

WHITEWATER SPRINGS POA BOARD OF DIRECTORS MEETING

NOVEMBER 15, 2016

AGENDA ITEM XIX

DRAFT ASSOCIATION REFERENDUMS

**WHITEWATER SPRINGS PROPERTY OWNERS ASSOCIATION, INC.,
REFERENDUM BALLOT
PERTAINING TO ROAD IMPACT FEE**

Pursuant to the Whitewater Springs Property Owners Association, Inc. Bylaws, the Board had directed a vote of the Membership of the Association to determine Membership preference concerning the following Proposal:

ITEM NO. 2 – ROAD IMPACT FEE

General Description: The Association currently assess a \$1,500.00 one-time Road Impact Fee to Whitewater Springs Subdivision Property Owners who submit an application to the Architectural Control Committee to construct a new single family residence within the Subdivision. The Association has found that the assessment of a \$1,500 Road Impact Fee does not cover the Association’s cost to repair road damage associated with the construction of a new single family residence. Under this Referendum, the Association is requesting the Membership to approve an increase in the Road Impact Fee from a one-time charge of \$1,500.00 to \$2,500.00. This fee will be used by the Association to help defray the Association’s cost to repair and maintain existing Subdivision streets.

If most the Membership votes “YES” in favor of this Referendum, the Association will increase the Road Impact Fee from \$1,500.00 to \$2,500.00. If Membership majority votes “NO” against this Referendum, the Association will not take any further action on this matter and the Road Impact Fee will remain set at \$1,500.00.

I VOTE (CIRCLE ONE):

YES - FOR THIS REFERENDUM

OR

NO - AGAINST THIS REFERENDUM

THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE WHITEWATER SPRINGS PROPERTY OWNER. YOUR VOTE WILL NOT BE COUNTED IF THIS INFORMATION IS NOT PROVIDED.

WHITEWATER SPRINGS: SECTION NO. _____ LOT NO.: _____

OWNER’S NAME _____

SIGNATURE: _____

DATE: _____

**WHITEWATER SPRINGS PROPERTY OWNERS ASSOCIATION, INC.,
REFERENDUM BALLOT
PERTAINING TO PROPOSED CAPITAL IMPROVEMENTS**

Pursuant to the Whitewater Springs Property Owners Association, Inc. Bylaws, the Board had directed a vote of the Membership of the Association to determine Membership preference concerning the following proposed capital project:

**ITEM NO. 1 – CONSTRUCT AND MAINTAIN A WHITEWATER SPRINGS SUBDIVISION
COMMUNITY CENTER LOCATED ON THE COMMUNITY POOL PROPERTY
(SECTION I, COMMON RESERVE LOT, ADJACENT TO LOT 22)**

General Description: This Project entails the planning, design, and construction of a Whitewater Springs Community Center (the “Project”) for use by Whitewater Springs Subdivision Members and POA organizations. The Community Center having an overall floor area of approximately 2,500 square feet, comprised of a meeting/social room, kitchen facilities, restrooms, storage space, vehicular parking facilities, driveway and drainage and related infrastructure improvements and appurtenances. The Project will have an occupancy capacity of approximately 500 people. Conceptual Project drawing is shown below. If approved by the Property Owners, the Project would be constructed on an Association owned Common Area Tract of Land that contains the existing Association swimming pool and related facilities.

Requested Membership Determination: This is a vote to determine the Membership’s desire to proceed with the Project. Anticipated Project costs are as follows:

PROJECTED CAPITAL COST

Community Center Structure	\$210,000
Interior Buildout	25,000
Kitchen Supplies, Including Dishwasher and Equipment	5,000
Furniture, Tables, Chairs and Accessories	20,000
Utilities Offsite (water, wastewater, and electrical)	30,000
Parking Facilities and Driveway	100,000
Landscaping	3,000
BBQ Pit and Accessories	3,000
Contingency (10% of Construction)	39,600
Soft and Permitting Cost (8% of Construction)	<u>31,700</u>
Total Projected Capital Cost	\$467,300

PROJECTED ANNUAL COSTS

Maintenance (0.5% of Capital Cost per year)	\$ 2,300
Insurance	1,100
Utilities (\$200 per month)	2,400
Miscellaneous (\$50 per month)	<u>600</u>
Total Projected Annual Cost	\$ 6,400

The Project’s Capital Cost will be funded through a “Special Assessment” to the Membership at a rate of \$186.71 per Membership acre per year over two (2) consecutive years, commencing in calendar year 2017. This Special Assessment will be in addition to the annual assessment determined by the Association to fund existing operation and maintenance costs and capital outlays. The Project’s Annual cost will be fund as part of the Association’s Annual Budget.

