

POA Team Meeting—July 24, 2008

Attendees: Ann Brown, Richard Curtis, Don Dudley, Minnie Eaton, Bill Hiers, Harold Poppa, Oscar Saint, Terri Whaley, LaDale Young

Recording Secretary: Marilyn Curtis

LaDale young opened the meeting with prayer.

Opening Business:

Bob Whaley and Dean Dearmont have resigned from the Architectural Control Committee. The POA Team certainly appreciates the service they have performed as they have carried out the duties of the ACC. Minnie Eaton, who has served on the committee for a number of years, will represent the ACC at team meetings and the official board (Executive Committee) will assist her in approving plans until replacements are found for these committee vacancies.

An update was given on two issues of non-compliance of the covenants. WWS requires an aerobic septic system for each home. The Team was updated on steps being taken to bring one construction site into compliance. Another situation with the parking of an RV appears to have been resolved.

Plans are being made for a meeting of all Property Owners. This date has not been established.

Sportsman Club has been in need of a chairman. Bill Hiers nominated Allen Palmer with a second from Oscar Saint. Allen was unanimously approved and will join us at the August meeting. There was a discussion concerning signage at the lake outlining proper use, warnings and the "catch and release" policy.

The Beautification Committee will be absorbed into a Maintenance Committee beginning in January, 2009.

Old Business:

ACC--Minnie Eaton (volunteer) reported there are 5 homes currently under construction and 2 new applications. Minnie is in the process of getting the newest set of plans in order and then meeting with the Executive Committee for approval.

Finance---Ann Brown (volunteer) reported there have been 17 resale's on lots this year with one pending at this time. Assessment collections stands at 93%. Final notices will be sent out to delinquent accounts before liens are placed on the property at the Burnet County Tax Office.

Pool---Harold Poppa (volunteer) is painting the inside of the bathhouse this week.

Concerns were expressed about property owners being observed with glass in the pool area. This is strictly against good pool etiquette.

Roads---Bill Hiers (volunteer) reported most all of the current work has been completed. Resident Allen Palmer has agreed to take over the project of painting the bridge railing on Cow Creek. Allen and Bill have been spraying the dry land willows on the road shoulders throughout the development. Bill has a complete set of WWS plats and will turn these over to the ACC.

Website---Don Dudley (volunteer) handed out a report that gave a visual representation of "hits" on our WWS website. It showed a very high response each time a newsletter has been published. There was also an indication of high usage to view the minutes and financial statements. He continues to work on the section for asked questions and address changes.

Firewise---Terri Whaley (volunteer) reported we received a new burn ban sign and it was installed at the front gate by volunteers, Bob Whaley and Dean Dearmont. The Fish and Wildlife Department finished chipping brush in a cleared area. Flood debris along Cow Creek and brush at the designated burn site will be burned once the "Burn Ban" is lifted.

Security—Oscar Saint (volunteer) reported all was relatively quiet.

Maintenance—LaDale Young (volunteer) reported the front gate will get a second coat of paint. The fence painting on Highway 1174 is complete and mowing between the fence and 1174 was finished this week. Park and roads were to be mowed in the next few days. Trees at the front entrance have been recently watered.

New Business:

ACC---There was a discussion about raising the road impact fee to cover rising cost and also to hire a professional organization to review new home construction plans and inspectors to keep construction in compliance with the covenants. There was also a discussion of covenant violations with chain link fences in WWS and the best way to bring these in compliance.

Finance---Ann Brown will be sending a budget form to each committee for 2009 budget planning. This will need to be back to Ann by August 15th. The POA Team will have the budget completed by the end of October and the Official Board will be approving it no later than November. Each member of the POA Team was also asked to submit cost projections for the remainder of the year.

Website---Don Dudley discussed a website problem some might have recently encountered. It was determined this was a software problem and not a hacker. Don has had no response to his last communication with 281.com regarding possible broadband for our community.

Firewise---Terri Whaley reported she is beginning to prepare for a booth at the Oatmeal Festival to be held August 30th. She is in need of a canopy and table(s). The POA Team agreed to donate \$250 to the Bertram Volunteer Fire Department. They are our first line of defense in the event of fire. Terri was also going to approach the residents about making a personal donation.

POA Team Issues:

The POA receives an occasional request for the names and addresses of all WWS property owners. Due to privacy issues these request have been and will continue to be refused.

It has been recommended that the POA Team establish a relationship with an attorney on an "as needed" basis. Several attorneys will be interviewed before a selection is made.

To date 20 feral hogs have been captured in the development. Observed damage continues to indicate we have a large population.

The Pavilion Pond has been measured and price information is being gathered for the possibility of lining the pond. This is a developer project and not a POA expense.

The next POA Team meeting will be August 21, 2008.

Meeting adjourned.