

**WHITEWATER SPRINGS POA BOARD OF DIRECTORS MINUTES
FOR THE June 12, 2013 Meeting**

- 1. Call to Order:** President LaDale Young called the meeting to order at 7:30 P.M. Directors present were Priscilla Thorp and Don Rauschuber. Director Rauschuber held a proxy vote for Director John Gourley, who was not in attendance. Director John White was out of town due to his family's medical situation. 27 property owners were in attendance.
- 2. Approval of minutes for the March 14, 2013 Board Meeting:** Don Rauschuber made a motion that the minutes be approved seconded by Priscilla Thorp. Motion carried.
- 3. Presentation of the 2013 Financials—**Board member Don Rauschuber reported that the 2013 Financial Statement through May reported a total income of \$283,206.44 with expenses of \$71,578.09. \$45,021 of the \$71, 578.09 was spent on road recycling and erosion control. LaDale Young made a motion seconded by Priscilla Thorp that the report be approved. Motion carried.
- 4. Open Session for Property Owners/Public Comments—**Property owner and resident Bill Bussell made a request that the 5th Amendment, Article IV, Section 13 be reconsidered. Whitewater Springs is a certified Wildlife Habitat. Many residents are finding they have to protect any planted vegetation. For this reason Bill suggested that we better define fencing as "perimeter fencing" and property owners can protect the interior of their property with proper fence protection for their vegetation planting. LaDale Young made a motion seconded by Priscilla Thorp that proper wording be presented at the September Board Meeting. The motion carried. Twelve year residents, Al and Anita Karas, recently sold their home to David and Monya Giles. Al introduced them to the attendees at the meeting and they were warmly received. Gil Silva presented information about Oak wilt. He passed out an article to those in attendance.
- 5. Volunteer Committee Reports—**Allen Palmer gave a report that included an update on property maintenance and information concerning wildlife here at Whitewater Springs. WWS has an agreement with TX Dot and volunteers from the community pick up trash along 2.2 miles of Highway 1174 that fronts WWS. Volunteers

from the community have completed painting the fence and the security gate at the entrance to WWS. There has also been some landscaping work done. Stepping stones have been installed across Cow Creek below the park area. Repainting the metal bridge rails on the Cow Creek Bridge will be done by a group of resident volunteers in the near future. Refinishing the picnic tables at the lake will also get underway. A corral to capture wild hogs within the community has been built. This is an important project since these hogs have a tendency to damage the land. There is also a project being considered to capture some wild beavers within the property. Property owner's contribution of time and effort on a number of projects within the community is greatly appreciated.

6. Discussion and/or action items:

6.1) Land Strategies/Montvale Report—Don Rauschuber, Director—Erin Welch and Steven Rogers from Land Strategies were introduced. Montvale contracted with Land Strategies to study and complete an Erosion Control Plan for Section Two of Whitewater Springs. Montvale was very pleased with the outcome of this study and pursued a similar plan throughout the entire community. 15 detailed pages illustrate the exact plans for this project. Dick Eaton, WWS Road Committee Chairman has a working communication set up with Land Strategies and all of this will add continuity in the construction of the Erosion Control program. Don Rauschuber reported that Montvale has completed a 3 phase power system in Section 2. Don endorsed the fact that Dr. Hans (Montvale) has a great interest in Whitewater Springs.

6.2) Road Committee Update—Dick Eaton, Committee Chairman—Dick has recently volunteered to head up the Road Committee. Serving on the committee are residents Frank Caramanica, Bill Bussell and Harold Poppa. They have just completed an Erosion Control Project on Whitewater Drive and now starting a half mile road recycling project in the same vicinity. In 2014 they plan on recycling 2/10ths of a mile on Wood Hollow and ½ mile on Wagon Wheel. All recycling will be completed by 2015. As continued upkeep, all roads have to be chipped and resealed every 7 years. This will get underway in 2015. Ash Juniper, Murphy Drive and parts of Whitewater Drive have already had this work done. The Road

Committee is also working on a project to control weed growth at the edge of all roads within the community in order to avoid damage.

6.3) Property Issues---LaDale Young, Director---Article IV, Section 16, of the Whitewater Springs Covenants says the following: “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 others signs are permitted without approval of the Architectural Control Committee.”

Throughout the last 90 days a number of such signs have appeared on vacant lots. The Board has removed the signs and placed them at the community front gate and then called the relators and read to them this covenant. The relators have been very gracious in acceptance of these calls and were not aware of the violation of our covenants. It was suggested that someone call the local Real Estate Association and inform them of this violation. This will be done. Another concern is that the relators came through the security gate using the property owner’s code. Our Security Committee is addressing this.

6.4) Whitewater Dam Rehabilitation update and the decommissioning for Balcones Ridge Drive sediment/detention pond---Director Don Rauschuber---Copies of the Dam Rehabilitation were passed out to those in attendance. The projected cost of the plans was \$275,000. The Dam Committee had recently met and their goal was to reduce this down to a maximum of \$225,000. Several dam issues were discussed, which included: spillway improvement, installation of culverts, additional modifications involving spillway seepage and Hollis road improvements. All these changes and an updated budget will be introduced at the September Board meeting. The updated budget will take into consideration that the TECQ is no longer involved and the changes made will primarily take into consideration the safety of property owners below the dam. Approximately one year ago Montvale introduced the idea that he would loan up to \$200,000 for the project and it would be paid back by the POA over a three year period at no interest. He will continue to pay assessments on all the property he owns.

