

**WHITEWATER SPRINGS POA BOARD  
OF DIRECTORS AUGUST 16, 2017  
MEETING**

**AGENDA ITEM IV  
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 19<sup>th</sup> 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.

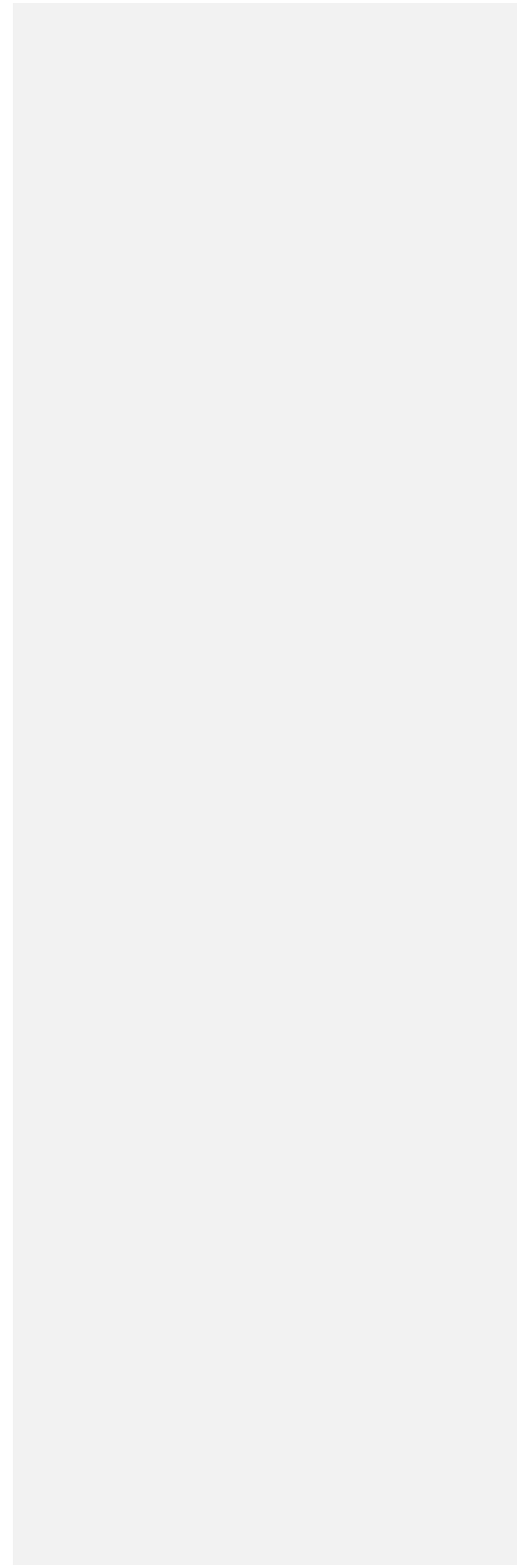
**Item 14 Discuss, consider and action regarding Whitewater Springs FM 1174 entrance signage. (D. Rauschuber)**

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, June 21, 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)**

We had a special guest Jeff Sellers which is running for Justice of the Piece Precinct 3 in 2018. Jeff introduced himself and gave some history about himself and why he wanted to serve as the JOP. Update on the house that burnt, Van stated that the house was to be rebuilt.

**Item 4 Discuss, consider and action concerning minutes for the April 26, 2017 Board meeting. (F. Owens)**

The April 26<sup>th</sup> meeting minutes where distributed in the board meeting packet and reviewed and approved as is vote 5 – 0. The June 1<sup>st</sup> Teleconference meeting minutes where distributed in the board packet reviewed and approved as is 5 – 0. Once the meeting minutes are approved they will be sent to Matt with Goodwin and Ken D. to be posted on the website.

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

The WWS financial statement as of May 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. Bill Hiers (WWS Dam Seeding)**

**E. Other – Hog trap corn for May & June was \$106.00**

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 compliance with CCR requirements. (C. Sherman/V. Henry)**

A list of concerns in regards to the CCR was voiced by Cheryl and Van:

- Unattended burns seem to be an issue in the community.
- Car Haulers setting in front yards
- Homes built to close to the road
- Carport built out of metal
- The issue of Chain link fences
- The ability to have horses on 5 acres. CCR states 1 horse per 5 acres
- Show animals where discussed as well

Van stated that the ACC is seeking direction in regards to how many animals people are allowed to have in regards to horses and donkeys and so on.

A concern was brought up by Ken Gross that owns Lot 21 at 301 Chaney's Crossing in regards to burning within Whitewater Springs. Ken stated that his contractor had a controlled burn going on his property following Burnet County Burn requirements and two people posing as the POA president and someone else instructed the contractor to stop the burn. Stopping this burn costs Mr. Gross an extra \$2,000 to have the contractor to come back out and finish the burn at a later date. The board has major concerns of people posing as POA members and the board will investigate this incident. The board voiced its apologies to the Mr. and Mrs. Gross that this happened.

Action item in regards to CCR violations the board is asking that two board members and the ACC have a meeting to discuss these potential CCR violations. Don and Van will facilitate this meeting with the ACC.

**Item 8      Discuss, consider and action concerning the adoption of a Board resolution granting a variance to CCRs Article IV Section 9 pertaining to front yard structure set back requirement. (V. Henry) Tabled by the board until next meeting.**

**Item 9      Discuss, consider and action concerning repair of FM 1174 fence. (D, Rauschuber)**  
Partial repair has been made and action item for Frank Owens to take pictures and send to Don for review.

- Item 10**      **Discuss, consider and action concerning the replat of Whitewater Springs Subdivision Section 3 Lot Nos. 344 and 345 into Lot 344A. (D. Rauschuber)**  
The replat was distributed in the board meeting packet and reviewed and approved by the board as read vote 5 – 0.
- Item 11**      **Discuss, consider and action authorization for Don Sherman, Surveying, Marble Falls, Texas, to prepare replat of Section 3 Lot 370 into two (2) lots to accommodate a future WWS Mail. (D. Rauschuber)** The board reviewed and approved as read 5 – 0.
- Item 12**      **Discuss, consider and action regarding the Hollis Trail and WWS Dam road improvements. (D. Rauschuber)** No action was taken by the board on this item.
- Item 13**      **Discuss, consider and action concerning granting a variance to Road Assessment Fee to disable veterans. (V. Henry)** The board discussed and tabled until next meeting.
- Item 14**      **Discuss, consider and action regarding subordination agreements. (D. Rauschuber)**  
Don gave some history on this and the board agreed that it is not a good practice for the board president to enter into any type of subordination agreement. The board approved 5 – 0 with an effective date of June 21, 2017.
- Item 15**      **Discuss, consider and action regarding burning of brush and debris within Whitewater Springs Subdivision. (D. Rauschuber)**  
No action was taken by the board on this item.
- Item 16**      **Discuss, consider and action concerning Pool House Improvement Project. (D. Rauschuber)**  
This was an update only no action was taken.
- Item 17**      **Discuss, consider and action concerning WWS Dam Improvement Project. (D. Rauschuber)**  
This was an update only no action was taken. Project is 98% complete.
- Item 18**      **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 19**      **Discuss, consider and take concerning the setting of dates and agenda items for future WWS POA Board meetings. (D. Rauschuber) Set next meeting for August 16, 2017.**

**Item 20**      **Adjournment – the board meeting adjourned at 8pm.**