If a majority of the Membership votes “YES” in favor of this Project, the POA Board of Directors will commission qualified firms and construction contractors to design, permit and construct the Project over the next two-year period. If Membership majority votes “NO” against this Project, the POA Board of Directors will not take any further action on this matter.

I VOTE (CIRCLE ONE):

YES - FOR A COMMUNITY CENTER PROJECT

OR

NO - AGAINST A COMMUNITY CENTER PROJECT

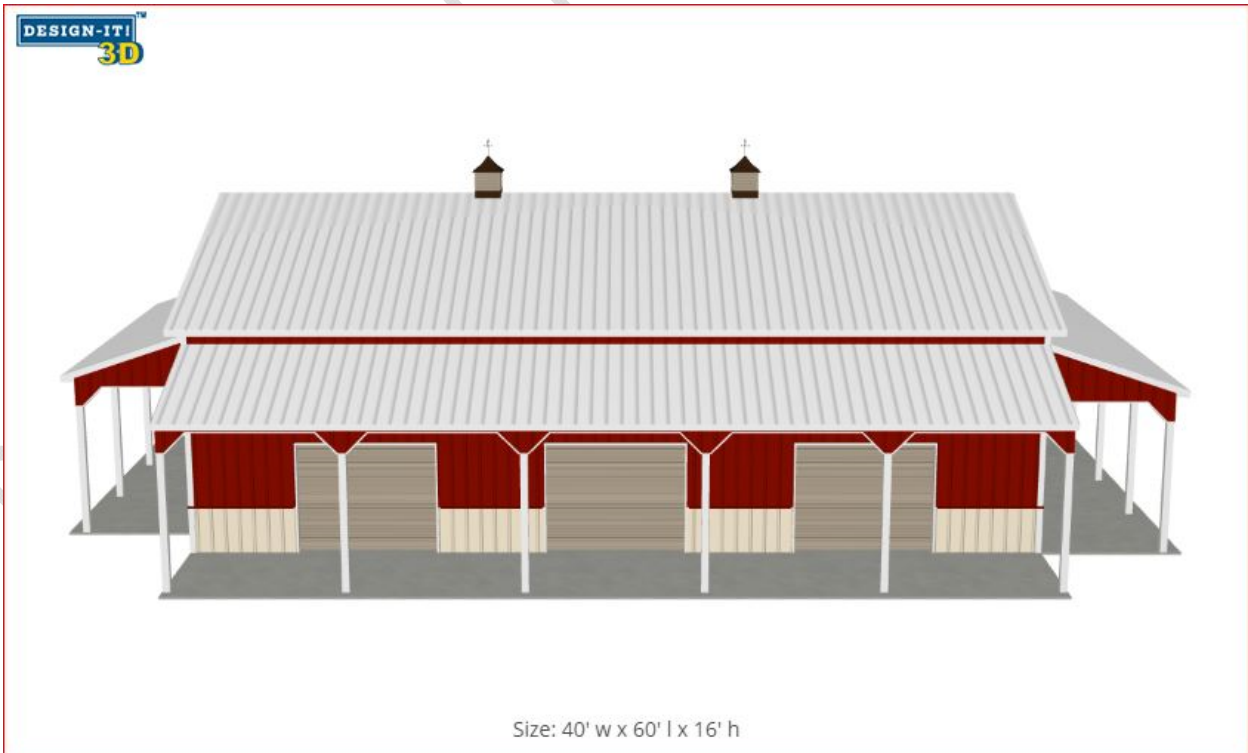
THE FOLLOWING INFORMATION MUST BE COMPLETED BY THE WHITEWATER SPRINGS PROPERTY OWNER. YOUR VOTE WILL NOT BE COUNTED IF THIS INFORMATION IS NOT PROVIDED.

WHITEWATER SPRINGS: SECTION NO. _____ **LOT NO.:** _____

OWNER'S NAME _____

SIGNATURE: _____

DATE: _____





Ken Dreger 'Whitewater Springs HOA' Phase 2
40x60x16 Extension with 12' wrap porch 3 sides

ROOF PITCH: 4:12

ROOF COLOR: MSL Galvalume Plus

WALL COLOR: U-Panel Patriot Red

SOFFIT: Upn White 2' overhang one end

TRIM COLOR: White

GUTTERS AND DOWNSPOUTS: N/A

SKY LIGHTS: N/A

INSULATION: N/A

WALK-DOORS: 1-4x7 with dead bolt lever lockset

FRAMED OPENINGS: 4-8x8

ROLL UP DOORS: 4-8x8

ACCESSORIES: Primed beams, base purlin for all walls, frame/trim 3-3x6 windows(by other)

