

**WHITEWATER SPRINGS PROPERTY OWNERS ASSOCIATION
10900 South FM 1174, Bertram, TX 78605**

WWSPOA BOARD MEETING MINUTES

Meeting of January 17, 2012
Joann Cole Mitte Memorial Library Conference Room
170 N Gabriel,
Bertram, Texas

1. Call to Order

Don Rauschuber called the meeting to order at 7:31 pm, Tuesday January 17, 2012. Members present were Don Rauschuber, John White, Pricilla Thorp and Don Dudley. John Gourley was not in attendance.

2. Roll call and certification of quorum

A roll call verified that a quorum was present.

3. Property Owners/Public Comments

Public Comments were heard from Bob McClough on the road resurfacing project and internet access.

4. Canvass of December 10, 2011, Board of Directors election results

Don Rauschuber read the election results from the December 10, 2011 elections. Don Rauschuber, John White, Pricilla Thorp, Don Dudley and John Gourley were elected to the Board.

5. Discussion and possible action concerning acceptance of the December 10, 2011, Board of Directors election results.

The members discussed the election and voted to accept the results.

6. Discussion and possible action concerning the election of POA Board Officers.

**The Board members selected Board Officers. The 2012 Officers are:
John White, President
Pricilla Thorp, Vice President
Don Dudley, Secretary/Treasurer**

7. Discussion and possible action concerning WWS POA Board adopted 2012 Operating and Capital Budgets.

John White opened the floor for public comments concerning the budgets. Several individuals made comments about how the budgets were funded. Bill

Hiers provided the Board information about the road maintenance project. The Board did not make any changes to the operating budget proposed by the 2011 board but did change the capital budget to include up to \$200,000 in road maintenance. This amount is pending a report from the road committee and verification of the amount in the reserve account.

Secretary Note: The 2012 assessment rate will be \$98.96 per acre.

8. Discussion and possible action concerning the WWS Association 2012 property owners' annual assessments.

John White opened the floor for public comment concerning the 2012 property assessments. After much testimony and Board discussion, the Board decided to move the method of assessments back to by acre.

9. Discussion and possible action concerning the WWS Property Owner's election to adopt the following amendments to the WWS CCRs:
 - a. Fences
 - b. Large Animals
 - c. Accessory Buildings
 - d. Maintenance of Common Areas

The results of the voting conducted at the December 10, 2011 meeting were reported. All four of the amendments passed. The Board adopted these amendments.

John White called for the meeting to be recessed from 8:35 pm to 8:45 pm.

10. Discussion and possible action concerning Mark and Candance Brown's, Whitewater Springs, Lot 421 Section 4, request for variance to CCR Section 5 provisions pertaining to:

"Section 5: Animals, livestock, or poultry may be kept, bred, and maintained on any tract under the following conditions:

- A. No livestock of any type will be allowed to run loose upon the streets, commons or other property owners' tracts.
- B. All horses, cattle, or other livestock or animals shall be kept enclosed by suitable fencing of the tract as approved by ACC.
- C. No swine may be kept, bred, or maintained on any tract in this project.
- D. No chickens, turkeys, or other poultry may be raised in this project except five (5) per acre owned for show competition. No roosters may be kept or raised.
- E. Though horses and cattle are permitted, the number is restricted to a maximum of one head for the first five (5) contiguous acres and one additional head per every three (3) contiguous acres thereafter.
- F. The tract shall be maintained in such a manner as to prevent health hazards and

John White led discussion and opened the floor for public comments on the issue. The Brown's were in attendance and made comments and asked

questions. A letter from the Brown's attorney was read. After discussion, the Board decided to table the item.

11. Discussion and possible action concerning engineering recommendations pertaining to the reconstruction and/or repair of the WWS Dam and the Balcones Ridgeway Drive Storm Water Detention Pond Dam.

No action was taken on this item.

12. Discussion and possible action concerning the following Request for Expenditures:
 - A. Security Equipment for \$499.13
 - B. Security Surveillance for \$6,150.00
 - C. Web site hosting renewal \$125.00

John White led discussion on these expenditures. All three were approved by the Board.

13. Discussion and possible action concerning setting up a suitable bulletin board for posting official POA notices at a suitable location at the mailbox structure.

John White led discussion and the Board heard public comment on a bulletin board enclosure for the area near the mail boxes. Bill Hiers was assigned the duty of securing such an enclosure and installing it near the mail boxes. An amount not to exceed \$300 was assigned to this project.

14. Discussion and possible action concerning the setting of dates and agenda items for future WWS POA Board meetings.

After Board discussion, Board meetings will be held on the third Tuesday of each first month of a calendar quarter. These dates are April 17, July 17 and October 16. Meetings will be held at 7:30 pm in the Joann Cole Mitte Memorial Library Conference Room, 170 N Gabriel, Bertram, Texas. The Board may call additional meetings if required.

15. Adjournment.

John White adjourned the meeting at 9:10 pm.