

White Bluff
POA Board Meeting
May 21, 2008

In Attendance- Board Members

Mike Ward
Fred Curran
George Collins
Clark Willingham
Randy Gracy

Others:

Stack Bowers
Jeff Schmidt
Jay Madrid
Fred Molsen
Kevin Shea

Meeting called to order at 3:00 p.m.

Jeff introduced Jay Madrid (our attorney) to speak to the loss of the JP court case against Daniel Saturn. Jay handed out a summary of the events, and then explained what happened. It was appealed to the County Court and will be consolidated with our suit against Saturn.

Mike to mention JP case and our appeal at the annual meeting.

2007 Audit

Distributed Audit and discussed results. Collection of Maintenance Fees were off \$122,704; Expenses were over \$157,889. NRPI's business decline effected our Maintenance Fee collections/income.

Mike discussed NRPI's situation.

NRPI

The Board asked for a report on NRPI for the next Board meeting. How much will they be billed? Potential Loss?

Marina Expansion and Hotel

Randy to go over Marina Plans and new Hotel at the annual meeting. He briefed the Board with Mike's input. Estimated that there will be 250 slips in the lagoon; \$350,000 - \$400,000 to dredge out lagoon. Special permit required to dredge lagoon.

Storm Damage

Golf Course/General Area. Sirens- Protective Services Committee to issue rules on when the siren is activated. Fire dept. to be responsible.

Road Widening

Randy discussed the Road Widening Project. The contractor will start culvert relocation after Memorial Day. The lane widening construction has been scheduled for 2009 by TxDot. George motioned to approve, Clark seconded to convey entry property to state for passing lane. Motion passed unanimously.

Property Owner Benefits

New program- 25% discounts; 3 days out.

Miscellaneous

Re-routing WB Drive to New Hotel was discussed.

Board agreed to waive fines on homes under construction to get them sold and finished.

Discussed Mr. Black's complaint about his RV carport. Jeff filled us in.

Discussed declarant being responsible for changing the C&R's; Discussed restriction violations, fines, Wagoneer- fines.

David Wagoneer -Is fine on the books?

Randy presented a property owner's request for a roof pitch variance. After discussing the request, the Board voted "no." The property owner will have to re-submit a different design.

Water Rate

Randy reported on the Water Rate Hearing. A Mediation date is set for 6/10/2008.

There being no further business, the meeting was adjourned.



Fred K. Curran, Secretary