

**WHITEWATER SPRINGS POA BOARD OF
DIRECTORS JUNE 21, 2017 MEETING**

**AGENDA ITEM IX
PREVIOUS BOARD MEETING MINUTES**

**MINUTES FROM THE WHITEWATER SPRINGS
ANNUAL PROPERTY OWNERS ASSOCIATION AND BOARD OF DIRECTORS MEETING**

Meeting Date/Time: Wednesday, March 29, 2017, 6:00 p.m.

Meeting Location: Joann Cole Mitte Memorial Library, 170 N. Gabriel, Bertram, Texas

Meeting Attendees: Don Rauschuber – POA Board President

Van Henry – POA Board Vice President

Frank Owens – POA Board Secretary

Cheryl Sherman – POA Board Treasurer (Arrive at 6:33 pm)

Coy Brown – POA Board Member

Multiple Whitewater Springs property and homeowners

Items 1 and 2 Call to Order and Establish Quorum

Don Rauschuber called the meeting to order at 6:00 p.m. The Pledge of Allegiance was Recited and Van Henry said a prayer. A quorum was established, with all Board members present except Cheryl Sherman she arrived at 6:33pm.

Item 3 Property Owners/Public Comments (3 minutes per presenter)

Jerry Martinez has resigned as the Maintenance Chairman; he is moving to East Texas, he will be missed dearly. Ben Lanier mentioned about meeting a guy in town with Spectrum, said he would like to get a petition together to try to get fiber installed from Bertram to Whitewater Springs. Frank Owens mentioned that Hughes Net has the Next Gen 5 satellite now in service and getting 25 Mb download and 3 Mb upload speeds.

Item 4 Discuss, consider and action concerning minutes for the January 19, 2017 Board meeting. (F. Owens)

The January 19th meeting minutes were distributed in the board meeting packet and reviewed and approved as is vote 4 – 0.

Item 5 Discuss, consider and action concerning Whitewater Springs Financial Statement as of February 28, 2017, (D. Rauschuber)

The WWS financial statement as of February 28, 2017 was distributed in the board meeting packet and reviewed and approved by the board as read vote 5 – 0.

Item 6 Discuss, consider and action concerning approval and payment of bills. (D. Rauschuber)

A. J Bar Contractor's Supply \$154.06 (chemical toilet rental)

B. Niemann & Heyer Invoices- \$358.00

C. Cooper Design - \$935.42

D. Treeline Construction - \$270.00 (annual pool house septic maintenance

E. Other – added HP Pavilion Lap Top for Ron \$649.49

All bills approved as read and discussed in the meeting to be paid as discussed vote 5 – 0.

Item 7 Discuss, consider and action regarding use of burn site. (V. Henry)

Moved to April 26, 2017 meeting

Item 8 Discuss, consider and action concerning Pool House improvements including, but not limited to, the awarding of a new Pool House construction contract and/or existing pool house demolition contract. (D. Rauschuber)

The board reviewed and discussed the Pool House improvements that was provided in the board packet and per Don only one bid was received from Mike Volz for phase one in the amount of \$59,500. The bid for phase one was approved by the board a vote 4 – 0. Project to be completed in July 2017.

Item 9 Discuss, consider and action concerning Whitewater Springs Dam and Reservoir Project, including approval of Change Order Nos. 1 and 2. (D. Rauschuber)

The board reviewed and discussed the two change orders and voted to approve 5 - 0.

The recording ended during this conversation After board discussion, the Board approved 5-0 the payment of Change Order Nos. 1 and 2.

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Item 10 Discuss, consider and action concerning leasing a portion of Montvale Lot 370 for use as a future WWS Mail Facility and community parking/entrance area.

(D. Rauschuber/R. Frioux) The board reviewed and discussed the draft lease agreement that was provided in the board packet. The board was in agreement to submit the draft lease agreement to Montvale for the 0.5 acre parcel for a term of 30 plus years.

Item 11 Discuss, consider and action concerning Montvale Property Investors, LLC, Whitewater Springs Subdivision activities. (V. Henry)

The board reviewed and discussed the email from Allen Palmer. After much board discussion it was stated that the roads in question would be built by Montvale and maintained by the POA.

