

POA Team Meeting Minutes March 27, 2008

In attendance: Ann Brown, Harold Poppa, Terri Whaley, Robert Whaley, Oscar Saint, Bill Hiers, LaDale Young

Recording Secretary: Carol Ann Young

LaDale Young led the team in an opening prayer.

Old Business:

ACC---Robert Whaley (volunteer) reported that no new house plans have been submitted this month. There are 4 houses under construction. One house has been completed and the owners have now moved in.

Finance Committee---Ann Brown (volunteer) second assessment notices were mailed on March 15 to property owners who have not paid their 2008 assessments. To date we have received assessment payments on 293 lots in the amount of \$147,687.00 representing 84% of the billed assessments. 16% or \$29,001.00 is still outstanding. This compares favorably with last year when 18% were still outstanding at this point. The Madison Group paid their assessment in full in the amount of \$137,273.00. In early March \$35,000 was transferred from the POA operating account to the Money Market Account. This is a practice consistent with prior years. We were fortunate to have had a contingency reserve to draw on when the June 2007 flood damaged our bridge.

Fortunately the Merchant's Bank and the Madison Group participated in the reconstruction of the bridge, which provided this reserving opportunity. This may not be the case in the future should we have another such event. It was recommended and agreed upon that we continue this practice of having a contingency reserve for such emergencies. The 2007 tax return was prepared and mailed before the March 15 due date.

Pool Committee---Harold Poppa (volunteer) reported that new pumps have been installed and are now running. Emergency instructions have been posted. The community pool will be a source of water for any fire emergencies. The pool was closed two weeks early last summer when both pumps went bad. Harold had time to research replacement pumps and saved the POA \$600 compared to the quoted cost at the end of season last year. The bathhouse was cleaned the weekend of March 29 and is now open.

Road Committee---Bill Hiers (volunteer) reported that the work on the new low water bridge should start in the next week. Steel fabrication has been completed for installation. Roadwork on new roads in Section 2 will start in August.

Firewise Committee---Terri Whaley (volunteer) reported that the flower bed planting on Oakcrest has been completed. The burn ban continues. Our greatest fire threat at WWS is the tall grasses. The POA Team encourages non-resident property owners to mow their property.

New Business

ACC---Robert Whaley discussed some current covenant violations by property owners. The POA Team has finally reached a point where it may be necessary to seek legal advice in encouraging property owners to live up to the covenants.

Pool Committee---Harold Poppa has received bids on having the bath house repainted and a decision will be made soon.

Road Committee---Bill Hiers is planning and will get underway with the reconstruction of a number of our existing roads in April. Money has been set aside in the 2008 Budget for this work. Ann Brown, Finance, and Richard Curtis, Treasurer, will coordinate the paying of these bills as they come in.

POA Team Chairman---LaDale Young (volunteer) reported that a number of recommendations have been received in conjunction with revisions of the current WWS covenants and bylaws. The goal is to have all these suggestions in by April 17, which is the next scheduled POA Team meeting. These recommendations will then be presented to the official board for review and then turned over to an attorney experienced in drafting such documents.

Michael Klement of the Madison Group reported in writing the following on the mailer he sent to property owners concerning the board and several other issues. The numbers do not include the Madison Group vote and represent only property owners.

Board of Directors:

John Gourley 47

Dick DePetris 43

Mike Klement 51

LaDale Young 67

Richard Curtis 67

Approving 2008 budget with five year road maintenance plan	64
Taking \$30,000 from the budget for debris removal and front entrance	11
Assessment of \$10,000 for debris removal	9
Assessment of \$20,000 for entrance and fence improvements	10
Assessment of \$10,000 for additional reserve fund	13

Three members of the official board (Klement, Curtis and Young) met with a property owner to discuss issues with his electrical services. His concern are now being pursued through Pedernales Electric.

Beautification Committee---Lucy Morley (volunteer) has resigned. The POA Team will carry on with present projects and consider several people for this position.

As our development grows there is the possibility that individuals may wish to make a presentation to the POA Team. We are in the process of researching how this is handled in Burnet County governmental situations and also the Burnet County Independent School District. This is to be discussed at our next POA Team Meeting.

Don Dudley (volunteer) will be assisting Bob McCullough (volunteer) with the WWS web site. Eventually Don will take over this duty. A WWS Survey Form has been completed and will be mailed to all property owners in April. The first WWS Newsletter will be posted on the web site in April. Terri Whaley will coordinate this effort.

The POA Team is made up of volunteers. They are joined in their efforts by many other residents in our development. Our monetary needs would be much higher if it wasn't for these volunteers. This year we have a first on the POA Team with Don Dudley being a property owner, but not a resident. We appreciate Don driving in for our meetings. There is never of shortage of things to accomplish within the development and we welcome those who wish to get involved and volunteer their time. Right now there are ideas being exchanged with the Madison. We anxiously await their upcoming work that will get underway in August with new roads in Section 2.

Our next POA Team meeting will be April 17, 2008