

## WHITEWATER SPRINGS POA BOARD OF DIRECTORS

### MINUTES FOR THE JANUARY 10, 2013 MEETING

1. Call to Order:  
President John White called the meeting to order at 7:30 p.m. Directors present were John White, Priscilla Thorp, LaDale Young and Don Rauschuber. Director Rauschuber held a proxy vote for Director John Gourley, who was not in attendance.
2. Property Owners/Public Comments  
Property owner and resident Ken Dreger requested that the Board select a date for the 2013 December Property Owners meeting where it would not be on the same day of the WWS "Progressive Christmas Dinner." The Board agreed and asked that the date of that event be scheduled as soon as possible so proper plans can be made.  
Property owner and resident Anita Karas inquired about the elimination of the community burn pile. The Burnet County "Burn Ban" has been cancelled due to the recent rain. The burn pile will be burned as soon as possible.
3. Canvas of December 8, 2010 Board of Directors election results:  
Director Rauschuber presented a canvas, as compiled by Goodwin Management, of the December 8, 2010, Property Owners vote for Board directors and on the Whitewater Springs Dam and Reservoir Rehabilitation Project. Approximately 100 property owners voted in the election. John White, John Gourley and Don Rauschuber received the most votes of a five candidate slate. In addition, Option A pertaining to the Whitewater Springs Dam and Reservoir Rehabilitation Project received the most votes of the three options presented on the December 8, 2012, ballot.
4. Discussion and possible action concerning acceptance of the December 8, 2012, Board of Directors election results: Don Rauschuber made a motion, seconded by Director Priscilla Thorp, that the canvas of the December 8, 2012, Property Owner votes for POA Board Directors and for the Whitewater Springs Dam and Reservoir Rehabilitation Project be approved. Motion passed unanimously. As such, Directors White, Rauschuber, and Gourley were seated for two year terms commencing in January 2013. In addition, Whitewater Springs Dam and Reservoir Rehabilitation Project Option A, receiving a 4 to 1 vote margin over Options B and C, was approved by the Board to be implemented starting in 2013.
5. Discussion and possible action concerning the election of POA Board Officers for 2013.  
John White suggested that Director LaDale Young be made President of the POA Board and Priscilla Thorp be the Vice President. After accepting the responsibility, Don Rauschuber made a motion seconded by John White that LaDale and Priscilla fill these roles. Motion passed.
6. Approval of minutes for the November 13, 2012 Board meeting.  
Don Rauschuber made the motion seconded by LaDale Young that the minutes be approved. Motion passed.
7. Discussion and possible action concerning POA Financial Statements for 2012 and for 2013 year to date:  
This was tabled until the next meeting when all reports will be up to date.

8. Discussion and action concerning approval and payment of bills:  
Two bills currently need to be paid. This is payment for the WWS Website for 2012 and 2013, which amounts to \$200. Don Rauschuber made a motion seconded by John White that the bills be paid. Motion carried.
9. WWS POA Committee Report presentations:  
Security---Ron Frioux was not in attendance.  
ACC---Patricia Reedy reported that nothing is going on right now.  
Maintenance---Allen Palmer reported that a new service company will be taking care of the Common Area mowing. Plans are currently underway for the repainting of the metal bridge rails on the property Cow Creek bridge. Plans are also underway for the construction of picnic tables at the lake. Allen also requested that we find out if the developer has in mind a master plan for the common areas.  
Roads---Buddy Patella was not in attendance.
10. Discussion and possible action concerning WWS POA Committee Reports.  
The Board received the following Committee Reports:
  - a. Road Committee – No Report was given.
  - b. Wildlife and Conversation Committee - Allen Palmer reported that this Committee was working on or preparing proposals the following items to be presented to the Board at future meetings:
    1. Landscaping Projects located at the WWS entrance, pool and other common areas within the Subdivision. Mr. Palmer stated he is working with LSI, Austin, Texas, to prepare a landscaping master plan.
    2. Pool related projects
    3. Possible Pool Pavilion
    4. Hog Corral
    5. Other potential projects
  - c. Mr. Palmer also reported on the recent fence repair project located along FM 1174
11. Discussion and possible action concerning the results of the WWS Property Owner's Whitewater Springs Dam and Reservoir Referendum: Mr. Rauschuber presented an outline plan regarding the implementation of Whitewater Springs Dam and Reservoir Rehabilitation Project. After discussion of a possible Implementation Plan, the Board appointed a Dam Rehabilitation Project Committee comprised of Bill Hiers, Allen Palmer, Jim Reedy, Harold Poppa, and Director Rauschuber. Director Rauschuber stated that he will contact Dee Purkeypile, P.E., to arrange a site meeting with the Committee to review possible rehabilitation plans and will report the results of this meeting at the March 2013 Board meeting.
12. Discussion and possible action concerning the Option A Renovation of the Whitewater Springs Dam and Reservoir:  
Don Rauschuber made a motion seconded by LaDale Young that a committee be organized to research all issues involved in this project such as technical and engineering aspects, probable capital and financing costs, preliminary project schedule and property owner assessments. The following property owners agreed to serve on the committee: Allen Palmer, Bill Hiers, Harold Poppa and Jim Reedy. Al Karas, property owner and resident who lives near the big lake, also

agreed to provide information on what he has observed throughout the years he has lived here. Don will be scheduling the Committee meetings.

13. Discussion and possible action concerning WWS 2013 Capital Projects

This was tabled until the next meeting. At that time Buddy Patella, Roads Committee, will be asked to present the budget for the remaining road improvements and erosion maintenance. The lake project will also be discussed with input from the Lake Committee.

14. Discussion and possible action concerning the purchase and installation of a front entrance security camera to monitor vehicle license plates:

Ron Frioux, Security Committee, found that such a camera will require \$1,785.04. John White made a motion seconded by Don Rauschuber that we accept this request and move forward with the installation. Motion passed.

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

After discussion by the Board, the following 2013 Board meeting dates were established:

March 14, 2013

June 13, 2013

September 12, 2013

16. Meeting adjourned at 9:05 p.m.

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R. LaDale Young, President WWSPOA Board of Directors

Date

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