

WHITEWATER SPRINGS POA BOARD OF DIRECTORS
MINUTES FOR THE
APRIL 17, 2012, MEETING
DRAFT

Meeting of April 17, 2012
Joann Cole Mitte Memorial Library,
170 North Gabriel, Bertram, Texas

1. Call to Order.

President John White called the meeting to order at 7:35 pm, Tuesday, April 17, 2012. Members present were Don Rauschuber, John White, Priscilla Thorp and Don Dudley. John Gourley was not in attendance. A quorum was present.

2. Approval of minutes from the January 17, 2012 meeting.
No action was taken.

3. Property Owners/Public Comments.

Comments were heard concerning the lake and lake improvements and the Lot 22 encroachment.

4. Discussion and possible action concerning the Whitewater Spring financial statements and the payment of bills.

John White led a discussion about how the bills are paid, which ones go to Goodwin and which ones come to John and the Board for approval. The board also discussed the capital budget and which capital items would be funded in 2012. Board members will be given access to the Goodwin website to review all expenses paid.

5. Discussion and possible action concerning the adoption of variance and/or exemption procedures to the following December 2011 amendments to the WWS CCRs:

- a. Fences
- b. Large Animals
- c. Accessory Buildings
- d. Maintenance of Common Areas

Members discussed the overall variance process and the authority to grant variances.

6. 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

The Members discussed the Browns request to not to exceed 5 horses on their current two lots. It was moved by Priscilla Thorp and seconded by Don Dudley to grant the variance and if needed will instruct the ACC to grant such. The members voted to approve the variance.

7. Discussion and possible action concerning engineering recommendations pertaining to the reconstruction and/or repair of the Whitewater Springs Dam and Reservoir.

Discussion was led by Don Rauschuber on the dam and it's repair. Don Rauschuber seconded by Priscilla Thorp to authorize Allen Palmer to work with Dee Purkeepile to bring some estimates to the next meeting on options to raise, lower, reduce pool or remove the dam. The cost to get the estimate is not to exceed \$10,000.

8. Discussion and possible action concerning engineering recommendations pertaining to the reconstruction of the Balcones Ridgeway Drive Storm Water Detention Pond Dam.

A briefing was given by Allen Palmer concerning removing this dam. Allen will bring bids to the next meeting.

9. Discussion and possible action concerning needed erosion control measures within the Whitewater Springs Subdivision.

Buddy Patela led the discussion on road erosion. An Austin firm, Atlas Design, will catalog road right of ways giving an estimate to fix the erosion that is occurring. Don Dudley moved with a seconded by John White to authorize \$3,500 for Atlas to conduct the study.

10. Update from road committee on recent actions taken.

Buddy Patela gave an update on the road paving that has been done. 2.1 miles of road are left to finish the total project. It is estimated that it will cost \$300,000 to finish.

11. Update from Whitewater Springs Water Supply Corp.

An update from WSWSC was given by Bill Hiers.

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

The board will meet at its regularly scheduled meeting on July 17, 2012.

13. Adjournment.

The meeting was adjourned at 9:38.

John White, President WWSPOA

Date