6.5) Financial Committee Update—Harold Poppa, Committee Chairman---Harold has a background of national and international banking. His presentation was very well planned. He emphasized that financial planning establishes objectives and priorities promoting the best use of limited POA resources while providing the greatest benefits to the widest range of Whitewater Springs property owners. The goal is the prioritization of the annual budgeting process, identification of significant future financial needs including significant capital improvement projects and the long term stabilization of annual assessments. The planning horizon will be for five years and will be updated annually or as material events dictate. He emphasized that all budget items are based on the percentage of the previous year's actual dollars used. Debt financing of capital projects should be avoided if possible. The Board of Directors will coordinate the annual budgeting process with the Finance Committee and the various other Committees. The first draft of the 2014 proposed budget will be available to the Board for review at the September, 2013 board meeting and presented with final approval at the December, 2013 Property Owner meeting. A planning outline will be used between now and September when the first draft of the 2014 Budget will be presented. This outline includes planning priorities and planning categories such as Operations and Maintenance, Capital Improvements and Emergency Reserves.

6.6) Petty Cash Account---LaDale Young, Director—Whitewater Springs is a very fortunate community in that various projects within the community are headed up by volunteer Committee Chairpersons and committee persons. There are expenses involved with most projects and the Committee Chairman must receive approval of these detailed expenses before moving forward. Recently a request was made that we establish a petty cash account for immediate payment of any approved expenditures. Director Priscilla Thorp will assume the position of Treasurer and she and Director LaDale Young will pre-approve any expenditures and she will manage the Petty Cash Account.

6.7) Capital Projects---Allen Palmer--- Allen presented information on three suggested Capital Projects which included: Whitewater Springs entrance lighting, fishing pier at the lake and a

construction of a Community Center in the pool and pavilion area. The lighting was at a cost of \$2,000 and is greatly needed due to security concerns. Don Rauschuber made a motion seconded by LaDale Young that we move forward with this project. The motion carried. The fishing pier would be at a cost of \$14,000. A detailed report was requested for the September meeting. This information will be presented to all property owners for their approval. The Community Center will require a detailed report for the September meeting illustrating the building construction cost and future projected cost such as insurance, utilities and upkeep. This will also be presented to all property owners for their approval.

6.8) Property Owners Capital Projects Approval---The Board-

After discussing all the desired Capital Projects (Roads and Erosion, Community Center, Fishing Pier, Landscaping) it was decided that all detailed cost from involved committees will be submitted to the Board as soon as possible and no later than two weeks before the September 12' 2013 Board Meeting. This will assist the Board in making ready the December Referendum that will be mailed to each property owner for their vote.

6.9) Security—Ron Frioux, Committee Chairman—

A number of times it has been suggested that all property owners have a sticker on the windshield of their car right above the state inspection sticker that indicates they are a property owner in WWS. LaDale Young made a motion seconded by Priscilla Thorp that we provide money (\$300) for the Security Committee to purchase such stickers. The motion passed. Cathy Frioux has volunteered to distribute these to residents. Eventually there will be a distribution of the same stickers to non-resident property owners. One of the primary reasons for this was because of recent trespassers entering the property. Don Rauschuber made the motion seconded by LaDale Young that we provide \$2,000 to build fencing to improve the front entrance to the property area. Ron Frioux stressed the importance of all residents and property owners being aware of violators entering WWS. Report tag numbers and description of vehicles to him. Our security system at the front gate has provided videos of violators that are being shared with local police officials. Unfortunately crime is on the increase throughout this part of the country and being aware of

violators and reporting them will improve security for the entire community. There is also a problem with property owners sharing their entrance code with people outside their family. LaDale Young made a motion seconded by Priscilla Thorp that all current codes be changed. The motion passed. Ron will start making changes for current residents. Non-residents will eventually have theirs changed.

6.10) WWS Technological Issues---Board—The meeting was running extremely late and this was tabled until the September 12th Board meeting.

Planned September 12, 2013 Agenda Items

- Presentation of 2013 Financials
- Volunteer Committee Reports
- Land Strategies/Montvale Report
- Road Committee Update
- Whitewater Dam Update
- Financial Committee Update
- Capital Projects Update
- Security Committee Update
- WWS Technological Issues
- Reconsideration of the 5th Amendment

Adjourned:

No further business, the meeting adjourned at 10:20 P.M.

LaDale Young, President WWS Board Directors

Know the WWS Covenants:

Article IV, Section 3: No structure of a temporary character, trailer basement, tent, shack, garage, or other outbuilding shall be used on any tract at any time as a residence, either temporarily or permanently except for guest houses and servant's quarters constructed after the main dwelling unless otherwise conforming to these covenants. Outbuildings shall be permitted in the project.

Storage buildings may not be utilized as residences on the tract. The owner may place a servants or guest house on the property without conforming to the square footage requirements so long as the building otherwise conforms to these restrictions; however, no such dwelling will be permitted prior to construction of the primary dwelling. Any building of any type must be approved by the Architectural Control Committee.

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