

**DRAFT MINUTES FROM THE WHITEWATER SPRINGS
BOARD OF DIRECTORS MEETING**

Meeting Date/Time: Thursday, April 30, 2015, 7:00 p.m.
Meeting Location: Joann Cole Mitte Memorial Library, 170 N. Gabriel, Bertram, Texas
Meeting Attendees: Don Rauschuber – POA Board President
Priscilla Thorp – POA Board Vice President
LaDale Young – POA Board Treasurer
Erin Welch – POA Board Secretary
Van Henry – POA Board Member
Multiple Whitewater Springs property and homeowners

- Item 1 Call to Order**
Don Rauschuber called the meeting to order at 7:00 p.m. The Pledge of Allegiance was said, and a prayer was given.
- Item 2 Establish Quorum**
With all Board members present, a quorum was established.
There was no public comment.
- Item 3 Discuss, consider and take action concerning January 22, 2015 and March 11, 2015 Board minutes. (Erin Welch)**
Erin Welch presented the minutes. Priscilla Thorp made a motion for approval, Ms. Welch seconded the motion, and the motion passed unanimously.
- Item 4 Discuss, consider and take action concerning approval and payment of bills. (LaDale Young)**
- A. Jerry Martinez requested reimbursement of \$45.00 he spent to print materials associated with automated external defibrillators (AED) for information purposes. Erin Welch made a motion to approve the reimbursement expenditure, Priscilla Thorp seconded the motion, and the motion passed unanimously.
- B. FM 1174 entrance fence repair (NTE \$2,000 March 23, 2015)
Jerry Martinez stated that approximately 6 posts need to be repaired or replaced, and the anticipated cost would be less than \$1,000. Don Rauschuber made a motion to approve \$1,000 for the fence repairs, the money coming out of the Maintenance budget (item 40 of the 2015 budget). Van Henry seconded the motion, and the motion passed unanimously.
- An RFE was provided by Bill Hiers in the amount of \$956 to Asco & Youngblood Tire for equipment and repairs associated with erosion control work. LaDale Young made a motion to approve the expenditure (out of item 27 of the 2015 budget), Priscilla Thorp seconded the motion, and the motion passed unanimously.
- Item 5 Discuss, consider and take action concerning 2015 Road Recycling Road Edge Repair Project (\$155,504) and Erosion Control Project (\$1,500). (D. Rauschuber/Bill Hiers)**
The Road Recycling Road Edge Repair Project total cost was determined to be \$152,504, not \$155,504. Bill Hiers provided a general summary of the Road Recycling project: Approximately 78,440 square feet of recycling area over approximately 1 mile, for a cost

of \$130,504, the work to be done by Cummins. (See agenda item 15 for further details.) LaDale Young made a motion to accept the \$130,504 cost and the Cummins/POA contract, Van Henry seconded the motion, and the motion passed unanimously.

Mr. Hiers then provided a general summary of the Edge Repair project: Move the remaining \$22,000 from the Road Recycling budget (remaining from the \$152,504 total project cost/budget). Don Rauschuber made a motion to approve the \$22,000 for Edge Repair work in 2015, as well as the Cummins/POA contract, LaDale Young seconded the motion, and the motion passed unanimously.

Mr. Hiers then provided a general summary of the Erosion Control expenses: 1) CatTrax costs of \$1,627.24; Don Rauschuber made a motion to approve, LaDale Young seconded the motion, and the motion passed unanimously. 2) Cost to stockpile erosion control blankets for future use for erosion control projects and dam improvements, as necessary, at a cost of \$979. Don Rauschuber made a motion to approve, Erin Welch seconded the motion, and the motion passed unanimously.

