

## Whitewater Springs POA Team Meeting September 25, 2008

### Attendees

Richard Curtis	Ann Brown	Bill Hiers	Oscar Saint
Harold Poppa	Allen Palmer	Don Dudley	Terri Whaley
LaDale Young			

Recording Secretary: Carol Ann Young

LaDale Young opened the meeting with prayer.

### Old Business

ACC—Maurice Flynn, past President of the POA Team, has volunteered to serve temporarily on the ACC Committee. Two new homes are now under construction.

Finance—Ann Brown (volunteer) reported that 94% of all assessments have been collected. 23 property owners have not paid and registered letters will be sent in the next ten days.

Pool---Harold Poppa (volunteer) plans to clean the tile on the sides of the pool this winter and not cover it at that time. Freezing weather will determine closing of the bath house.

Roads---Bill Hiers (volunteer) announced the final pour on the low water bridge is scheduled for October 1, 2008. At least 2 weeks is needed after the final pour before the bridge can be used. During those 2 weeks the road will be completed leading to and from the bridge. A “Bridge Opening” ceremony is being planned.

Website---Don Dudley (volunteer) shared a graph that indicated a “spike in hits” when the WWS newsletter is presented on the website.

Firewise---Terri Whaley (volunteer) reported that flood debris on Cow Creek had been burned. Even though we are under a “Burn Ban” in Burnet County, the Federal Government overrides the county rules and can burn, but with proper fire equipment on hand. Individuals must still notify the Burnet County Sheriff before burning. Detected burning should be reported to 911. The Bertram Fire Department will respond and during a “Burn Ban” the sheriff’s office will issue citations starting at \$350.00. Oak Wilt experts found oak wilt in two locations. Property owners are being notified. All volunteer hours spent clearing brush and weeds should be reported to the Firewise Committee.

Security---Oscar Saint (volunteer) is dealing with dial tone problems at the entry gate. LaDale Young (volunteer) will follow up with Verizon.

Sportsman---Allen Palmer (volunteer) reported that a new sign listing lake usage rules has been placed at the lake.

Maintenance---Mowing is being done on the roadsides and all within budget. Thank you to the volunteers who mow the roadsides in front of their property and in most cases on either side of their property. This saves all property owners a considerable amount of money.

## New Business

ACC---Documents on the Website are to be updated. Included will be requirements of contractors for security gate use, placement of toilets, dumpsters, liability insurance and driveway requirements.

Finance---The 2009 Budget was discussed and approved. All property owners will be sent an itemized new budget in November.

Pool---The bath house at the pool is not properly insulated to keep it opened all winter. The closing will be announced on the website.

Roads---We are not getting the attention of property owners with our articles about speeding on the roads at WWS. We are looking into the possibility of hiring patrols to ticket those who exceed the speed limit. Speed bumps are also under consideration. The speed limit within WWS is 25 MPH and in some cases and on some roads this is too fast.

Website---Notice of the annual property owners meeting will be posted on the website, as well as notifying all property owners by letter. We now know how many visitors we have on a monthly basis to the website and it is an excellent communications tool.

Firewise---It has been suggested that Firewise write letters to lot owners who are clearing their lots thanking them for removing the fire hazards of tall weeds and cedars.

Security--

Sportsman---The Sportsman Committee has requested and it was approved to change the name of their committee to the "Wildlife Habitat Management Committee." They have also written a Mission Statement which says: "The Wildlife Habitat Management Committee is to work with Federal, State and local agencies in developing "best practices" techniques to promote the preservation and growth of wildlife native to our development and the surrounding area."

Maintenance--

## Other Issues

Brad Druhel (resident) spent his entire successful business career in the "Property and Casualty Business." He made several suggestions we should take into consideration as we prepare to renew the WWS coverage for 2009.

Annual Property Owners Meeting---Several dates were discussed and it was finally decided that this meeting will be Saturday, December 6, 2008. Time and location is yet to be determined and will be announced in the letter that will be sent to all property owners the last week in October.

Septic System Issue---A property owner has failed to put in the proper septic system and has been notified of this violation of the covenants. The property owner has been informed that he is being fined \$100 per day until meeting compliance.

Garbage can issue---Several property owners are leaving their garbage cans out on the road after trash pickup. This is an eyesore for the community and we are asking them to do the neighborly thing and get them off the roads.

The next POA Team Meeting will be Thursday, October 23, 2008.

Meeting adjourned.

## **Know the WWS Covenants:**

The covenants for Whitewater Springs can be found on the website at [www.wwspoa.com](http://www.wwspoa.com). Each month the POA Team will publish certain sections of the covenants in order to keep all property owners informed.

Article IV, Section 2: Any dwelling constructed on said tracts must have a floor area of not less than 2,000 square feet, exclusive of open or screened porches, terraces, patios, driveways, carports and garages, and shall be constructed of at least standard frame construction. Any primary dwelling construction on any lot must include a minimum two (2) car garage, which may be either attached or detached. This two car garage requirement is not a requirement for a guesthouse or servants quarters. If any building is set on blocks or piers, it shall have an outside or perimeter beam of brick or concrete on all sides of the building. Any such structure must be completely dried in within 6 months of beginning of construction. The Architectural Control Committee, however, will have broad discretion in waiving the exterior beam requirement for split-level homes or hillside\_homes.

Article IV, Section 6: No abandoned or inoperative automobile, other vehicle or trailer shall be permitted to remain on any tract or in front of any tract. This is not to be construed to mean that personal campers, boats, tractors, trailers, recreational vehicles, etc. in good and usable condition may not be kept on premises; however, campers, trailers, boats, tractors and utility vehicles of every nature must be kept on the rear ½ of the premises or in a garage, shed or other suitable building.

Article IV, Section 16: No "For Sale" signs will be placed upon any vacant lot by individual lot owners, developers or any other person or entity. The POA or authority as created herein has the right to remove and dispose of any such signs. No other signs are permitted without approval of the Architectural Control Committee.