

## **WHITEWATER SPRINGS POA BOARD OF DIRECTORS MINUTES**

### **FOR THE September 17, 2013 Meeting**

#### **1. Call to Order:**

President LaDale Young called the meeting to order at 7:00 P.M. Directors present were John White, Don Rauschuber and Priscilla Thorp. LaDale read a letter from John Gourley informing the Board and those in attendance that he was resigning from the Board.

#### **2. Approval of minutes for the June 13, 2013 Board Meeting--**Priscilla Thorp made a motion that the minutes be approved seconded by Don Rauschuber. Motion carried.

#### **3. Appointment of Board member to fill the John Gourley unexpired term --** Don Rauschuber made a motion seconded by Priscilla Thorp that Erin Welch of Land Strategies be appointed to fulfill John Gourley's term (December, 2014). Motion carried.

#### **4. Presentation of the 2013 Financials—**Director Don Rauschuber asked Finance Committee Chairman Harold Poppa to review the report. The 2013 Financial Statement through August reported a total income of \$289,776.46 with expenses of \$197,974. \$135,061.37 was spent on road recycling and erosion control. Director Don Rauschuber made a motion seconded by Director John White that the report be approved. Motion carried.

#### **5. Open Session for Property Owners/Public Comments**

Property Owner and resident Cathy Frioux presented several thoughts concerning the possibility of having a WWS Community Center. She suggested that this idea be brought to a vote of the POA membership, which includes all Whitewater Springs property owners.

#### **6. Volunteer Committee Reports**

**Pool Committee---**Committee Chairman Sam Locke reported that the pool is open year round, but the bathrooms are closed during the months of possible freezing weather. The pool service checks the chemicals and vacuums once a week while the water temperature is over 65 degrees and every 2 weeks when below 65 degrees. He personally checks the pool

every day or two, especially when it is windy, for bugs and dry grass. He vacuums when necessary. Seals on the pump motors have been replaced this year and one of the pump motors was replaced. In 1994 a state statute involving pool safety issues was passed and it has been discovered that the WWS pool built in 2004 had a chain link fence installed that is out of compliance with the code. Plans are now in place to replace the fence.

**Architecture Control Committee**—Patricia Reedy resigned her position as Chairman of the Committee.

**Maintenance Committee**---Chairman Allen Palmer is working with Sam Locke on the swimming pool fence project, which is a state statute requirement. Three fence bids were presented along with a landscaping idea that will enhance the upkeep of the pool. Don Rauschuber made a motion seconded by LaDale Young that we work with the Apple Fence Company and also approve the landscaping idea. Motion carried. Allen also reported that plans are to refurbish the pool furniture, replace lighting at the front gate, prune the oak trees in the pool area once we have cooler weather, and continue the once a month 2 mile trash pick-up for TX Dot on Highway 1174 in front of WWS.

## **7. Discussion and/or action items:**

**7.1)Financial Committee Update**--Harold Poppa, Financial Committee Chairman, resigned due to recently placing his home up for sale. Updated information prepared by the Board will be presented at the next Board Meeting.

**7.2)Petty Cash Account**—Director Priscilla Thorp manages this account here at the WWS Development. It has been set up to support all the volunteer committees as they work on various projects throughout the community. The account was initially set up with a \$500 balance. The most that can be issued from the Petty Cash Fund is \$200.00 per request. Advanced request for funds prior to expenditure will be discussed and approved by her and one or more Board Members. The request will be accompanied by an invoice and a Request for Expenditure (RFE). After providing cash to the requesting committee, this information is then sent to Goodwin Management who will in turn refurbish the account so that \$500

is consistently on hand. The nice thing about having the Petty Cash Fund is that money can immediately be provided if these procedures are followed.

**7.3) Land Strategies/Montvale Report**—Director Don Rauschuber presented a report concerning the lake dam in Section V of WWS. The Texas Legislature repealed the TCEQ dam update requirement this year. This took place after the WWS Property owners voted and approved the dam update in December 2012. The update requirements, even though they are now not required, have brought forth concerns about the liability issues WWS may face should dam improvements not be fulfilled and flooding take place. All property owners will be given an opportunity to vote again in December on possible alternatives. Don also reported that continued plans are being done on the LCRA requirements concerning the Balcones Ridgeway Retention Pond. Director Erin Welch reported that Land Strategies has been working on erosion control plans. Currently they have found the cost is significantly higher due to material cost. For this reason they are continuing to work at developing lower cost and come up with a master plan for the community that will add consistency and quality to the appearance throughout the development. They will then prioritize the entire project and make sure that work will get underway where it is most needed.

