

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

**AGENDA ITEM IV
PREVIOUS BOARD MEETING MINUTES**

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

Meeting Date/Time: Wednesday, August 16, 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

Multiple Whitewater Springs property and homeowners

Items 1 and 2 Call to Order and Establish Quorum

Don Rauschuber called the meeting to order at 6:01 p.m. The Pledge of Allegiance was Recited and Van Henry said a prayer. A quorum was established, with three Board members present.

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

Don thanked Ken and Ron for all of their help with the pool house project. Ken Dreger brought up the request for letters to be sent to those property owners that have vehicles and items in there yards that don't belong per the ACC procedure. Don stated that there is four letters to be sent out to the property owners in question.

Item 4 Discuss, consider and action concerning minutes for the March 29, 2017 and June 21, 2017 Board meeting. (F. Owens)

The March 29th meeting minutes where distributed in the board meeting packet and reviewed and approved with minor changes vote 3 – 0. The June 21st meeting minutes where distributed in the board packet reviewed and approved 3 – 0 with one correction to the spelling of Justice of the Peace. Once the meeting minutes are approved they will be sent to Matt with Goodwin and Ken Dreger to be posted on the website.

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

The WWS financial statement as of July 31, 2017 was distributed in the board meeting packet and reviewed and approved by the board as read vote 3 – 0. Action item from discussion is that Van Henry will check on contesting the Burnet County Tax Appraisal for the coming tax year.

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. Other – received a bill from Ken Dreger for two A/C units for the pool building in the amount of \$1,512.04.

All bills approved as read and discussed in the meeting to be paid as discussed vote 3 – 0.

- Item 7** **Discuss, consider and action concerning Committee Reports:**
- A. Pool Committee – Sam Lock gave report**
 - B. Road Committee – No report given.**
 - C. Security Committee – No report given.**
 - D. Technology Committee – No report**
 - E. Wildlife Habitat Committee – Report Given.**
 - F. Maintenance Committee – No report, need volunteers.**
 - G. Nomination Committee – No report**
 - H. Fire Wise Committee – No report**
 - I. Architectural Control Committee – Ron gave update**
 - J. Other Committees – budget committee to be formed Don will chair. Need budget items from each committee by September.**
- Item 8** **Discuss, consider and action concerning repair of FM 1174 fence. (D, Rauschuber)**
No action taken by the board on the Peterson Painting Proposal.
- Item 9** **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)** No action was taken by the board for discussion only.
- Item 10** **Discuss, consider and action regarding large scale burning of trees, brush and debris on Whitewater Springs Subdivision lots. (Van Henry)**
No action was taken by the board for discussion only. Action item Ken Dreger will draft a referendum that will be presented at the annual meeting in December in regards to burning of trees, brush and debris on Whitewater Springs Subdivision lots.
- Item 11** **Discuss, consider and action regarding consolidation of Whitewater Springs CCRs. (D. Rauschuber)** No action taken by the board at this time.
- Item 12** **Discuss, consider and action concerning contracting Howard Hinson Mowing Services to provide additional landscape maintenance and other services within Whitewater Springs Subdivision. (D. Rauschuber)** The board reviewed and discussed the proposal with no action was taken by the board at this time. The board did approve 3 – 0 for Ron Frioux to do a onetime mowing of the Chaney's Crossing retainage pond.

- Item 13** **Discuss, consider and action concerning Diamond X Contracting, Johnson City, Texas, to install limestone road base on WWS Dam and a portion of Hollis Drive. (D. Rauschuber)** The board discussed and approved 3 - 0.
- Item 14** **Discuss, consider and action regarding the replacement of Whitewater Springs burned out front entrance lights. (D. Rauschuber)**
The Board authorized purchasing replacement light's at an amount not to exceed \$150.
- Item 15** **Discuss, consider and action regarding Pool House Improvement Project. (D. Rauschuber)**
The board approve 3 - 0 payment to Ken Dreger for two AC units total price \$1,512.04. The board approved 3 – 0 change order to Mike Voltz of \$3,000 for hand rails to be installed. The board approved 3 – 0 for Mike Voltz to install the AC units bought by Ken Dreger.
- Item 16** **Discuss, consider and action regarding needed Whitewater Springs road/street repairs and maintenance. (D. Rauschuber)**
No action was taken by the board for discussion only.
- Item 17** **Discuss, consider and take concerning the setting of dates and agenda items for future WWS POA Board meetings. (D. Rauschuber)**
Next meeting scheduled for September 6th, October 11th, November 15th and December 9th is the annual meeting.
- Item 18** **Adjournment** – the board meeting adjourned at 8:30pm.