

**WHITE BLUFF POA BOARD MEETING**  
**June 30, 2010**

The meeting was called to order on Wednesday, June 30, 2010 at 10:15 am. Those present were Larry Groppe, Milt Bergman, Clark Willingham, George Collins, Fred Curran, Jeff Schmidt, Stack Bowers, Fred Molsen and Kevin Shea. Mike Ward joined the meeting by telephone.

- 1) Minutes of the 2010 Annual Meeting were reviewed and amended; Clark Willingham moved to approve and Larry Groppe seconded. Motion passed.
- 2) Board Meeting Minutes of May 14, 2010 were reviewed; Clark Willingham moved to approve and seconded by Larry Groppe. Motion passed.
- 3) Conversion of Old Course Greens to MiniVerde.
  - A. Does the Association have a guarantee that the grass will grow. Job of growing the grass is a White Bluff issue but Danny was going to ask for a guarantee from the vendor that the grass is healthy.
  - B. Danny is going to make sure the greens covers will cost \$10,000. George was under the impression that they would cost \$20,000.
  - C. Installation should take 14 days (weather permitting).
  - D. Need to find out if the greens construction is a taxable event?
- 4) Election of Officers
  - A. George Collins elected President,
  - B. Clark Willingham elected Secretary,
  - C. Fred Curran elected Treasurer and Vice President,
  - D. Kevin Shea elected Assistant Secretary,
  - E. Mike Ward elected Chairman of the Board.
- 5) Financial Management Committee Reports- Larry Groppe.

The committee has identified the following categories that need written procedures.

  - A. Policy Issues -- 7/9/10
  - B. Processing Issues – 7/23/10

C. Planning Issues – 7/30/10

So that they can be reviewed by committee members, the above dates have been set for drafts to be completed.

Final draft will be reviewed at the next board meeting.

6) Budget Revisions

- A. Remove debt service from P&L,
- B. Capitalize Greens Renovation,
- C. Revise Revenue Projection down by \$78,000.
- D. Restate debt repayment of \$25,000 per month.

Motion was made to implement the above changes to the 2010 budget. Motion was seconded and approved.

7) A/R Collections Procedure

Jeff Schmidt stated that Tammy Rudder files in District Court on delinquent customers.

This judgment would follow the Capital Source lien. Jeff stated that it is cost prohibitive to track down each customer. Capital Source at this point does not intend to foreclose.

George: Are they behind on their property taxes? Yes, probably. Can we use this fact to obtain a lien?

Mike Ward: Tax authorities would wipe out the Capital Source lien.

Larry: Get the value/amount in question from the taxing authorities.

NRPI has 200 more lots; we have option on 340 lots with Capital Source.

George: Doug Williams, Waco Realty said he knows 200 owners (NRPI) not paying their Maintenance fees, just want out. Some of these lots are free and clear according to Mr. Williams.

8) Proxy Review

- A. Spend a small amount of money to see why Daniel Saturn received over 1,000 proxies.
- B. Cost not to exceed \$2,500.
- C. Sample size – 250 randomly selected.

Motion was made to authorize a proxy review of 250 proxies and report the results to the board. Cost not to exceed \$2,000. Motion was seconded and passed.

9) Resort Credit Program

- A. Study the program and make any changes that would benefit members.
- B. Good time to make changes since the hospitality operations may be implementing a 5 day a week operational schedule.
- C. New changes to the program could be announced at the informal Association meeting in September or October.

Motion was made to have Mike Ward, Milt Bergman, George Collins, Stack Bowers and Fred Molsen become members of a newly formed committee to review the resort credit program and report any suggested changes to the board. Motion was seconded and passed.

10) Jeff Schmidt will draft agreement covering the Old Course Green Replacement.

11) Roads update- Milt Bergman

- A. Majority of repairs to be made on Golf Drive and White Bluff Drive.
- B. Surfacing will be done using recycled materials. Repairs will begin by the end of July.
- C. Roads that have concrete edging seem to hold better than roads without concrete edging. The estimated cost to install concrete edging on Golf Drive and White Bluff Drive could exceed \$750,000. This needs to be studied further before any commitments can be made.

12) Auditors for 2010: Weaver Tidwell to give proposal.

13) 2010 Annual Meeting

- A. Keep it on a Saturday
- B. Play day was a success
- C. Publish agenda before the meeting
- D. Cost of 2010 compared to 2009 meeting. Will report on this later
- E. Streamline the check-in procedures to make it more convenient. Add more people and computers.

- F. Plan the second informal meeting in September/October; Town hall style,
- G. Act on the questions that were sent back with proxies. Double Diamond Customer Service department acts on these questions and will report to the board if their involvement is needed.

14) Motion was made for a Board Resolution to continue the support of the White Bluff Volunteer Fire Department. Support is subject to submitting financial statements to the board. Motion was seconded and passed

15) By-laws on the Website; motion to publish by-laws as amended on the website. Motion was seconded and passed.

It was mentioned that before doing this the board needs a chance to review the by-laws before they are published on the website.

By-law changes take effect immediately but will notify the membership within 30 days.

16) Other Business

A. Next meeting is scheduled for August 23, 2010.

B. No to leasing the Old Course 19<sup>th</sup> hole to third parties.

C. Discuss annexation of White Bluff at next meeting. Should we incorporate?

D. Updated on Saturn Appeal: Jeff Schmidt said the case will be before the court late this year or early next year.

E. Study the golf course maintenance expenses to see if we can save money. Stack to provide a report.

17) Thanked Randy Gracy for his long service to the White Bluff board.

There being no further business, the meeting was adjourned at 12:50 pm.

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Kevin Shea, Asst. Secretary