

Committee Leaders Meeting
April 14, 2011
Open Meeting

In Attendance:

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

Budget Update:

Board President Charles Mickel expressed concern that only 70% of the 2011 assessments have been collected by the end of March as compared to 90% at the same time last year. The Board of Directors is concerned about cash availability if the trend continues, but they are hopeful that the assessment collection rate will improve.

Committee Leaders Reports

ACC:

Chairwoman Priscilla White reported that there had been no requests for new home construction, but that the committee had received two requests for modifications – 1) a metal storage building was denied and 2) a wrought iron arbor was approved.

Firewise:

Chairwoman Terri Whaley reported that Whitewater Springs had received “Firewise” status for the 5th straight year from the Firewise Communities, USA organization. She reminded everyone that Burnet County is still under a burn ban. She also mentioned that Saturday, April 16, was Wildlife and Firewise Education Day. The event is to be held at the Whitewater Springs Pavilion and all residents and property owners are encouraged to attend.

Pools:

Chairman Al Karas reported that the pool opened on April 1st, and that “it is in great shape!” In late February/early March, the pool was replastered as the original plaster was extremely stained. After the refinishing job was complete, the pool needed to be filled quickly to protect the new plaster. The existing well at the Park did not have the capacity or speed to fill the pool rapidly, so bulk water was trucked in to fill the 70,000-gallon pool in two days.

In addition to replastering the pool surface, the work that was needed to bring the pool up to compliance with State of Texas regulations has been completed. Al shared a list of items that were “out of compliance”, and gave an overview of what was involved with getting the pool into tip-top shape. He had prepared a video of the work, and it will be shown at the Wildlife and Firewise Education Day on April 16th.

Al also reported that the plumbing problems (broken pipes) at the pool bathhouse had been repaired. There are still problems with the plumbing on the shower side of the bathhouse and there is no hot water at the bathhouse. So the shower side will remain locked. The entry code for the bathhouse door will remain the same and can be found on the POA website.

In closing, Al reported that he had hired Spotless Pools to maintain the pool this summer, thereby reducing the time that volunteers are needed for this chore. Residents Ron Frioux and J.W. Thorp have been helping Al with the pool duties.

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Wildlife Habitat and Commons Management:

Chairman Allen Palmer reported that the Wildlife and Firewise Education Day is scheduled for Saturday, April 16. There will be an “unofficial” announcement at the Education Day festivities that the National Wildlife Federation has designated Whitewater Springs as the 2nd community in Texas (behind Austin) and the 53rd in the United States to receive Community Wildlife Habitat Status. The “official” announcement will be made on Saturday, May 14, at Whitewater Springs’ 3rd Annual Fishing Rodeo to be held on the banks of Whitewater Springs Lake.

Allen announced that the WH&CM committee had received approval from the POA Board of Directors to extend the Cow Creek Nature Trail, on the south (Pavilion) side of Cow Creek, from Hiers Crossing to the Whitewater Drive Bridge. This will make the complete trail (north and south sides of the creek) about 1 mile long.

Mowing and spraying of the road ROW is to begin next week, and the Commons mowing (Park/Pavilion area, front entrance and Whitewater Springs Lake) will begin by the end of April. However, Allen reported that he is looking for someone new to do the mowing because Tony Wooten of Wooten Shredding, who has handled those duties since last September, may not be available.

Depending upon the availability of budget funds, landscaping and hardscaping might begin in May, as well as, the removal of Baccharis and other invasive trees in POA-owned areas.

A retention pond dam at the bottom of Balcones Ridge Way (behind the Denson’s house) is in need of repair. The damage was probably caused initially during the 2007 flood event and has deteriorated somewhat since then. Since this is an LCRA-permitted pond, LCRA is requiring the POA to repair the damage to prevent further erosion into the Colorado River watershed. The committee has two opposing bids to repair the damage, but is seeking guidance from LCRA as to which approach is acceptable for the repair.

Charles Mickel reported that the POA Board of Directors is working with Allen’s committee regarding the dam at Whitewater Lake. The Texas Commission on Environmental Quality (TCEQ) inspected the dam last summer. Although the dam is in satisfactory condition, TCEQ required the POA to get an engineering analysis of the dam as it is categorized as “high risk” due to its structure and location. Another TCEQ requirement is for the POA to produce an Emergency Action Plan (EAP) to be followed if the dam should ever have a breach. A reputable dam engineer was hired by the Board in December 2010 to analyze the dam and prepare the EAP for the Association. The engineering analysis has revealed that the dam is in good condition with some minor leaking at the “toe of the dam”, which is not uncommon for an earthen dam on limestone base. However, the dam will probably need to undergo some rehabilitation (raising the level of the dam, creating a second spillway, etc.) to reduce the risk category of the dam.

The dam engineer will be commissioned to prepare plans and specifications for this rehabilitation once he has completed the EAP and breach analysis in April. After the plans and specifications are produced, the POA will seek bids for the rehabilitation to determine the cost of those repairs. Don Rauschuber, a POA Board member and also a water engineer, has suggested that the cost may be as high as \$300,000 for this work. An attending property owner asked if the dam and lake were that important. Charles answered that the dam could be removed entirely, but that would come at a cost to the POA as well. Before any action is taken, the POA Board would request input from the POA membership. There are a lot of possible

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solutions to the problem and the POA will have to wait until all of the engineering analysis is completed before determining any future action.