Item 6

Discuss, consider and take action concerning the following matters: (Van Henry/D. Rauschuber)

A. Possible purchase of no more than two automated external defibrillators (AED). Van Henry made a brief presentation about the necessity for AEDs within the subdivision, stating that one should be located at the pool, and one on the other side of the creek. There was a brief discussion among Board members, as well as public comment, specific to the need for the AEDs, training, liability, and anticipated costs for all the required equipment. Van Henry made a motion to purchase one AED with an alarm box, to be located at the pool, for a cost not to exceed \$900, to be taken from item 44 of the 2015 budget, Erin Welch seconded the motion, and the motion passed unanimously.

B. Pool repair and maintenance (terminate control and wind break)
Jerry Martinez gave a brief description of the proposed wind break, being a shade cloth with a wax cord and galvanized plates, fasteners, and pulleys, for the full pavilion, at an anticipated cost of \$1,333.59. Mr. Martinez said he could coordinate volunteers for the installation, which would provide a 10% savings, for a total cost of \$1,301.20, and that he would purchase the materials for POA reimbursement. The costs will come out of item 43 of the 2015 budget. Priscilla Thorp made a motion to approve a total expenditure of \$1,350 out of item 43 of the 2015 budget, LaDale Young seconded the motion, and the motion passed unanimously.

Ken Dreger then made a comment about the termite warranty renewal, stating that the annual renewal should continue. Don Rauschuber made a motion to approve the termite control at the pool for a cost not to exceed \$800, to be administered by LaDale Young to ensure the use of a licensed pest control contractor, Priscilla Thorp seconded the motion, and the motion passed unanimously.

C. Installation of WWS Road Map
LaDale Young made a brief presentation about the subdivision maps, including the proposed locations of one at the pool and one inside the front gate, which could be replaced as necessary. Mr. Young and Mr. Hiers will determine the most appropriate method of installing the maps. No action was taken.

D. Purchase of transportable fire suppression water tank

Jerry Martinez provided a description of the water tank, and answered questions from the Board, including determination of anticipated costs, which could be more than \$6,000. Additional information/specifications were requested by the Board, and no action was taken.

Item 7

Discuss, consider and take action concerning (1) clearing and working in WWS Common Areas, (2) roaming small animals and (3) vehicle traffic exceeding speed limit. (LaDale Young)

1. Clearing and working in WWS Common Areas. Don Rauschuber summarized this issue, including the memorandums and e-mail correspondence relating to residents mowing and clearing Commons Areas, which is not allowed under the subdivision CCRs. Mr. Rauschuber suggested obtaining assistance from legal counsel, and a possible referendum/amendment at the December 2015 annual meeting. Rudy Willars requested that the Board allow him to mow within the Commons Area near his home. Erin Welch made a motion to deny the request, Van Henry seconded the motion, and the motion passed unanimously.
2. Roaming small animals. Van Henry provided an update to this issue, in that the stray dogs in question had been adopted, and that the CCRs do not allow unleashed dogs outside individual properties. No action was required, and none was taken.
3. Vehicle traffic exceeding speed limit. Ron Frioux stated that while there is no real solution (i.e., no ability to levy fines), a letter was sent out to lot owners and residents clarifying the construction routes throughout the subdivision. Ultimately, no action was required or taken, as this is an issue that cannot be regulated by anyone outside the subdivision, and additional correspondence (letters, website updates, e-mails) may be the best way to get the word out.

Item 8

Discuss, consider and take action concerning Microwave Internet/Cell Repeater service within Whitewater Springs Subdivision and the establishment of a project finance committee. (Technology Committee)

Van Henry and Ken Dreger provided a brief summary of the revised project and the two proposals:

Proposal 1. Cellular only, with a tower of approximately 70 feet in height at the water tower site, with 2 antennae (Verizon and AT&T), which would receive a signal from Marble Falls, and 2 antennae to repeat.

Proposal 2. A 70-foot tall tower at the water tower site, which would pick up a signal from Liberty Hill and broadcast down the valley via repeaters – 1 at the gate, 1 at the pool, and 2 others located elsewhere in the subdivision. This would include 42-foot tall monopoles in the Commons Areas, with a repeater and WiFi for a 300-foot radius. This is also for cell service.

