

**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 29<sup>th</sup> 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 15<sup>th</sup> 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 17<sup>th</sup> meeting will be cancelled.

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

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