Item 12 Discuss, consider and action regarding the Whitewater Springs websites and social media websites. (D. Rauschuber)

Moved to April 26, 2017 meeting.

Item 13 Discuss, consider and action regarding the stocking of grass carp or other methods to control aquatic growth and/or fish productivity (V. Henry/J. Nowak)

Moved to April 26, 2017 meeting.

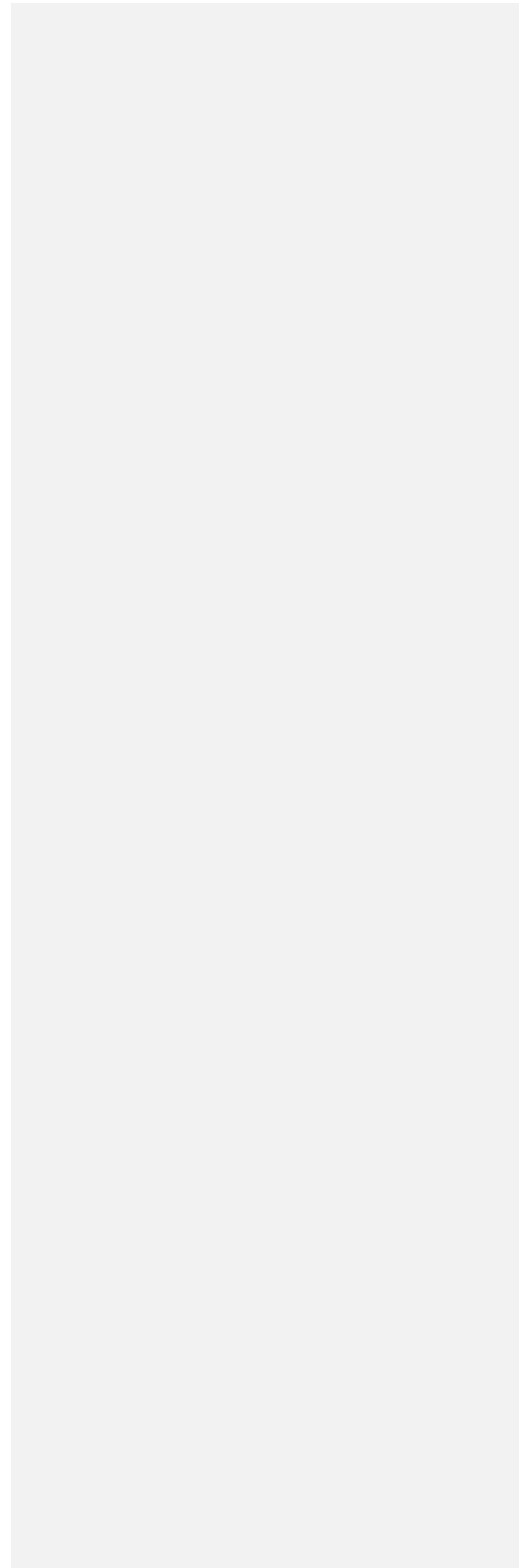
Item 14 Discuss, consider and action regarding Whitewater Springs FM 1174 entrance signage. (D. Rauschuber)

