

WHITEWATER SPRINGS POA BOARD OF DIRECTORS MINUTES

FOR THE March 14, 2013 Meeting

1. Call to Order:

President LaDale Young called the meeting to order at 7:30 P.M. Directors present were John White, Don Rauschuber. Director Rauschuber held a proxy vote for Director John Gourley, who was not in attendance. Director Priscilla Thorp was out of town due to her son's medical situation.

2. Property Owners/Public Comments

Jim Reedy voiced a concern about possibly re-starting the waterfall at the WWS Gate Entrance. He had recently been to a meeting concerning water in the area and felt that using water for an attraction would create a negative response due to water shortage in our area. Assessments were briefly discussed and it was decided that this would be an agenda item at the next Board Meeting. Comments were made about "For Sale" signs being displayed on vacant lots, which violate the Covenants. This will also be an agenda item at the next Board Meeting.

3. Discussion and possible action concerning POA Financial Statements

FY2012 and FY2013 YTD.---Board Member Don Rauschuber reported that the 2012 Financial Statement showed a total income of \$134,183. Total expenses were \$256,748 with a major portion of this expense being for road recycling and erosion projects. The difference was taken from the POA Reserve Account. The 2013 Financial Statement through February reported a total income of \$253,857 with expenses of \$9,018. John White made a motion seconded by LaDale Young that the report be approved. Motion carried.

4. Discussion and action concerning approval and payment of bills.---

Recurring bills such as utilities, are sent directly to the Management Company for payment. All Committees submit agreements on projects to the Board before moving forward. All billing on approved projects are then sent to the Board President along with a "Request for Expenditure" form plus details including invoices, facts, explanations, etc. The Board President

and Vice President review these items before signing off and then submit them to the Management Company for payment.

5. Approval of minutes for the January 20, 2012 Board Meeting---John White made a motion that the minutes be approved seconded by Don Rauschuber. Motion carried.

6. WWS POA Committee Report presentations including discussion and possible action by the POA Board.

Road Committee---Buddy Patella recently resigned as Chairman of the Road Committee due to a health issue. His work as Chairman was certainly appreciated. Dick Eaton is now the Chairman, but couldn't be at tonight's meeting. Frank Caramanica, who serves on the committee reported the following: The Road Committee has 5 projects they are currently reviewing and will be prepared to bring the Board an update at the June Board Meeting. Those projects include: Recycling Whitewater Drive near Jack Merkel's home down to North Creek Court, patchwork in several places, work on several corners throughout WWS, ridding vegetation that is growing into road beds throughout WWS and erosion maintenance alongside roads.

Wildlife Committee---Chairman Allen Palmer reported on three items: Hog corral, Beaver Dam and Fishing Pier. There is a growing problem with wild hogs in WWS. Allen and a group of volunteers are in the process of building hog corrals (traps) and once captured they will be delivered to a business that deals in wild hog meat. There continues to be a problem with beavers building dams that eventually create a problem on Crestway Drive. LaDale Young made a motion seconded by John White that this subject be on the next Board Meeting Agenda and the Wildlife Committee present to the Board a plan including the possible cost in solving this problem. Motion passed. The Fishing Pier will be a 12' X 16' floating dock with a 32' walkway. The minimum cost will be approximately \$14,000. LaDale Young made a motion seconded by John White that all property owners have the opportunity to vote on the project. Motion passed. Over the next 45 days the Board will be checking on additional cost such as insurance and also developing a ballot. This will all be an agenda item at the June meeting.

Architectural Control Committee---Chairman Patricia Reedy reported that the ACC had recently disapproved the building of a fence in WWS before having ACC approval. Don Rauschuber made a motion seconded by John White that that the Board write a letter to the property owner ratifying the ACC denial of the fence. Motion carried. Currently the Committee is reviewing a request from a property owner wishing to install solar energy panels. They are also working with a property owner who wishes to start building a new home in August.

Maintenance Committee---Chairman Allen Palmer reported that several projects are currently being studied and reviewed. This includes necessary landscaping materials, front entrance repair including a watering system, lighting at the front entrance and repainting the front entrance gate. Also the possibility of providing a liner in the pond at the park and possibly a Community Center. The Board requested that a plan be put together in writing on any of the Capital Projects. This will include such things as initial cost, recurring expenses and final approval of all property owners.

