

White Bluff
POA Board Meeting
November 16, 2007

In Attendance- Board Members

Mike Ward
Fred Curran
George Collins
Larry Groppel
Clark Willingham

Others:

Don Fritz
Milton Bergman
Kevin Shea
Fred Molsen
Jack Lupton
Stack Bowers

Meeting called to order at 2:15

Milton Bergman, Chairman the Advisory committee made a presentation on recommendations from the Protective Service Committee and the Greens Committee.

Greens Committee- Good cooperation with super- Danny Holt & Greens committee, Danny is a good asset. Committees priority list:
Cart path guard rails installed in 2007;
Safety access to driving range- not this year;
Appearance- fountains in ponds;
Discussion of algae and potential solutions;
Danny to investigate;
Cart Staging- Old course, not an issue until parking becomes an issue.

See attached for more details.

RMW- Double Diamond will provide funds to renovate/improve Ladies tee on # 13 Old Course.

Discussion of additional forward tees: 12, 14, 15, 16 on Old course.

Central Irrigation Controller approved for both courses.

Protective Services Committee recommends siren system (see attached).

Warning sirens approved with \$40,000 from the POA and \$20,000 from hospitality.

George Collins presented some items for informational purposes:

Update on 933 project; potential 2009 project by TXDOT;
TXDOT still negotiating right-of-way purchases;
Discussed drainage issues.

Requested update on Marina and RMW responded that the environmental study is being finalized. Public hearings will be next.

Board discussed the following items:

General:

Hotel Update- estimated opening early in 2009; 2 story, rooms like The Cliffs Hotel.

Both Courses will remain open in 2008.

Communication of water rate increase; increase will be forth coming, but we need to improve communication.

Appreciation banquet for committee chairpersons, gift certificates for committee members. George Collins, Don Fritz, and Fred Molsen will coordinate.

Clark presented a letter to the Board regarding usage of free rounds for disabled home owners. Letter was discussed , but no policy revision was approved.

RMW reported the Declarant has amended the deed restrictions: Can not keep RV in drive for repairs, 1st offense get 10 day notice; thereafter no notice period.

RMW- reported on establishing a real estate broker to sell homes. Listing gets you unlimited golf package, buyer gets two years unlimited golf.

RMW- Update on current status of NRPI.

ACC:

Update on problem building sites and their status.

Perhaps POA should consider hiring an attorney on site, for filing liens, etc (or perhaps part time)

It was reported there are 21 houses under construction.

Updated builders packet (see attached) submitted for approval, final approval at next meeting, operate under revised policy in the interim.

2008 Budget:

Budget update by Fred Curran:

Budget of general maintenance was reviewed including increases in payroll, capital expenditures and minor improvements.

Budget of Golf Course Maintenance was reviewed including payroll, small tools, fertilizer, cart path repair and irrigation repairs

Concern was expressed regarding cart path repairs and future plans, minor improvements were reviewed.

Need repair of drain on cart washing area at Old Course, options to be evaluated

Capital Expenditures were reviewed.

Central controller for irrigation discussed with the need of third party installation.

Budgets for Road and Security were discussed with no material comments.

New head of security discussed and new budget approved, with adjustment for security chief.

Overall budget approved by Board.

Meeting was adjourned at 4:00 p.m.

Greens Committee Recommendations

White Bluff Resort

The WBPOA Greens Committee has developed a list of suggested improvements to the golf courses at White Bluff. Special emphasis is given to safety and to the long-term beauty and value of the golf courses. At each of their committee meetings, the items are reviewed for status and then provided to the WBPOA Advisory Committee for coordination.

The WBPOA Advisory Committee requests this list be considered by the POA Board of Directors as those issues/projects that we feel are priority items for improvements to the golf courses within appropriate capital budget and maintenance cost guidelines.

- ✓ 1. Installation of the safety rails along selected cart paths
(completed September 3, 2007)
- ✓ 2. Complete the previously approved Forward Tee Project
(understand this is a Winter '07-'08 project) *10 total / 9 to do ; in budget*
- X 3. Reroute the cart path - NC #9 - to separate player traffic from driving range traffic
(safety issue)
- X 4. Additional water pond fountains for various locations on both courses – improve filtration and help control algae *# 7 O.C. or some way to keep ponds clean.*
(approximate cost of \$6,000 per fountain)
- ✓ 5. Update the irrigation system on the Old Course
(details and cost to be determined)
- X 6. Revised Cart Staging Areas on both courses *O.C. have parking spaces; re-visit after we need run out of spaces*
(details and cost to be determined)

The WBPOA Advisory Committee endorses these items and recommendations.

Point of Contact for additional information: Danny Morrow, phone 254-694-0832, EMail dannymo@valornet.com

X Not this year.

Emergency Warning System

White Bluff Resort

On December 29, 2006 and on May 2, 2007, hazardous weather conditions occurred that were potentially life threatening for residents, guests and employees of the White Bluff Resort.

The White Bluff POA Protective Services Committee immediately took the lead in researching and recommending solutions for an Emergency Warning System. General requirements included the capability for the warning system to be heard throughout the resort – everywhere from the marina to the golf courses; from the hotel to the front gate; from the RV parks to every residence.

The Protective Services Committee researched the marketplace and with coordination of Fred Molsen, the White Bluff General Manager, concluded the best solution to be three strategically located sirens with backup batteries installed on 50' poles. The sirens will rotate 360 degrees and are recommended for placement at the new mailbox station near the covered bridge, at the mailbox station at White Bluff and Golf Drives and at the WBVFD fire station. The sirens are radio activated and will be controlled by WBVFD personnel. The sirens are capable of three different audible sounds - i.e. different sounds for different conditions. Total cost of this system will be approximately \$48,185 and has been requested as an item in the 2008 WBPOA budget.

The WBPOA Advisory Committee endorses this item and expense.

Point of Contact for additional information: Rob Tennison, phone 254-694-1144, EMail robtennison@valornet.com