

Whitewater Springs Property Owners Team Meeting

November 20, 2008---7:00 PM

In attendance: Richard Curtis, Minnie Eaton, Don Dudley, Bill Hiers, Allen Palmer, Terri Whaley, Oscar Saint and LaDale Young

Recording Secretary---Carol Ann Young

LaDale Young opened the meeting with prayer.

Old Business

ACC---Minnie Eaton (volunteer) a number of concerns were discussed including trash at building sites not being properly maintained. The problem can be eliminated if a large trash bin is on the building site. The ACC will enforce this in the future. One home has just been completed and several are nearing completion. We continue to have a problem with one home nearing completion where an improper septic system has been installed. Legal action is being considered.

Pool---Harold Poppa (volunteer) was absent, but it was 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 has been winterized and is unavailable for use.

Roads---Bill Hiers (volunteer) reported the culvert on Chaney's Crossing has been improved. The new low-water bridge will be ready by the December 6th Annual Property Owner Meeting and Bridge Dedication. Cleanup work still needs to be done and chip and seal applied to the road. Recently rye grass was sown in certain areas to help maintain the soil. A big "thanks" to volunteer Allen Palmer for completing the painting on the Cow Creek Bridge.

Security---Oscar Saint (volunteer), after more than 5 years of service to the community, is resigning his position effective January 1, 2009.

Website Management---Don Dudley (volunteer) is requesting new pictures for the website. Hence forth this committee will be called the "Technology Committee." Current reports indicate that usage of the web site continue to increase and especially when the quarterly newsletter and POA Team minutes are published.

Firewise---Terri Whaley (volunteer) reports that the Wildlife Refuge and Texas Forest Service are currently working with 4 home owners in WWS. Their homes will serve as demonstration homes on how to create a "Defensible Space" from fire. They will start in January and will take before and after pictures. Terri is also requesting ideas for articles in the next quarterly Newsletter.

Wildlife Habitat Management (formerly Sportsman Committee) ---Allen Palmer (volunteer) reported that work continues in the lake area. The spillway has been extended, the banks mowed and the road graded.

Maintenance Committee---LaDale Young (volunteer) reported that 27 lbs. Of wildflower seeds (\$895) were broadcast between the fence and CR 1174. The disking of the ground (\$600) and the broadcasting of the seed was funded by the Madison Group.

New Business

ACC Committee---Minnie Eaton reported that all ACC forms shown on the website are still undergoing editing and updating. She provided a list of documents required at time of application. Effective January 1, 2009, all builders including those who wish to build their own home will be required to show proof of General Liability Insurance. The committee recently approved the addition of a storage shed for one resident owner. There have been no new building applications for the month. The Texas Residential Construction Commission has recently introduced new requirements for home construction. The committee is currently studying this and seeing how it will impact WWS.

Finance---Ann Brown (volunteer) was out of town. LaDale reported in her absence. We are in good standing financially and have sufficient funds to finish out the year.

Roads---Bill Hiers reported that he is getting bids for a rock wall to be placed around a pecan tree at the new bridge building site.

Technology (previously Website Management) ---Don Dudley is working on the updated application forms for the ACC Committee.

Security---Oscar reported that we have two volunteers to replace him on the Security Committee. This will probably take place in February and Oscar will assist us through January. One volunteer read about the need in the WWS Newsletter and expressed his interest in helping.

Wildlife Habitat Management---Allen Palmer introduced a new member to his committee, Mike Austin. The committee is generating ideas for improvements that require lots of work, but little money. Volunteers like Mike are appreciated. Allen also expressed the need for property owners to read the lake rules that are posted at the lake. The rules are:

- 1. Guests must be accompanied by a property owner.**
- 2. Swimming is at your own risk.**
- 3. This is a catch-and-release lake. Please return all fish to this lake as soon as possible.**
- 4. No gasoline powered watercraft allowed**
- 5. Do not introduce any aquatic vegetation into the lake. Please clean your Watercraft if you have used it in a lake that contained vegetation (hydrilla, milfoil, etc.)**
- 6. Do not introduce fish caught in other lakes into this lake. If you catch bass or bluegills and would like to place them in this lake please contact a member**

**of the WWS Wildlife Habitat Management Committee prior to doing so.
Under no circumstances do we want perch or catfish placed in the lake.**

- 7. If you want to fish with live bait please use only non-fish type bait (worms, grubs, crickets, etc.) or “minnows” that you net (in small quantities only) from this lake. No outside minnows, shad or shiners may be used.**
- 8. No overnight camping**
- 9. Anyone throwing trash or waste into the lake or otherwise violating these Rules will be denied use of the lake**

Firewise---Terri Whaley recently attended a National Firewise Conference. At the conference, Whitewater Springs received lots of compliments for the Firewise effort. There will be a new Firewise publication coming out in December providing even more information on what we can do for fire prevention.

POA Team Issues

The Annual Meeting plans and agenda were discussed. The new bridge dedication plans, ribbon cutting and refreshments were discussed. The Annual Meeting will be held Saturday, December 6, 2008 at 1:00 PM in Bertram, Texas at the Lewis Building. All property owners have been notified by mail. 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 Whitewater Springs General Liability Insurance and Officers and Directors Insurance have been renewed.

The 2009 Nominating Committee has been put in place and will include the following volunteers: Mary Jane Timbes, Esmeralda Lindley, Art Stephen and Al Karas. We appreciate them volunteering for this important committee.

We continue to have an on-going situation where a resident has installed a septic system that violates our covenants. A daily fine is being charged until a correction has been made.

The next POA Team meeting date is yet to be determined.

Meeting adjourned.

Know the WWS Covenants:

The covenants for Whitewater Springs can be found on the website at www.wwspsoa.com. Each month the POA Team will publish certain sections of the covenants to keep all property owners better informed.

Article IV, Section 8: It is hereby specifically stated that to rent space to campers, recreational vehicles, trailers or other units for occupancy or storage or to maintain stables, kennels or space for rental to others is considered commercial operation for purposes of these restrictions, and is not permitted.

Article IV, Section 12 A, Special Authority: If Developer or Architectural Control Committee determines upon the ground that the setback distance from any front, rear or side line is impractical due to topography, grade or other conditions, then Developer or Architectural Control Committee will have the authority to change the required distances and provide for a functional building location.

Article IV, Section 10: All lot owners shall provide for the disposal of waste material through a sewer treatment system approved by the appropriate governmental authority and the Architectural Control Committee and Property Owners Association. The sewer system will be an aerobic type plant with a sprinkler system to utilize the treated effluent for surface disposal or other disposal approved by appropriate authorities and the Property Owners Association. No septic tanks are allowed. Any system installed will have an alarm system to notify the homeowner if the system malfunctions.

Article IV, Section 18: Should any property owner herein violate these covenants and restrictions, the developer, the Property Owners Association and the authority created herein will fifteen (15) days after notice, have the power to file suit to enforce compliance. The association and authority will be empowered to charge as a special assessment all costs of time and expenditures, including legal fees, member's time, meeting fees cost of removal of improvements in violation and pay all related expenses. This special assessment will attach to the property upon which the violation rests and will become a lien as provided in these covenants for assessments and liens.