

POA Team Meeting April 17, 2008

Attendees: LaDale Young, Richard Curtis, Ann Brown, Bob Whaley, Harold Poppa, Bill Hiers, Terri Whaley, Don Dudley, Recording Secretary: Marilyn Curtis

LaDale Young opened the meeting with prayer.

Old Business:

ACC: Bob Whaley (volunteer) reported on covenant violations within WWS including RV issues and sub-standard driveways. The official Board is in the process of determining fines for these violations.

Finance: Ann Brown (volunteer) reported that \$287,000 in assessments have been collected. There are still 37 remaining lots (11%) from which to collect assessments. Discussed how to make "terms" on the monthly finance report clearer for better overall understanding by POA members. The monthly finance report will soon be published in the property owners section on the web site.

Pool: Harold Poppa (volunteer) reported the pool will open the weekend of April 19th and the water temperature is 60 degrees. The bath house is open. Painters have been contracted to paint the bath house. Pumps at the pool are now available for emergency fire service. This was made possible through coordination between the Pool Committee and the Firewise Committee.

Roads: Bill Hiers (volunteer) reported that work on the low water crossing will begin the week of April 21st. Rebar has been cut and is ready. Projected finish date is approximately 2 months for the bridge and additional road work on existing roads. Approval was granted for the road work and the payment schedule.

Web site Management: Don Dudley (volunteer) reported progress on improvements on the WWS web site that he hopes to have ready this summer. The web site will have the same functionality, but he plans to add links to areas of interest to our property owners. In conjunction with this report, Terri Whaley (volunteer) reported that the April newsletter is ready to be published on the web site. Also, approximately 300 Common Area Surveys were mailed out last week to all property owners and some have already been returned.

Firewise: Terri Whaley reported completion of the shaded fuel break by the Wildlife Refuge. Fire crews from the Balcones Refuge burned most of the slash piles along the new shaded fuel break and all the brush hauled to our WWS designated burn site. We are fortunate to have the assistance of Carl Schwope, Refuge Fire Manager, and newly hired Eric Krueger, Fire Operation Specialist, in making our community safer. They have recommended that the grass in the buffer zone along the shaded fuel break be kept mowed. Volunteers are needed. Our community will be much safer from fire if all property owners will mow the tall grass on their property. The Burn ban is off for right now.

New Business:

ACC: Bob Whaley reports one new application for construction is pending. Four homes are under construction.

Finance: No new business.

Pool: Harold Poppa will be on vacation for a few weeks in May and June. He is seeking someone to care for the pool in his absence.

Roads: Bill Hiers reported that the painting of the bridge railing will begin next week.

Web site: Don Dudley reported he is working to make the web site user friendly to accommodate the different Internet situations (dial-up, etc.) of our members. Plans are to have an all text version of the newsletter as well as one with photos.

POA Team Issues:

Covenants and By Laws: Richard Curtis (volunteer) has collected POA Team members recommendations for the Covenant and By Laws updates and changes. As mentioned in last month's minutes, all property owners have an opportunity for input and this is due by May 1, 2008. These recommendations will be presented to the Official Board for review and then turned over to an attorney experienced in drafting such documents. These changes, when properly written, will be sent back to the POA Team for review. The finished draft will then be sent to all property owners for approval.

Sale of adjoining property: A sale of a ranch bordering WWS was discussed. The POA Team is researching deed restrictions on this property and seeing how it might impact WWS.

Next Meeting: May 15, 2008 at 7:00 PM

Meeting adjourned.