

Committee Leaders Meeting

March 3, 2011

In Attendance:

Al Karas (Pool), Terri Whaley (Firewise), Bill Hiers (Roads), Priscilla White (ACC), Charles Mickel (Board President/Security), host Allen Palmer (Wildlife Habitat and Commons Mgt.).

Budget Update:

Board President Charles Mickel updated the 2011 Budget status. Currently approximately 60% of the 2011 assessments have been collected which is normal for March. This was helped by Montvale's early annual payment.

Committee Leaders Reports

Security:

Chairman Charles Mickel had no current issues to discuss. Ron Frioux is learning the entry gate computer system and will serve as backup support to Charles on this committee.

Pools:

Chairman Al Karas reported that the big project of resurfacing the pool started last week. The pool has been resurfaced, tiles installed on all entry steps, and all fixtures replaced. Although there is a groundwater well located near the pool used to maintain pool water levels, a company in Lakeway, Water Boy, was contracted to fill the pool with bulk water from outside the community. Water Boy filled the pool with 37 truckloads of water (approximately 70,000 gallons) from the Bertram water system at a low-bid cost of \$4,375. The reasons for refilling the pool with purchased bulk water were 1) the pool had to be refilled within 24 hours to avoid the new plaster surface from drying too quickly and subsequently forming micro cracks (refilling from the groundwater well would have taken 5 days); and 2) to avoid the risk of draining the well by extracting the large volume of water. The pool is currently full and the contractor will finish the required safety signs along the pool deck surface, as required by law, next week. A water sample from the adjacent groundwater well that is used to maintain the pool level and supply the restrooms/bath facilities has been submitted to the LCRA Environmental Labs in Austin for testing of bacteria, etc.

The restroom/ bathhouse plumbing was inspected and found to have significant pipe breakage from the recent freeze. Two bids were solicited from local plumbers and a satisfactory low-bid was accepted. The pipes under the building and in the attic were replaced with PEX pipe and made operational. Due to the age and condition of the entire plumbing system in the building only the cold water lines to the toilets and lavatories were reconnected and made serviceable. The shower side will not be reconnected and is locked.

The water to refill the pool and the plumbing repairs were not anticipated in the 2011 budget and were covered by the 2011 contingency funds.

Al is to discuss the routine pool maintenance with a contractor and finalize a maintenance contract for the 2011 season. Al is also getting bids on shade canopies for the children's area for 2012 budget consideration.

Committee Leaders Meeting March 3, 2011

It is expected that the pool and restrooms will be opened between April 1 and April 15 as usual.

Wildlife Habitat and Commons Management:

This committee received Board approval to modify its focus with the following mission statement:

The Wildlife Habitat and Commons Management Committee will be responsible for implementing and maintaining POA projects in all commons areas as recommended by the POA members and approved by the Board with the overall purpose of improving property values with a minimum impact on the current wildlife.

Chairman Allen Palmer reported that under the new mission statement, this committee is developing a list of items to be considered by the POA/Board for implementation in the commons areas. Some of these items would include:

- 1.) Replace the existing pool bathhouse with a community building with restrooms, pool change rooms, large meeting room, and dry storage.
- 2.) Replace the fence along FM 1174 and entry
- 3.) Move mailbox portico away from entrance road
- 4.) Pavilion "dry pond" disposition

The 3rd Annual Wildlife and Firewise Education Day was confirmed for April 16th. The previously considered date of April 30th was in conflict with other regional events. Current speakers committed are Bill Carr and our own Dr. Frank Caramanica. It is anticipated that there will be 3 additional speakers for wildlife, water conservation, and Firewise. Further event details will be issued shortly.

The 3rd Annual Fishing Rodeo was confirmed for May 14th. Details on this event will be forthcoming as well.

Action items for 2011 include replacing dead landscaping, extending the Cow Creek nature trail (CCR variance requested), removal of invasive plants/trees, pool hardscaping, and big lake improvements.

Wooten Shredding will continue to do the road ROW mowing, commons mowing, road ROW weed spraying, and baccharis control. Road ROW spraying will begin in the next few weeks before the weeds get too high. The big dam baccharis removal will be done in the next few weeks as well.

