

Whitewater Springs Annual Property Owner Meeting
Saturday, December 6, 2008, 1:00 PM
Lewis Building
Bertram, TX

LaDale Young, Chairman of the POA Team opened the meeting with a prayer in memory of Rosemary Burget, resident of WWS. He thanked the POA Team and other volunteers for their many hours of service to WWS. He then introduced various people who gave the following reports:

Michael Klement and Robert Teeter, representing the Madison Group---Completion of the roads in Section 2 and 5 will be the primary objective in 2009 and this work will get underway in January, 2009. Marketing plans being considered are to rename the development and improve the front entrance. They also complimented the POA on their continued efforts within the community and added that it is very impressive to see what is being accomplished.

ACC---Minnie Eaton, Committee Chairperson, reported 9 new homes will have been completed by the end of 2008. Two more are presently under construction. The committee is working to consolidate WWS Construction forms and also adding a checklist to help homeowners. These will all be placed on the website, www.wwspona.com, when completed. She asked for interested volunteers to serve on the committee.

Pool---Harold Poppa, Committee Chairperson, reported we contracted to have the outside of the bath house painted and he personally painted the inside. Pool pumps were replaced and volunteers plumbed the pump house for an emergency water system for fire trucks. Restrooms are closed for the winter to avoid frozen pipes. The pool will not be covered as usual this winter as it will be totally cleaned this spring. Resident Al Karas has volunteered to serve on the 2009 Pool Committee.

Roads---Bill Hiers, Committee Chairperson, reported our roads have a higher standard than Burnet County requires. Ed Burget and Allan Palmer serve on his committee. Bill supervises all the road work. Approximately 1.32 miles were recycled this year bringing our total recycled roads to 4.42 miles. We have a total of 11 miles in WWS and the remainder will be recycled over the next 4 years. Additionally some curves have been widened and minor potholes have been repaired. Fill dirt removed from the new bridge construction has been used in the road projects. Weeds and grass have been treated on the road shoulders and ditches to prevent encroachment. WWS roads are private and assessments are dedicated to these projects.

Security---Oscar Saint, Committee Chairperson, is retiring after volunteering to serve in this position for the past 5 years. We already have two volunteers to take over for Oscar, but he will be available as a consultant. Oscar has worked closely with property owners in providing gate codes, special entry codes for construction work, special occasions, etc.

He again reminded us that when using your code, remember to press pound (#), then your code number, without any hesitation, and your code will work.

Technology---Don Dudley, Committee Chairperson, is a volunteer who lives in Austin and serves as our Web Master. In 2009 he will be researching the possibility of having better internet and cellular service here at WWS. He also assists in publication of our WWS Newsletter. He requests we let him know what we want on our website. Click on “webmaster” and send him an email.

Firewise---Terri Whaley, Committee Chairperson, reported that the aim of the committee is to educate property owners to Firewise principals. We have partnered with the Bertram Fire Department, the Texas Forest Department and the US Fish and Wildlife Services in making our property owners more aware of what can be done in fire prevention. A dry hydrant has been acquired in Section 5 and the swimming pool has been plumbed for emergency use. In 2008 the Texas Forest Services directed WWS through the process to become a Firewise Community. The Wildlife Refuge projects have included shaded fuel breaks, burning brush piles and clearing flood debris. They also selected 4 homes as demonstration sites. These homes will demonstrate how to create a “defensible space” from fire. All of this is being done at no cost to WWS.

Wildlife Habitat Management---Allan Palmer, Committee Chairperson, reported that 6,000 crawfish were added to the lake. Currently they are developing a picnic area, mowing the lake perimeter and creating better access to the lake and a boat ramp. In 2009 the main emphasis will be to identify invasive plants for removal, protect the native plants and develop habitat boxes for a variety of birds. Most projects require no money, but more volunteer manpower is needed. Rules governing lake use are posted at lakeside. Ed Burget, Bill Hiers and Terri Whaley serve on the committee.

Finance---Ann Brown, Committee Chairperson, has served as chairman for 5 years and will soon retire from the position. Ann reported that WWS includes 1, 247 acres of assessment billable area, which does not include common areas and roads owned by the POA. Currently 702 acres are owned by individuals and 545 acres are owned by the developer. Ann explained the duties of her position, which include maintaining an assessment and ownership database, budget and financial reporting and filing annual Federal and State tax returns. She made it clear that there is a distinct separation of duties of the treasury function and the finance function when handling and reporting money. Each month Finance receives a copy of the check register and the unopened bank statements from the Treasurer. The books are then balanced and the Monthly Financial Report is posted on the website. For 2008 the POA has received 97% of all assessments. Liens will be filed on 22 lots in December. The 2009 budget will be the same as 2008 with the assessment rate remaining at \$251.71 per acre.

Treasurer---Richard Curtis, Chairperson, explained the separation of duties between the treasurer and the Finance Chairperson. Bills are paid from the checking account by the Treasurer, who is also a Director on the WWS Official Board. Two director’s signatures are required on each check. The Treasurer also receives assessment and impact fees and

deposits the checks. The Treasurer keeps track of budget expenditures. POA funds are not used for social gatherings at WWS such as BBQs, Chili Cook Offs, etc. These functions are paid for by the attendees.

Maintenance---LaDale Young reported that the Madison Group paid for the painting of the fence at the WWS entrance and fronting CR 1174. They also paid for the broadcasting of wildflower seed on the CR 1174. Mowing of the road shoulders and some of the common areas continues to be one of our bigger expenses at WWS.

Budget---The 2009 budget will be the same as the 2008 budget. Assessments will remain at \$251.71 per acre with a major portion of the budget dedicated to upgrading our roads.

Dedication of the new low water crossing---Work began in June 2008 and was paid for by the Madison Group. They honored Bill Hiers for his dedication and hard work by naming the new bridge, "Hiers Crossing." The new sign was unveiled. The meeting will be followed with a ribbon cutting at the WWS bridge site. Everyone was invited.

Election Results---John Gourley, Madison Group, Robert Teeter, Madison Group and Michael Klement, Operating Partner for the Woodmiller LLP were elected. LaDale Young, WWS resident and Richard Curtis, WWS resident were re-elected.

The meeting was adjourned for table visits with Committee Chairpersons.