Charles asked Allen if he wanted to talk about "Lot 22". The POA Board recently discovered that the second developer, Wollaston Properties, had constructed the community pool such that about 6' to 7' of the pool area was built onto Lot 22 or at least into the easement between the Park and Lot 22. The WH&CM committee has been mowing about half of Lot 22 as if it were part of the Park. Mike Klement, formerly associated with Montvale Properties, currently owns Lot 22. Charles reported that Marty Gallart, another POA Board member, is to contact Mr. Klement to discuss the issue to determine if Mr. Klement and the POA can come to some sort of solution.

A survey of the POA membership will be conducted soon by Allen's committee asking for input on what to do concerning the "common" areas. (i.e.: build community center in place of bathhouse, replace fence along FM 1174, move mailbox portico from entrance, pavilion "dry pond" disposition).

Allen also mentioned that there is increasing evidence of feral hogs throughout WWS.

Roads:

Chairman Bill Hiers submitted a \$2500 request to the POA Board for approval to paint center stripes on curves on Whitewater Drive and Chaney's Crossing.

Bill also submitted a \$735 request to the POA Board for the purchase and installation of 16 green/white reflective street signs to replace original wooden street signs for safety and visibility reasons. The request also included three informational signs – one at each end of the "Whitewater Drive Bypass" to identify addresses located on that street for easier location by emergency personnel and one sign on Chaney's Crossing identifying the Park/Pavilion area. An attending property owner suggested that a more welcoming sign be placed at the entrance, past the gates, concerning our speed limit and consequences. There were many others that agreed the current sign has negative connotations, and that we should consider changing it.

Bill reported that he had submitted a request to the Board of Directors for recycling all of Balcones Ridge Way, but that the Board did not approve that plan. [Note: Not reported was that the Board did approve the use of Cummings Paving as the paving contractor for 2011] The Board did consider the recycling of Balcones Ridge Way from Chaney's Crossing to the bottom of the hill and asked Bill to obtain a bid from Cummings Paving for this work while the erosion along this section of roadway is examined for repair. The Board's position is that erosion control and repair must be considered whenever new road recycling projects are proposed. If erosion is unchecked along these roads, then the paving may eventually become compromised. The POA Board of Directors will tour all roads in the community in May to examine first-hand the serious erosion areas. The Board tentatively plans to engage Wallace Engineering to suggest proper methods for repair. Wallace Engineering was hired by Montvale Properties in early 2010 and has already made a preliminary report of erosion-affected areas within the community.

Allen Palmer expressed his opinion that the current paving contractor has done sub-par work. Several minutes of discussion on this issue followed with no resolution.

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Technology:

There was no report from the Technology Committee as chairman Don Dudley was absent. However, a resident raised a question about the installation of high-speed internet service in the community. Charles Mickel stated that he attended a meeting at Western Broadband in March with Don Dudley and Marty Galliard to determine if Western Broadband had an interest in supplying wireless internet service here. The owner of Western Broadband expressed concerns about our community due to the topography and the difficulty they would encounter to reach all properties. Western Broadband would like to understand how many of the current residents would be interested in purchasing their service before they invest in possibly three towers in the community – they would need 40-50 of the current residents to participate. Charles mentioned to the group that the required towers would be 200-foot tall and require guy wires out to 120 feet in diameter. Since the towers would have to be located on POA-owned property, Charles was concerned if there was property large enough and flat enough to handle such towers. He stated that it is NOT a dead issue, but it still did not look promising at this time.

Security:

Security Chairman Charles Mickel had nothing to report for this committee.

Open Discussion:

In addition to the committee leaders, there were about 35 residents and/or property owners in attendance for all or part of the Open Meeting. In addition to the issues brought up from the floor in the main report, other concerns were:

1. Is Montvale Properties planning on turning WWS into a retirement community like Sun City? No, not that anyone is aware of. Montvale Properties has not indicated how they plan to market their properties in this community.
2. A long-time resident in attendance wanted to mention that he had been through the first two developers with dissatisfaction and was pleased with how Montvale Properties was conducting themselves. He wanted everyone to know that the efforts of folks living here kept the subdivision going and improving during the absence of a developer.

Next Meeting:

The Committee Leaders Meeting was dismissed at 8:30 and was followed by a meeting concerning the LCRA divestiture situation.

Tentative date for the next Committee Leaders Meeting will Thursday, May 5. Time and Place to be determined.

NOTE: Subsequent to this meeting, the committee leaders decided that the tentative May 5 meeting was too soon after the April 14 meeting and with the Annual Fishing Rodeo scheduled for May 14, the May Committee Leaders Meeting would be cancelled. At this time, a meeting for June has not been scheduled.

Minutes respectfully submitted by,
Cathy Frioux (Secretary "pro-tem!")