Technology:

Chairman Don Dudley could not attend, however, he requested we discuss the deletion of the "Preserve POA" website www.pbcpoa.com since the name of the POA has never been changed – it is still Whitewater Springs POA. It was agreed that the pbcpoa.com website was never fully developed and that we would not renew it.

Committee Leaders Meeting

March 3, 2011

Don also requested that we give some thought about having a tower for broadband internet access installed somewhere in WWS. Charles reported that Don will attempt to arrange a meeting of Board members and an interested provider (Western Broadband) who has a transmission system on the 1,000-foot television tower located on Hwy 29 between Liberty Hill and Bertram. In order for Whitewater Springs to receive a signal from the provider's TV tower beacon, a tower (possibly 120-foot in height) will need to be installed somewhere in WWS at the provider's expense. A possible second tower may need to be installed at a secondary location within WWS for more extensive coverage. This is the first time we have had someone really interested in servicing WWS and particularly someone who would make any investment inside WWS. The subscription rates are expected to be similar to ~~dish-services~~ satellite services.

ACC:

Chairwoman Priscilla White reported that there was no new activity or requests for the ACC to address at this time.

Firewise:

Chairwoman Terri Whaley reported that once email mailboxes are created on our existing WWSPOA website, a reminder email will be issued regarding what materials can be burned at the WWS burn site.

Oak wilt guidelines will be issued again to remind everyone that oak wilt can be a huge problem for WWS. Also, that there can be no clearing in or within 300 feet of the designated bird habitat areas from March 1st to August 1st.

Terri also reported that there have been two recent occurrences where EMS has responded to calls in WWS and has gotten lost both times. It has been recommended that when placing calls to EMS that we refer to the development as "Whitewater Springs" as this is the name all emergency agencies know immediately and this should aid in their response. Additionally, Terri reported that emergency services commented that the WWS street signs were very difficult to see at night – delaying response time. Bill Hiers is to develop a cost for replacing the old signs with new reflective signs. Although Charles Mickel will address this issue with Montvale Properties, the cost will probably be borne by the POA. Therefore, Charles will investigate the possible funding with other Board members.

It was also noted that the home reflective markers are very effective in helping EMS find specific homes where visibility is reduced by darkness, fog, or smoke. It was recommended that we all consider installing this safety item.

Terri also reported that the dry hydrant in Cattail Pond has been successfully tested and that the fire department has been trained on its use.

Roads:

Chairman Bill Hiers reported that all of Balcones Ridgeway will be resurfaced this year at a cost of \$132K. The steepest grades will be resurfaced with "hot mix" which was installed on the steep grade of Whitewater Dr. in 2010 and has proven to be very effective.

Committee Leaders Meeting

March 3, 2011

Bill requested that the Whitewater Dr. Bypass also be done this year at a cost of \$48k. However, because there isn't money in the budget this year for this project it was put on hold until monies can be allocated.

Part of the ditch on Murphy Drive will be reworked for erosion control. Charles reported that Board member Don Rauschuber suggested we contact Joe Ed Jenschke of Edmund Jenschke Construction in Kerrville for bids on the ditch repair, dam repairs, and remaining road resurfacing. Bill is to contact them.

Bill recommended and it was agreed that the curves on Whitewater Dr. be restriped with reflective paint at a cost of \$1,000. It also was recommended that Chaney's Crossing be done and it was agreed that this be done.

April 14th Meeting:

The next Committee Leaders Meeting will be held as an open meeting on April 14th at 7:00PM at the Bertram Library meeting room.

To keep the open meeting to a manageable time frame, it was agreed that the meeting would begin with an "open floor" period when anyone could ask a question or proffer an idea or topic. These items would be recorded for further discussion by the Committee Chairs and would not be addressed in detail during the meeting.

Anyone wishing to discuss a specific topic will be granted a 10-minute discussion period if requested by sending an email to team@wwspoa.com before April 12. The speaker and the subject of their discussion will be posted on the Agenda for that meeting. This will help the meeting flow smoother and not be too lengthy.

With no further comments or discussion the meeting was adjourned at 9:00 PM.