Security Committee--- Chairman Ron Frioux was at another meeting, but he reported to LaDale Young that the new camera at the front gate, which records car license plates, is now in use.

WWS Water Corporation---President Bill Hiers reported that the number one issue this year in Texas is water. He reported that the WWS System will be turned off for several hours next Tuesday as a study is conducted. Conservation and proper water use should be a top priority for WWS. Several communities are experiencing water difficulties. Right now WWS is in fairly good shape.

WWS Dam Rehabilitation Committee---Chairman Don Rauschuber and the committee met with Dee Purkeypile at the dam site and reviewed the basic project which will have a cost of \$228,000. A second alternative would be to lower the lake by approximately a foot and a half and reduce the cost. Balcones Ridgeway Dam removal will be at a cost of \$20,000. We would have the same contractor working on both. John made a motion seconded by LaDale that we accept the proposal. The motion carried.

Montvale is willing to arrange a loan of \$200,000 to \$250,000 at an interest rate of 3% per annum and paid back over a 4year period in equal amounts.

- 7. Discussion and possible action concerning proposed WWS FY 2013 recurring Capital Projects:** Tabled for the June Board meeting.
- 8. Discussion and possible action concerning the Whitewater Springs Dam Rehabilitation Project and the Decommissioning of the Balcones Ridge Drive Sediment/Detention Pond:** Information posted under the WWS Dam Rehabilitation Committee Report.
- 9. Discussion and possible action concerning Whitewater Springs Erosion Control Projects:** Don Rauschuber reported that Montvale had commissioned Land Strategies to do a study combined with the POA Atlas study. From this it was identified where certain erosion control along the roads need to be put in place. A 10 year plan will be created with an annual budget of \$50,000 per year. Montvale will pay up to \$20,000 per year of the \$50,000 budget. This is in addition to the Montvale assessments already being paid. A major emphasis will be placed on the POA Road Committee and Land Strategies communicating where efforts are not duplicated. Don will be providing more updated information at the June Board meeting.
- 10. Discussion and possible action concerning Whitewater Springs Subdivision Landscape Improvements project:** Tabled until the June Board Meeting.
- 11. Discussion and possible action concerning the Option A Renovation of the Whitewater Springs Dam and Reservoir:** Covered under the Whitewater Springs Dam Rehabilitation Committee report.
- 12. Discussion and possible action concerning WWS Entrance lighting improvements:** Tabled until the June Board Meeting.
- 13. Discussion and possible action concerning items for future WWS POA Board Meetings:** A suggestion was made that the Board develop a 5 year Financial Plan to better organize the development of projects that are required or needed by Whitewater Springs. Harold Poppa volunteered to be Chairman of a newly founded Financial Committee. Harold has a strong

background in this type of work and this will definitely assist the Board in future planning. The following items will be on the June agenda:

- Property assessments
- For sale signs on vacant property
- 2013 POA Financial Statement Update
- Road Committee Report---Dick Eaton
- Land Strategies/Montvale Report—Don Rauschuber
- Crestway Drive problems created by beaver dams.---Allen Palmer
- Floating fish pier update---Allen Palmer
- Capital Projects
 - a. Details
 - b. Cost
 - c. Action
- Whitewater Dam Rehabilitation update and the decommissioning for Balcones Ridge Drive Sediment/Detention Pond.---Don Rauschuber
- WWS Entrance lighting---Allen Palmer
- Financial Committee Update---Harold Poppa
- Security---Ron Frioux
 - a. Windshield stickers
 - b. Entrance gate recordings

Adjourned:

No further business, the meeting adjourned at 9:47 P.M.

LaDale Young, President WWS Board Directors

Know the WWS Covenants:

Article IV, Section 16: No “For Sale” signs will be placed upon any vacant lot by individual lot owners, developers or any other person or entity. The Property Owner’s Association or authority as created herein has the right to remove and

dispose of any such signs. No other signs are permitted without approval of the Architectural Control Committee.

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