

**WHITEWATER SPRINGS POA BOARD OF DIRECTORS  
AGENDA FOR  
SEPTEMBER 20, 2017 MEETING**

Notice is hereby given that the Board of Directors of the Whitewater Springs Property Owners Association will hold a meeting on September 20, 2017, at 6:00 P. M., at the Joann Cole Mitte Memorial Library, 170 North Gabriel, Bertram, Texas. The matters presented below will be considered and may be acted upon at the September 20, 2017 meeting.

- I.** Call to Order
- II.** Establish Quorum
- III.** Public Comment (3 minutes per presenter)

**OLD BUSINESS**

- IV.** Discuss, consider and action concerning minutes for the August 16, 2017 Board meeting. (F. Owens)
- V.** Discuss, consider and action concerning Whitewater Springs Financial Statement as of August 31, 2017. (D. Rauschuber)
- VI.** Discuss, consider and action concerning approval and payment of bills. (D. Rauschuber)
  - A. J Bar Contractor's Supply (chemical toilet rental)
  - B. Diamond X Construction Company (WWS Dam Road Improvement)
  - C. Pool pump and filter repair (S. Locke)
  - D. Other
- VII.** Discuss, consider and action concerning Committee Reports:
  - A. Pool Committee
  - B. Road Committee
  - C. Security Committee
  - D. Technology Committee
  - E. Wildlife Habitat Committee
  - F. Maintenance Committee
  - G. Nomination Committee
  - H. Fire Wise Committee
  - I. Architectural Control Committee
  - J. Oher Committees
- VIII.** Discuss, consider and action concerning contracting with Howard Hinson Mowing Services to provide additional landscape maintenance and other services within Whitewater Springs Subdivision. (D. Rauschuber)
- IX.** Discuss, consider and action regarding Pool House Improvement Project. (D. Rauschuber)
- X.** Discuss, consider and action regarding consolidation of Whitewater Springs CCRs. (D. Rauschuber)

- XI.** Discuss, consider and action regarding needed Whitewater Springs road/street repairs and maintenance. (D. Rauschuber)
- XII.** Discuss, consider and action concerning repair or replacement of FM 1174 entrance fence. (D, Rauschuber)
- XIII.** Discuss, consider and action concerning the replat of Whitewater Springs Subdivision Section 3 Lot 370 into two lots to accommodate a future WWS mail kiosk. (D. Rauschuber)
- XIV.** Discuss, consider and action regarding large scale burning of trees, brush and debris on Whitewater Springs Subdivision lots. (V. Henry)

**NEW BUSINESS**

- XV.** Discuss, consider and action concerning Burnet County Central Appraisal District 2018 tax assessments on Whitewater Springs Common Area Property. (V. Henry)
- XVI.** Discuss, consider and action concerning the demolition of the water catchment pond's old dock and bridge/fencing located east of the Whitewater Springs pool. (V. Henry)
- XVII.** Discuss, consider and action regarding a Property Owner Association CCR referendum pertaining to open burning. (V. Henry)
- XVIII.** Discuss, consider and action regarding annual assessments assessed on Section V Lot Nos. 511 and 512 owned by Montvale Property Investors, LP. (D. Rauschuber)
- XIX.** Discuss, consider and action concerning the replat of the following Whitewater Springs lots by Montvale Property Investors, LP: (D. Rauschuber)
  - A. Section 2 Lot Nos. 196 and 197 into one lot
  - B. Section 2 Lot Nos. 198, 199 and 200 into one lot and partial vacation of Canyon Ridge Court
  - C. Section 2 Lot Nos. 201, 202 and 203 into one lot
  - D. Section 2 Lot Nos. 176, 177 and 178 into one lot
  - E. Section 2 Lot Nos. 179, 180, 181, and 182 into one lot and partial vacation of Suncrest Trail
  - F. Section 2 Lot Nos. 183, 184 and 185 into one lot
- XX.** Discuss, consider and action concerning retaining the legal services of Nicole Burns, attorney at law, regarding consolidation of Whitewater Springs' CCRs. (D. Rauschuber)
- XXI.** Discuss, consider and action concerning the relocation of Whitewater Springs' USPS mail kiosk. (V. Henry)
- XXII.** Discuss, consider and action concerning the purchase of an AED box to be installed at the new pool house. (V. Henry)
- XXIII.** Discuss, consider and action concerning the nomination of a chair to head Whitewater Springs Director Nomination Committee. (D. Rauschuber)

**XXIV.** Discuss, consider and action concerning the setting of dates and agenda items for future Whitewater Springs POA Board meetings. (D. Rauschuber)

**XXV.** Discuss, consider and action concerning Whitewater Springs FY 2018 Budget. (D. Rauschuber)

**XXVI.** Adjournment.

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING OF THE WHITEWATER SPRINGS BOARD OF DIRECTORS on September 20, 2017 is true and correct copy of said NOTICE posted on the bulletin board at the front gate of Whitewater Springs Subdivision. This NOTICE is posted on or before 5:00 P.M. September 17, 2017 and remained posted continuously for at least 72 hours before the scheduled time of said meeting.

---

Don Rauschuber, President WWSPOA Board of Directors

**In accordance with Texas Property Code, Title 11, Chapter 209.0051(c), the Board may convene in Executive Session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.**