the hiking trail, the flowers and bushes at the front entrance. They continue to work on controlling salt cedars. A FIREWISE sub committee has been established to provide fire prevention and training. WWS is the only community in the county to be officially recognized for our fire protection efforts.
- Percy Hiebner – Sportsman  
Cleaned up the nuisance vegetation at the lake and provide some more fish habitat. Added two more feet in height to the dam at the lake and provided an additional spillway.
- Bill Hiers – Roads  
Spring Hollow Dr. was totally rebuilt as was Whitewater Dr from the bridge to Chaney's Crossing. Patch work was done on other parts of Whitewater Dr and Balcones Dr. The ditch upgrade program continued as did weed spraying along the side the roads. The flood damage to the bridge and culverts has been repaired
- Harold Poppa – Pool  
The pool has been maintained in pristine condition. Summer water aerobic classes were conducted. The pump system has been modified to supply emergency water to the fire department in case of any fire

### VOLUNTEER NEEDED

- Oscar Saint – Security  
Provides new codes to new owners as well as maintains existing system and operations. Please contact Security in advance for any special gate requirements.
- Bob Whaley – ACC  
Has reviewed and approved plans for 8 new homes. We currently have 6 homes under construction. The ACC forms are available at our website

# Minutes from 2007 POA Team Meetings

## Annual POA Meeting, 2007

- OTHER VOLUNTEERS-Work sessions, trash pick up, mowing roadsides,etc

## 2007 YEAR IN REVIEW-Interesting year!!!

- Drought to Flood
- Firewise Committee was created.
- Damage to bridge, culverts and dam due to the flood. We applied to FEMA for relief but were denied.
- Auction and sale to Madison Realty Investors
- Section 7 was removed from WWS
- Commons areas were deeded to the POA

## 2007 BUDGET RECAP

- On target
- We have reduced our expenses, especially in roads and beautification, after flood.
- The POA has received the first payment towards \$36000 from Madison and Merchants, or 45% of flood damage.

## 2008 BUDGET

- Only one major change to 2007
- The POA has instituted a 5 year plan to rebuild existing roads.
- 11 miles of paved roads in WWS, only 3.1 are rebuilt.
- We have been averaging .75 miles rebuild per year, which would require 10 years to complete.
- This increases road resurfacing from \$129,000 to \$249,000

## 2008 ANNUAL DUES

- Increased budget by \$119,000, primarily for roads
- Reduced acreage base for assessments.
- Section 7 had 91 acres.
- The commons contained 384 acres.
- 1247 acres remain.
- The assessment goes from \$117.31/A to \$251.70/A (\$46 is acreage.)

## MADISON GROUP

Mike Klement explained that Madison is going to emphasize construction of the roads and low water crossing as its first priority. They are currently evaluating various design and marketing alternatives for WWS.

Don Frazor reviewed the design for the low water crossing.



## **Minutes from 2007 POA Team Meetings**

### **Annual POA Meeting, 2007**

#### **Q & A**

A number of questions were presented during the meeting.

- The first question dealt with whom Madison was proposing for their position on the board. Michael Klement answered that Madison was working to identify their candidates but had not done so at this time. It was not felt that this was a current detriment to either the board or the meeting. The need is recognized and will be addressed soon.
- Another question asked was if a five year assessment would be a better way to fund the roads improvement program as opposed to the use of a straight budget line item. Such an assessment was not considered. There is no direction on the bylaws as to when or if this type funding should be used.
- There was also some discussion that there could be merit in rewriting the covenants to better address some of the issues will are now experiencing as a more mature organization. This decision will be left up to the new board.

#### **ELECTION RESULTS**

Richard Curtis won the election for the open board position.