

Whitewater Springs Property Owners Team Meeting

October 23, 2008---7:00 PM

In attendance: Richard Curtis, Ann Brown, Don Dudley, Bill Hiers, Allen Palmer, Terri Whaley, Oscar Saint, LaDale Young

Recording Secretary---Carol Ann Young

LaDale opened the meeting with prayer and shared concern for the Flynns.

Maurie has back problems and Linda's sister is seriously ill in Utah.

### **Old Business**

ACC---A number of issues such as dogs off leash, trash at building sites, questionable parking of boats and motor vehicles have all been addressed. The property owners have graciously complied and followed the stipulations in the covenants.

Roads—Bill Hiers (volunteer) reported the culvert on Chaney's Crossing will be completed this week. The new low-water bridge will open in 30 days. Park area roads have been repaired and graded. Painting of the bridge at Cow Creek will soon be completed.

Security---Oscar Saint (volunteer) reported that we are having some phone service issues at the gate. LaDale Young (volunteer) will follow up with Verizon.

Website---Don Dudley (volunteer) is requesting additional pictures for the website newsletter. We continue to see a spike in usage as quarterly newsletters and monthly POA Team minutes are published.

Firewise---Terri Whaley (volunteer) reported that the Wildlife Refuge and Texas Forest Service are working on now using 4 properties in WWS as demonstration homes on how to create a Defensible Space from fire.

Wildlife Habitat Management (formerly Sportsman Committee)---Allen Palmer (volunteer) reported that work continues in the lake area.

### **New Business**

ACC---Minnie Eaton (volunteer) is out of town, but sent a report indicating that all ACC forms shown on the website are now being edited and updated.

Finance---Ann Brown (volunteer) distributed and discussed the budget for the remainder of 2008 and the projected 2009 budget. Even though the POA Team has faced increasing cost in providing services for the community, we will attempt to keep assessments for 2009 at the 2008 level. Cost of the website, annual meeting, insurance, taxes, dam and spillway repair at the lake, mowing and completion of the low water bridge work were discussed.

Pool---Harold Poppa (volunteer) reported the pool is closed for the season. Pumps are off and the water is untreated and not fit for swimming. The gate is locked, but we still request that no one go over the fence for a swim. The water is unsafe. The bath house will remain available until freezing weather is anticipated. At that time the building will be winterized and unavailable for use.

Roads---Bill Hiers announced no new projects planned for 2008. 2008 projects to be completed will include ditch work, the building of rock silt basins in the ditches and the sowing of rye grass in areas to hold the soil.

Website---Don Dudley is researching the idea of a “virtual office” for the storing of important papers accumulated by the POA Team.

Security---Oscar Saint, after more than 5 years of service to the community, is resigning his position effective January 1, 2009. A volunteer for this position is needed. Oscar is contacting an interim service should it be needed and finding out the cost of their services. **(Thank you, Oscar. We have a security gate for a reason and that is to help keep our community safe and secure. You have done an outstanding job and we all appreciate the time and effort you have invested in your volunteer work.)**

Wildlife Habitat Management---Allen Palmer reported that a picnic area is being planned in the lake area. He also is requesting suggestions for the “lake projects” such as a butterfly area, bird houses, etc., that will enhance the lake area. Several mountain lion sightings have been made and precautions need to be taken, especially with pets.

Firewise---Terri Whaley reported that plans are being made to present a “Lot of the Month” Award, recognizing those property owners who are maintaining their property with an interest in fire prevention. Terri further pointed out that the total amount of dollars spent as reported by property owners in clearing and mowing in 2008 has already exceeded \$45,000. To remain an active Firewise Community the program requires her

committee to report the total number of volunteer hours, the value of these hours and the value of hired work. The total value of volunteer hours thus far this year of 4,899 hours, plus out of pocket dollars invested by our property owners comes to a grand total credit of over \$140,000. These hours help our community to qualify for matching funds for Firewise grants. The Firewise Committee would like to thank all the property owners who have been working so hard to minimize fire hazards in WWS.

#### POA Issues

Bids for maintenance (mowing) are being accepted until December 1, 2008.

The Annual Property Owners Meeting will be held Saturday, December 6, 2008 at 1:00 PM in Bertram, Texas at the Lewis Building. A rough draft of the letter to be sent to property owners was discussed. Revisions are being made. A mailing will go to all property owners no later than November 4, 2008. Committee Chairs will be making presentations at the meeting and be available for questions and answers. The new low water bridge dedication will take place on site at 3:30 PM that day.

The Nominating Committee: Allen Palmer, Oscar Saint, Don Dudley, Terri Whaley and LaDale Young named LaDale Young and Richard Curtis to continue their positions on the board to fulfill continuity in supporting the ongoing efforts of the Madison Group. As outlined in the by-laws, Richard and LaDale's name, plus three directors representing the developer, will be included on the ballot mailed to the property owners. There will also be space for write-in votes.

The next POA Team meeting will be November 20, 2008.

Meeting adjourned.

#### **Know the WWS Covenants:**

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

Article IV, Section 17—Prior to beginning construction on any house or building on any lot herein, owner will install a driveway from street to slab of at least four inches (4") of compacted rock, gravel, crushed limestone or better to prevent tracking of mud onto the streets.

Article IV, Section 13---Any fence installed within 100 feet from the front or rear lot line of any tract or lot, or within 100 feet from any street or road easement must be constructed of wood, masonry or wrought iron. All fences must be approved by the Architectural Control Committee prior to beginning construction.

Article IV, Section 21---

- A. The lake or lakes, if any, shown upon the plat is to be used only by property Owners and their guests.
- B. Boats may be place in the lake for fishing and other recreational purposes. These boats may not have attached thereto any engine or motor other than an electric motor powered by batteries.
- C. Sail boats, paddleboats and rowboats are permissible.
- D. All fishing must be done in compliance with local, state and federal fishing laws, as well as in compliance with POA rules and regulations as promulgated from time to time.
- E. Anyone throwing trash or waste into the lake or otherwise violating rules will be denied use of the lake.