PRICED SEPARATELY:

NOTES: Around 2 week delivery
25% down to order
Prices are good for 15 days

WELD UP BUILDING (Non Engineered)

Total : \$28,521.00

Tax and shipping included

Material and Freight only

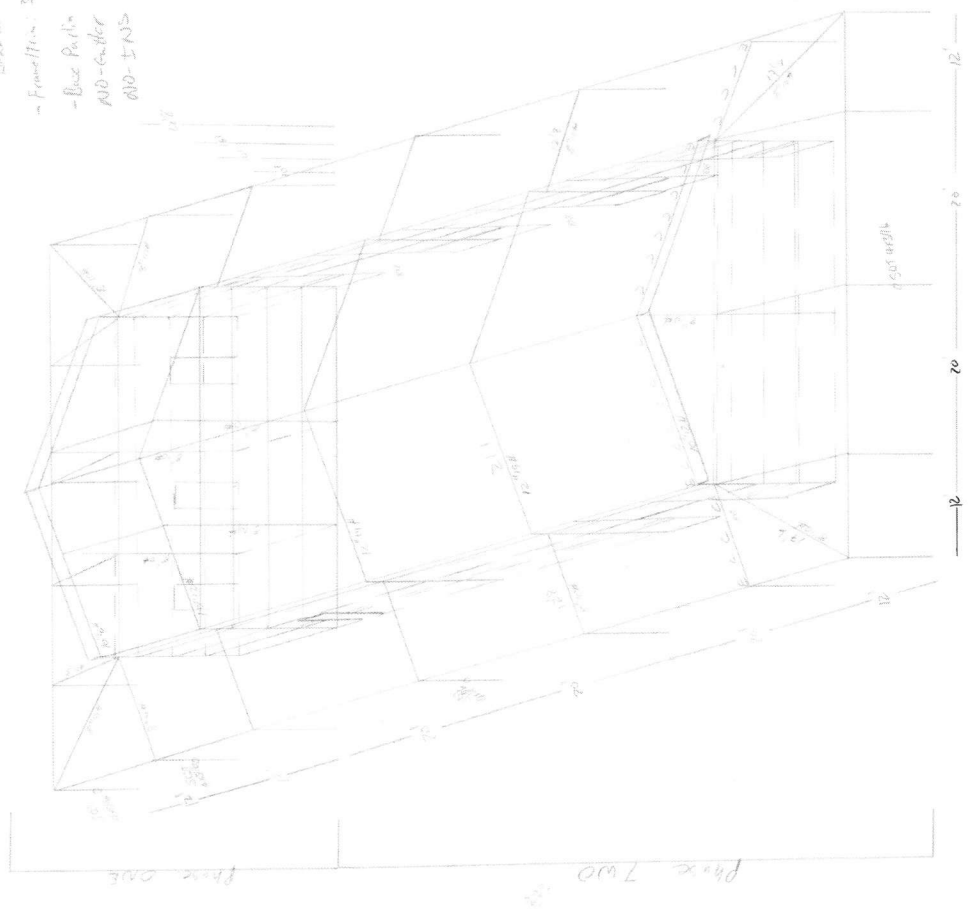
THANKS, Chris Neal

Quotes Good For 15 Days

Quoted on 11/10/2016

ZBauzeichnung w/Schnitt

- 4- 8x8 BxH
- 1- 4x4 w/dk
Dachstuhl
- Fassade: 3-500x100
- Base Plate
100-600x100
100-100x100



Randy Clark, Hawkeye Builders Inc.
305 County Road 131
Marble Falls, Texas 78654
Mobile 512-755-0095 Office/fax 830-598 2105

Preliminary Budget- Whitewater Springs Community center

Per our meeting an from your drawings and specifications ,

Dirt work/foundation.....	55,000.00
Steel building pkg-.....	22,000.00
Building erection labor.....	23,000.00
Electrical labor.....	21,000.00
Plumbing labor.....	3600.00
Foam insulation.....	9500.00
Batt insulation @ bath walls.....	300.00
Electrical fixture allowance.....	3200.00
Plumbing fixture allowance.....	2400.00
Sheetrock/painting.....	6000.00
Concrete stain/seal.....	12,000.00
Ada hardware/misc.....	1000.00
Doors/windows.....	6500.00
Builders risk ins.....	600.00
Final clean up.....	500.00
Rubbish removal.....	2400.00
Contingency.....	5000.00
Sub-total.....	175,200.00
Builders fee @ 15%.....	26,200.00
Total budget.....	\$200,280.00

Thank you, Hawkeye Builders Inc. 7/26/2016