The board tabled until August meeting. Vote 5 – 0

- Item 15** **Discuss, consider and action concerning hog control within the WWS Subdivision, including, but not limited to, the following items: (V. Henry/J. Martinez)**
A. Heligunner, Round Rock, Texas
B. Fence Improvements/USFWS Refuge
C. Trapping/Poisoning
D. Installation of electric fence by individual property owners
E. Other Control Methods
The board reviewed and discussed the options listed above and decided to contract with Trenton McNeill with the Texas Wildlife Damage Management group to pursue trapping and removal of hogs for 6 months. The board voted and approved 5 – 0, \$700 for fencing materials and \$200 for corn.
- Item 16** **Discuss, consider and action pertaining use of remote devices to operate Front Entrance Gate. (D. Rauschuber/Ron Frioux)** The board reviewed and discussed the use of remotes by non-residents. Ron will send an email out in May to all residents that have remotes that in June the codes will be changed. Property owners will still be able to access by using their access codes and those that have remotes will no longer work. The problem with the remotes came about with the Flat Rock Hollow property which is accessed via Whitewater drive, Don will attempt to contact Mr. Mark Lindsey about the use of White Water Springs by campers. The board approved resolution No. 032217 regarding the use of the front gate entrance access devices. Vote 5 - 0
- Item 17** **Discuss, consider and action concerning use of common areas, conservation areas, easements, and private property within Whitewater Springs Subdivision. (D, Rauschuber)** Don will send a letter to property owners in regards to the use of common areas, easements, and private property within Whitewater Springs Subdivision.
- Item 18** **Discuss, consider and action concerning USFWS Fuel Burn Program. (Van Henry)**
Moved to April 26, 2017 meeting.
- Item 19** **Discuss, consider and action concerning the replat of Whitewater Springs Subdivision section 1 Lot Nos. 1 and 2 into Lot 1A. (D. Rauschuber)**
Moved to April 26, 2017 meeting.
- Item 20** **Discuss, consider and action concerning Committee Reports:**
A. Pool Committee
B. Road Committee
C. Security Committee
D. Technology Committee – No report
E. Wildlife Habitat Committee – No report
F. Maintenance Committee –

- G. **Nomination Committee – No report**
- H. **Fire Wise Committee – No report**
- I. **Architectural Control Committee –**
- J. **Oher Committees – No reports**

- Item 21** **Discuss, consider and take concerning the setting of dates and agenda items for future WWS POA Board meetings. (D. Rauschuber)** Set next meeting for April 26, 2017 to take up the outstanding agenda items form this meeting.
- Item 22** **Adjournment** – the board meeting adjourned at 9:15 pm.



**DRAFT MINUTES FROM THE WHITEWATER SPRINGS
ANNUAL PROPERTY OWNERS ASSOCIATION AND BOARD OF DIRECTORS MEETING**

Meeting Date/Time: Wednesday, April 26, 2017, 6:00 p.m.

Meeting Location: Joann Cole Mitte Memorial Library, 170 N. Gabriel, Bertram, Texas

Meeting Attendees: Don Rauschuber – POA Board President

Van Henry – POA Board Vice President

Frank Owens – POA Board Secretary

Cheryl Sherman – POA Board Treasurer

Coy Brown – POA Board Member

Multiple Whitewater Springs property and homeowners

Items 1 and 2 Call to Order and Establish Quorum

Don Rauschuber called the meeting to order at 6:00 p.m. The Pledge of Allegiance was Recited and Cheryl Sherman said a prayer. A quorum was established, with all Board members present.

Item 3 Property Owners/Public Comments (3 minutes per presenter)

Frank Owens noted just as a reminder that the speed limit inside the sub-division is 25 mph. Please help me remind and reinforce to contractors, vendors and other residence that the speed limit is 25 mph.

Item 4 Discuss, consider and action concerning minutes for the March 29, 2017 Board meeting. (F. Owens)

The March 29th meeting minutes were distributed in the board meeting packet and reviewed and approved with several corrections vote 5 – 0.

Item 5 Discuss, consider and action concerning Whitewater Springs Financial Statement as of March 31, 2017, (D. Rauschuber)

The WWS financial statement as of March 31, 2017 was distributed in the board meeting packet and reviewed and approved by the board as read vote 5 – 0.

Item 6 Discuss, consider and action concerning approval and payment of bills. (D. Rauschuber)

A. J Bar Contractor's Supply (chemical toilet rental)

B. Lupe Rubio Construction Company (WWS Dam)

C. Mike Volz Construction (Pool House)

D. Don Rauschuber (Hog Fencing and Mail Kiosk)

E. Other – Answering Service \$225.12 (Stericycle), Lacy Person Deer Corn \$600.00 for the year.

All bills approved as read and discussed in the meeting to be paid as discussed vote 5 – 0.

