

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

Meeting Date/Time: Thursday, November 23, 2015, 6:00 p.m.
Meeting Location: Joann Cole Mitte Memorial Library, 170 N. Gabriel, Bertram, Texas
Meeting Attendees: Don Rauschuber – POA Board President
LaDale Young – POA Board Treasurer
Erin Welch – POA Board Secretary
Van Henry – POA Board Member
Multiple Whitewater Springs property and homeowners

This meeting is a continuation of the November 12, 2015 Board Meeting.

Items 1 and 2 Call to Order, Establish Quorum, and Public Comment

Don Rauschuber called the meeting to order at 6:00 p.m. The Pledge of Allegiance was said, and a prayer was given by LaDale Young. A quorum was established, with Priscilla Thorp absent.

Item 20 Discuss, consider and take action concerning Committee Reports:

- A. Pool Committee. No report was provided.
- B. Road Committee. No report was provided.
- C. Security Committee. Ron Frioux provided a brief committee report, stating the following information:
 - There are 8 cameras with a DVR system, motion sensors, and license plate cameras. A container for the license plate camera would be good for security purposes as well. Mr. Frioux checks the cameras quarterly, but can do this more often if needed.
 - The gate was recently broken, but has since been repaired, and Mr. Frioux will send an invoice for those repairs.
 - There are procedures set up to access the gate, including a password and what the visitor is there for.
 - No other issues at this time for Security Committee.
- D. Technology Committee. No report was provided.
- E. Wildlife Habitat Committee. No report was provided.
- F. Maintenance Committee. No report was provided.
- G. Nomination Committee. No report was provided.
- H. Fire Wise Committee. Carol Ann Young provided a brief committee report, stating the following information:
 - The Fire Chief was contacted about the burn site, and someone asked about burning every quarter. This work could be done with an appropriate donation of \$400/visit, but the Fire Chief would need to inspect the site first. If burning is done quarterly, there need to be specifications in place first.
 - Once the burn is complete, it is best to mulch the cleared materials, and she will provide the Board with contact information for a local contractor for this work.
 - Don Rauschuber asked if the Sheriff would come, too, regarding policies and responsibilities in Whitewater Springs, and was told by Mrs. Young that the Sheriff calls the Fire Department. Gil Silva would call on this, and Mr. Rauschuber stated he would try to get the Precinct 3 Commissioner to also present information at the annual meeting in December.
- I. Architectural Control Committee. Mr. Frioux made a brief presentation on behalf of his wife, Cathy Frioux, in her absence, stating the following information:
 - The ACC met recently and is working on the Welcome Packet information.
 - There are 5 homes under construction, including the Vickers. 2 homes have been completed and have proceeded to move-in.

- There is 1 new permit request on Balcones Ridgeway, and 1 to be submitted next week.

J. Other Committee. No report was provided.

Item 12 Discuss, consider and take action concerning electronic voting and video conferencing. (Don Rauschuber)

Van Henry provided updated information on this topic, stating that he was unsure of what the implementation may be. Erin Welch was requested to coordinate with Goodwin Management regarding video streaming, specifying that the minimum streaming speed must be at least 5Mb. No further action was taken.

Item 13 Discuss, consider and take action concerning replacement of the FM 1174 fence. (LaDale Young)

Don Rauschuber presented the two options provided previously to the Board by ProFence. One option is a PVC fence at a cost of \$41,580, and the other option is a wood fence at a cost of \$58,000. There was discussion by the Board and attendees regarding the options, including materials, life of materials, aesthetics, and pricing information. LaDale Young requested that Van Henry and Jerry Martinez research the questions presented by the attendees. Don Rauschuber made a motion to adopt Option 2 by ProFence, for painting and clearing associated with a wood fence at \$63,000 (\$58,000 for the fence plus \$5,000 for clearing), subject to Van Henry determining the potential for alternate materials and the FY 2016 budget approval at the annual meeting on December 19, 2015. Erin Welch seconded the motion, and the motion passed unanimously 4-0.

Item 14 Discuss, consider and take action concerning the use of temporary structures and storage facilities. (Don Rauschuber)

Don Rauschuber made a brief presentation of the documents that were previously sent out and posted to the POA website regarding temporary structures. There was public discussion, including questions about the CCRs, enforcement of existing regulations, potential fines that could be levied by the POA/Board, and notification of violations including certified letters, as well as potential legal action for violators. Don Rauschuber stated that there is a standard operating procedure regarding any violations, including a formal document regarding the violation, contact to the violating owner, then potential legal action. Van Henry referenced Ken Dreger's e-mail regarding broken equipment left on-site by contractors, as well as violations regarding the burn site in Section 5. Don Rauschuber requested that Van Henry contact Cummings to remove the broken equipment.