Mr. Dreger requested Board approval of expenditures to obtain a topographic map, to help determine the appropriate location(s) and needed number of monopoles (JD Teck), associated with internet and cell service. Mr. Dreger confirmed running internet to homes would still be approximately \$2,000 per month, and also requested a payment of \$350 to James Fazano for his work on the fiber optic analysis. Erin Welch made a motion to approve a \$4,000 expenditure (out of the previously approved \$5,000 total for the internet project to-date) to obtain a topographic survey, LaDale Young seconded the motion, Don Rauschuber clarified that this would cover both microwave and cell

service for all sections but 2 and 5, and the motion passed unanimously. Erin Welch then made a motion to approve a \$350 expenditure to reimburse James Fazano, also out of the previously approved \$5,000 expenditure, Priscilla Thorp seconded the motion, and the motion passed unanimously.

Item 9 Discuss, consider and take action concerning fence repair along FM 1174. (Don Rauschuber)

Van Henry stated that he believed the FM 1174 fence is the responsibility of the POA, not individual owners. Jerry Martinez stated that 6 posts and multiple boards need to be replaced and/or repainted. Don Rauschuber stated that the FM 1174 fence is part of the entry, which should mean it is part of the Commons Area. Action was taken in this regard at a prior BOD meeting, and no action was taken at this meeting.

Item 10 Discuss, consider and take action concerning 2016 Burnet County property tax appraisals. (Priscilla Thorp)

Priscilla Thorp provided a summary of the significant increase in property tax appraisals, stating that lot owners could make an appointment with Burnet Central Appraisal District and bring any necessary information with them, no later than May 31, 2015, adding that there are websites available to obtain value information, and that owners could freeze the school taxes if they are age-exempt (65 years or older). No action was required or taken.

Item 11 Discuss, consider and take action concerning the Whitewater Springs Dam and Reservoir Rehabilitation Project and the Balcones Ridgeway Retention Reservoir Project. (Don Rauschuber)

Don Rauschuber is still awaiting an update from Dee Purkeypile, and will update the Board at the July 2015 Board meeting. No action was required or taken.

Item 12 Discuss, consider and take action concerning Suncrest Drive and Canyon Ridge Drive improvements. (D. Rauschuber)

Don Rauschuber provided a general summary of the roadway and erosion control improvements needed for the two cul-de-sacs as referenced in the letter to the Board of Directors from Bill McLean (McLean & Howard), the attorney for Montvale, which described that the erosion control and roadway repair work should be done prior to the installation of utilities along the two roadways, adding that the timing of the roadway repairs is the primary concern. Van Henry made a motion to accept the erosion control proposal in Mr. McLean's letter, and at a later date have the roadway repairs done. There was no second to Mr. Henry's motion. Erin Welch made a motion to move forward with the erosion control improvements now, and that by the July 2015 Board meeting, she would provide information regarding the cost and schedule of the roadway repairs. LaDale Young seconded the motion, and the motion passed unanimously.

Item 13 Discuss, consider and take action concerning replat of the following Whitewater Springs Subdivision lots: (Don Rauschuber)

- a. Section 3 Lot Nos. 346 and 347
- b. Section 1 Lot 93 and Section 2 Lot 123
- c. Section 6 Lot Nos. 636 and 638

Don Rauschuber provided a brief summary of the proposed replats, stating that all replats would require Commissioners Court approval. Van Henry made a motion to

approve all 3 replats, LaDale Young seconded the motion, and the motion passed unanimously.

Item 14 Discuss, consider and take action concerning WWS POA Request for Expenditure procedures. (LaDale Young)

LaDale Young provided a summary of the RFE procedures, including submittal and approval requirements, adding that the RFE sheets now reflect the itemized budget information, and by July 2015, there would be a new budget form. No action was required or taken.

