

## **POA Team Meeting, February 21, 2008**

Attendees: LaDale Young, Richard Curtis, Ann Brown, Bob Whaley, Harold Poppa, Bill Hiers, Terri Whaley, Oscar Saint, Don Dudley and Barbara Decker (representing Lucy Morley and the Beautification Committee)

Recording secretary Marilyn Curtis

LaDale Young opened the meeting with prayer.

### Old Business

ACC--Bob Whaley reported no new construction applications. Six homes are under construction.

Beautification (BC)--Lucy Morley was out of the country, but reported through Barbara Decker with a written report. A contract has been negotiated with GrassMasters for 2008. Their February invoice and insurance certificate was received and approved for trimming and mulching crepe myrtles at the front gate and pre emergent for weeds and stickers at the park. The Whaley's are landscaping the area around the tree on Oak Crest. There is still a need to clean flood debris along the sides of Cow Creek and eliminate those wood piles.

Finance---240 property owners have paid their 2008 POA assessments for a total of \$123,000, plus the Madison group paid assessments of \$137,000 for a total of \$260,000. 240 property owners out of 350 property owners have paid.

Roads---Bill Hiers reported the bridge rails will be painted soon by a group of volunteers.

Security---All is working well after fixing wires left after marketing trailers at the front gate were moved. Oscar Saint and LaDale Young cleaned the area.

Firewise---Terri Whaley reported partial completion of shaded fuel break by Carl Schwope and the Wildlife Refuge. Plans are to finish in April or May by burning the downed trees and brush. A water truck will be furnished by the Refuge. The Refuge will also burn the flood debris piles along Cow Creek, but advised it will singe the leaves, but not kill the trees. (Thanks to the Decker's, Morley's and other volunteers who have cleaned up the lower north side of Cow Creek.) The goal for providing emergency water for fighting fires has not been completed. The dry hydrant at Cattail Pond and Whitewater Lake are on hold until road work has been done. New pool pumps are being installed, which will be one source of water for fire emergencies.

## New Business

Beautification---Now that the common areas are owned by the POA, BC questions the feasibility of a maintenance department for care of the commons. There is also a concern that some property owners are clearing their lots, but failing to clear the brush by taking it to the WWS dump area or having a water source where the piles can be burned on location. There is also the option of the property owner buying or renting a chipper to take care of what could be a fire hazard. These things will be taken under consideration by the POA Board. ACC approval has been given for the BC to establish a new hiking trail along the shaded fuel break cleared by the Wildlife Refuge. The official POA Board will take under consideration whether or not there are funds available for this endeavor. A Property Owner Survey is being drafted for use in determining how the common areas are to be used. Don Dudley is currently formatting the survey in preparation for mailing to all property owners. Property owners may respond online or by mail.

Finance---Ann Brown reported that delinquent POA assessment notices will be sent out in mid March.

Pool---Harold Poppa reported he has located two pool pumps (\$429 each) and will purchase them as soon as they have been approved by the POA Board. He is in the process of getting bids for painting the bathhouse at the pool; (The bathhouse is closed during the winter and all water shut off due to the possibility of freezing.) Contractors must have insurance to work on any of the common areas. This protects our insurance cost.

Roads---Bill Hiers reported that work on the low water crossing will continue in 2 to 3 weeks. Road work in section 2 may be delayed until August due to bird issue constraints in WWS. Bill has prepared a "WWS Road Construction" history, which is now on the web site. Plans are being made to prioritize upcoming road work along with a schedule as to when it will be done.

Sportsman---Percy Hiebner has resigned from the POA Team. We appreciate Percy's contribution. A search for his replacement is now underway.

Firewise (FW)---Terri Whaley reports that the FW committee has completed 6 home assessments so far and others are to be done soon. In April the Wildlife Refuge staff will evaluate 5 homes for "defensible space class."

Covenants and Bylaws---As per the letter sent to all WWS property owners from Michael Klement of the Madison Group, questions, concerns or recommendations regarding the update of the bylaws and covenants should be forwarded to Richard Curtis through the "QUESTION" section of the WWS web site at [www.wwspona.com](http://www.wwspona.com).

POA Team Issues---The February 2008 POA meeting was canceled via a letter from Michael Klement to all property owners. This meeting will be rescheduled in the coming

months on a Saturday when more property owners can attend. The POA Team discussed ways to best assist property owners with their concerns and where to direct them for answers. This is under consideration. Cow Creek and the possibility of ongoing problems with debris was discussed. Suggestions included volunteer work days, estimates for renting a chipper or hiring someone to do it. This will be reevaluated when reviewing several estimates at the next meeting. A Nominating Committee is to be formed. The Chairman is a member of the official board and has two members from the Property Owners Association. LaDale Young will be chairman and two more members are being sought.

The next POA Team meeting will be at the Young's house on March 27th at 7:00 PM.

Meeting adjourned.