Item 15 Discuss, consider and take action concerning the WWS Burn site located in Section 5. (Don Rauschuber)

Don Rauschuber made a motion for Carol Ann and LaDale Young to contact the Fire Department for a controlled burn of Section 5 and a donation of \$400. Erin Welch seconded the motion, and the motion passed unanimously 4-0.

LaDale Young stated that Ed Morley had or would put up a chain to close off the burn site, but the chain does not completely close it off, so there is potential to still access the burn site. There was further discussion about how to police/regulate the burn site and access and materials taken to the site, including a potential requirement to mulch cleared materials on-site or burn the materials on-site.

LaDale Young made a motion to temporarily keep the burn site in Section 5 closed until more information regarding processing of cleared materials and debris can be finalized, and a sign posted at the burn site stating "Private Property, No Dumping/Burning" or something similar, and the Board would come back with formal plans in the future. Erin Welch seconded the

motion, Van amended the motion to add to the proposed sign “No Trespassing”, and the motion passed unanimously 4-0. Don Rauschuber stated the Board would give direction to the ACC regarding policies in the CCRs via a letter to the ACC.

Item 16 Discuss, consider and take action concerning the collection of delinquent assessments and fees. (Don Rauschuber)

Don Rauschuber stated that there is approximately \$20,000 in uncollected assessments, posing the question of how to collect these delinquent assessments. Erin Welch said she could coordinate with an attorney regarding how to collect delinquent assessments, as well as to discuss the potential for a new Board counsel. No further action was taken.

Item 17 Discuss, consider and take action the installation of future postal service mail boxes and enclosures. (Don Rauschuber)

Don Rauschuber stated that one new mailbox had been installed and paid for, but that after that mailbox is full, there would be no remaining room for another future mailbox on the existing concrete kiosk base. There was discussion about the potential relocation of the mailbox kiosk to outside and inside the gates. Erin Welch said she would contact Montvale to discuss the potential of relocating the mailboxes in the future to one of their lots along FM 1174 at the subdivision entrance. No further action was taken.

Item 18 Discuss, consider and take action on the proposed FY 2016 budget. (LaDale Young)

LaDale Young provided a brief summary of the amended FY 2016 budget, to be approved at the annual meeting on December 19, 2015. There was discussion among the Board about the proposed amendments, including revised budget information for dam work in 2016 and the FM 1174 fence improvement, as well as including a draw of \$80,000 from the reserve funds. Don Rauschuber stated he would contact attorney, Bill McLean, to discuss a potential right-of-way impact fee increase; LaDale Young stated he would coordinate with Bill Hiers regarding Non-Recurring versus Property Expense line items associated with right-of-way improvements. Mr. Rauschuber offered two options regarding funding the dam and fence improvements: 1) Fund these items from Cash on Hand or 2) Include in the 2016 budget and revise it in the future as needed. No further action was taken.

Item 19 Discuss, consider and take action concerning agenda and possible referendums for the December 19, 2015 Property Owners Association meeting. (Don Rauschuber)

Don Rauschuber provided a brief summary of both the Referendums for the technology project, with both project options having a maximum anticipated cost of \$100,000, and again asking if the Special Assessment would be based on a per-lot or per-acre basis. A timeline for the Referendums to be sent to property owners, establishing that no later than December 4, 2015 the agenda, ballots for directors, and Referendum would be mailed to property owners, along with proposed CCR amendments, including clearing of commons areas, as well as underground utilities; Van Henry requested that burn regulations also be included. Erin Welch was directed to contact attorney, Bill McLean, for discussion about these items. No further action was taken.

Ron Frioux then asked about the front gates, if he could keep them open for a time to prevent wear and tear on the gate components. Specifically, it was discussed if the gates could remain open between 7 and 9 a.m. and again between 4 and 6 p.m., to allow ingress and egress at these busy times. It was determined that the gates would remain closed for now.

Item 22 Adjournment

At 8:50, Van Henry made a motion to adjourn, seconded by Don Rauschuber, and the motion passed 4-0.