**7.4) Road Committee Update**—Dick Eaton, Road Committee Chairman, reported that the Whitewater Drive recycling and erosion control adjacent to the road was completed in early June 2013. The total capital expenditure was \$135,061.73. Projected work for next year is recycling 0.2 miles on Woodhollow Dr. and 0.46 miles on Wagon Wheel Trail. The projected cost will be \$115,000. He also reported that the front fence project for security purposes will be finished in late September and October. Weed control along the edge of all roads within the WWS development are being handled by volunteers Bill Hiers, Harold Poppa, Eldon McGill and LaDale Young.

**7.5) Whitewater Dam Rehabilitation update and the decommissioning for Balcones Ridge Drive sediment/detention pond:**--See 7.3 in the minutes.

**7.6)Capital Projects Update**—Allen Palmer reported that a fishing pier for the lake will be at a cost of \$14,026. Liability insurance cost will be approximately \$150 per year. Landscaping at the pool and front entrance was discussed. The pool landscaping has been approved by the Board after the required new fencing is installed. The final subject was the possibility of a Community Center. It was suggested a referendum be mailed to all property owners and see if they are interested in having a community center.

**7.7)Property Owners Capital Projects Approval Process**—The Capital projects including the fishing pier and Community Center were discussed. The request was made that we give all property owners an opportunity to vote as to whether or not they want such features within the community. Referendums will be developed and presented at the next Board Meeting. Once the referendums are approved by the Board they will then be sent to all property owners for their vote and input. The results from the voting will determine the next step concerning the community center. This will include detailed plans and cost and will give all property owners an opportunity to vote again.

**7.8)Security**—Ron Frioux, Security Committee Chairman reported that all resident gate entry codes have been changed. Eventually all non-resident property owners will have their entry codes changed. This is all being done for security purposes. He also emphasized the importance of entering the # sign first before entering your assigned code number. He also mentioned that he has a source for remote controls should anyone wish to purchase one. He then introduced his wife Cathy who took on the responsibility of securing windshield stickers for the WWS residents. All residents will be asked to display the sticker right above the inspection sticker on their windshield. For security reasons all residents will be able to recognize non-residents. Ron also mentioned that all property owners contact him should they see something that violates the WWS property in any way. Be prepared to tell him what it is, the time it has taken place and other things such as the make of the vehicle, license plate number, etc. He can then

look at the gate camera recordings and gather additional information for the law officials.

**7.9)Upcoming governmental subjects**—Attorney Adam Pugh was present to bring the Board up-to-date on some new Texas Legislature laws that will possibly impact our community. One has to do with Xeriscaping and the other with the placement of flag poles. This information will be turned over to our ACC Committee.

**7.10)Property Owners Annual Meeting**—The annual Whitewater Property Owners meeting will be in Liberty Hill, TX at 2:00 P.M., December 14, 2013, at the Liberty Hill First Methodist Church.

**7.11)WWS Technological Issues**—Director LaDale Young mentioned that he had been receiving a number of calls from people concerned about their cellphone reception in WWS. It was pointed out that all our community utilities are underground, so we don't have poles in place for installing antennae. At the mention of this an attendee who formerly worked for Verizon said that we should let them know about the problem with "dropped calls" in our area. Perhaps this approach would increase Verizon's interest in serving their customers. It was also pointed out that we are seeing an increase in the number of towers, but we still need those that would increase our reception.

## **8. Future Agenda Items:**

The WWS POA Board will have a "called meeting" at the Bertam, TX Library on Tuesday, October 29, 2013, at 7:00. The primary purpose of the meeting is to plan the annual POA meeting scheduled for Saturday, December 14<sup>th</sup>, at 2:00 P.M.

## **Adjourned:**

No further business, the meeting adjourned at 9:57 P.M.

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**LaDale Young, President, WWS Board of Directors**



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