- Item 7** **Discuss, consider and action regarding use of burn site. (V. Henry)**
No issues or concerns.
- Item 8** **Discuss, consider and action regarding the Whitewater Springs websites and social media websites. (D. Rauschuber)** Board discussed and decided to keep the wwspoa.com website and Ken Dreger volunteered to maintain and be the website manager. The board will provide the content to Ken to be posted on the website.
- Item 9** **Discuss, consider and action concerning Flatrock Camp Ground. (V. Henry/R. Frioux)**
Per Ron all codes for Flatrock Camp ground have been disabled. Mr. Lindsley has a code his for access only.
- Item 10** **Discuss, consider and action regarding the stocking of grass carp or other methods to control aquatic growth and/or fish productivity (V. Henry/J. Nowak)**
Tabled until Dam project is completed. Approved 5-0.
- Item 11** **Discuss, consider and action regarding Whitewater Springs FM 1174 entrance signage. (D. Rauschuber)** Tabled until August meeting.
- Item 12** **Discuss, consider and action concerning USFWS Fuel Burn Program. (Van Henry)**
No action just report.
- Item 13** **Discuss, consider and action concerning the replat of Whitewater Springs Subdivision Section 1 Lot Nos. 1 and 2 into Lot 1A. (D. Rauschuber)** Board approved 5-0 Lot 1 replat only.
- Item 14** **Discuss, consider and action concerning installation of a new pool deck. (D. Rauschuber/S. Lock)** Sam Lock recommended estimate #88 to the board for the filter replacement. The board approved 5-0.
- Item 15** **Discuss, consider and action concerning Whitewater Springs Section 1 Lot 46. (V. Henry)** Van Henry made the board aware of fire concerns and no action taken by the board ta this time.
- Item 16** **Discuss, consider and action concerning the purchase of a portion of Montvale Lot 370 for use as a future WWS Mail Facility and community parking/entrance area. (D. Rauschuber)** No action taken by the board at his time.
- Item 17** **Discuss, consider and action concerning Committee Reports:**

- A. Pool Committee** – Sam Lock updated the board that the pool valve for the Fire Dept connection has issues.
- B. Road Committee** – David updated the board road work and repairs bid package had been sent out.
- C. Security Committee** – Ron updated the board email will be sent out on May 15th in regards to remotes being reprogramed.
- D. Technology Committee** – **No report**
- E. Wildlife Habitat Committee** – **No report**
- F. Maintenance Committee** – **No report, need volunteers.**
- G. Nomination Committee** – **No report**
- H. Fire Wise Committee** – **No report**
- I. Architectural Control Committee** – **No report**
- J. Oher Committees** – **No reports**

Item 18 **Discuss, consider and take concerning the setting of dates and agenda items for future WWS POA Board meetings. (D. Rauschuber)** Set next meeting for June 21, 2017. The May 17th meeting will be cancelled.

Item 19 **Adjournment** – the board meeting adjourned at 8pm.

MINUTES FROM THE WHITEWATER SPRINGS POA BOARD OF DIRECTORS
AGENDA FOR
JUNE 1, 2017 TELECONFERENCE MEETING

Meeting Date/Time: Thursday, June 01, 2017, 7:00 p.m.

Meeting Attendees: Don Rauschuber – POA Board President
Van Henry – POA Board Vice President
Frank Owens – POA Board Secretary
Cheryl Sherman – POA Board Treasurer
Coy Brown – POA Board Member
Multiple Whitewater Springs property and homeowners

Items 1 and 2 Call to Order and Establish Quorum

Don Rauschuber called the meeting to order at 7:01 p.m. A quorum was established, with all Board members present on the call.

Item 3 Discuss, consider and action concerning Partial Payment No. 2 and Change Order No. 3 to Rubio Construction Company, Kingsland, Texas, related to Whitewater Springs Dam Improvements. (D.Rauschuber) Don explained the partial payment No. 2 and Change Order No. 3 to the board members and the board approved both 5-0.

Item 4 Discuss, consider and action regarding Change Order No. 1 to Mike Volz Construction Co., Marble Falls, Texas concerning Pool House Improvements. (D. Rauschuber) Don explained the change order No. 1 to the board and the board approved 5-0. Don also explained the second draw of \$5,600 to be paid to Mike Volz construction and it was approved 5-0.

Item 5 Adjournment – the board meeting adjourned at 7:28 pm.