Item 15 Discuss, consider and take action concerning Committee Reports:

A. Pool Committee

Sam Locke provided a brief summary. Life Guard For Hire will require \$500 + tax per month to provide pool chemicals and \$150 to install equipment. This is required to replace the current contractor, who is doubling his costs. Don Rauschuber made a motion to approve the Life Guard For Hire contract for annual pool maintenance, for a total of \$6,650. LaDale Young seconded the motion, and the motion passed unanimously.

B. Road Committee

Bill Hiers provided a brief summary of the roadway improvement projects, adding that the 5-year roadway recycling program will end this year. Erosion control projects that have been completed include: Whitewater Bypass preparation for road work, Murphy Drive at Whitewater Drive, Whitewater Drive at Murphy Drive exposed waterline, Whitewater Drive exposed waterline, Chaney's Crossing between Oakcrest and Spring Hollow, and Wagon Wheel at Westcreek, as well as clearing Baccaris off North Creek and South Creek roadways. Proposed road projects include: Edge repair starting with Chaney's hill, recycling of Whitewater Bypass, Bobcat, North Creek, South Creek, Junction Circle, and sweeping roads that were previously recycled. The total recycling square footage is 78,440 s.f.

C. Security Committee

Ron Frioux provided a brief summary. There was a power failure and the front gates have been open, but they will be repaired, and he would provide an RFE for the repair work. No action was taken in this regard. The front gate camera has been vandalized, 1 was stolen, but everything was recorded and reported to U R Security, which is maintaining the cameras. He referenced an RFE for a license plate camera and installation of a computer box camera ("eyeball camera") and a 12-foot tall pole with 2 cameras at the entry rock wall on FM 1174, and just inside the gate, all totaling \$5,791.38, and taking approximately two weeks to install. Don Rauschuber asked about insurance for the cameras, and LaDale Young stated there is only liability and nothing for property damage. Priscilla Thorp made a motion to approve the \$5,791.38 expenditure, to come from item 44 of the 2015 budget, Don Rauschuber seconded the motion, and the motion passed unanimously. This will require a budget amendment.

D. Technology Committee

The Technology Committee provided their update in agenda item 8. No action was required or taken at this time.

E. Wildlife Habitat Committee

Mike Austin provided a brief summary. Adopt-a-Highway was reinstated, including clean up in early March, and mowing in late June. For the cedar/oak cutting program, they have marked cedar trees along the main roads, and are looking at costs for oak trimming at the pavilion and park. Mr. Lacy, the hog man, will set 6 traps and use corn for bait, and at the Frioux's house, a 200-pound pig was trapped. At the lake, there is a small fish problem, and he requested a record be kept at the lake of the size and number of 5-pound bass caught. No action was required or taken.

F. Maintenance Committee

There was no Maintenance Committee report.

G. Nomination Committee

There was no Nomination Committee report.

H. Fire Wise Committee

There was no Fire Wise Committee report

I. Architectural Control Committee

Van Henry provided a brief summary. An application for a carport was approved for the Blackmons at 104 Chaney's Crossing. There have been inquiries from new and old owners regarding the needed applications for building a home in WWS. Construction has begun on the Palmers' home on Spring Hollow Drive.

J. Other Committee

There were no additional committee reports.

Item 16

Discuss, consider and take action concerning the setting of dates and agenda items for future WWS POA Board meetings. (Don Rauschuber)

Don Rauschuber and the Board agreed the next Board meeting will be scheduled for Thursday, July 23, 2015, with another meeting on Thursday, November 12, 2015, and the annual POA and Board meetings for Saturday, December 12, 2015. No formal action was taken, but all Board members confirmed their availability and agreed to the dates.

Item 17

Adjournment.

At 10:30, Don Rauschuber made a motion to adjourn, seconded by Van Henry, and the motion passed 5-0.