

WHITE BLUFF POA BOARD MEETING
August 23, 2010

The meeting was called to order on Monday, August 23, 2010 at 10:00 am. Those present were Larry Groppe, Milt Bergman, Clark Willingham, George Collins, Fred Curran, Jeff Schmidt, Stack Bowers, Fred Molsen and Kevin Shea.

- 1) Minutes from the 6/30/2010 Board meeting.
Larry made a motion to approve the minutes. Clark seconded the motion and the motion passed.
The minutes will be posted to the website.
- 2) Financial Management Policies and Procedures Manual - Larry
 - a) Passed out the manual for Board consideration.
 - b) Reviewed the manual and highlighted some of its key attributes. Most policies in the manual are consistent with existing policies.
 - c) Larry made a motion to adopt the manual. Clark seconded and the motion passed.
 - d) Copy of the manual is included with the minutes.
- 3) Changes to 2010 Budget- Fred
 - Passed out a report showing changes to the original budget in summary format and answered any questions.
 - Copy of the report is included with the minutes.
- 4) Maintenance Fees
 - a) Review collection procedures- Jeff
 - Jeff- no luck with the tax agencies.
 - The county can file a lawsuit against NRPI for back taxes. Approximately 200 lots.
 - Will Cap Source step in and pay the back taxes? Probably not.
 - b) Protect maintenance fees that are outstanding
 - Not much can be done other than buy the lot.
 - If Cap Source does nothing then Cap Source loses the lot at tax sale and the outstanding maintenance fees will become uncollectable.

- Multi-lot discounts needs to be evenly applied to all owners. This was changed in 2010.
- Double Diamond is doing everything possible to collect and protect maintenance fees for the POA.

- 5) Review F/S and debt retirement program
 - a) Fred passed out the Income Statement thru 7/2010 and answered questions.
 - b) Cost of greens covers is \$20,000.
 - c) Currently ahead of pace on retiring \$300,000 of debt for 2010.
- 6) Document between POA and Double Diamond for the greens renovation
 - a) Jeff passed out a draft of the agreement for review.
 - b) Need to adjust the total for the greens covers.
 - c) Will approve the document at a future board meeting.
- 7) Lake Pumps- official stance
 - a) Have an agreement with Corps of Engineers regarding lake pumps.
 - b) Corps of Engineers can revoke the lease anytime.
- 8) Proxy Review
 - a) Tabled for a future board meeting.
 - b) Need a written report.
 - c) At this point only a sample of proxies has been chosen.
- 9) Credit Program-Table for a future board meeting.
- 10) Road repairs- Milt
 - a) Recycled materials were used.
 - b) Repairs have been completed.
 - c) Milt was pleased with the results of the work performed.
 - d) Road striping stills needs to be completed.
- 11) Other Business
 - a) Next board meeting- November 1, 2010.
 - b) Association Town Hall meeting – Scheduled for November 13, 2010
 - Will publish an agenda before the meeting.

- Play date.
- Consider holding the meeting at the conference center.
- Local email blast, newsletter, signs at the location to advertise the meeting.

c) Annex White Bluff Resort- City of Whitney

- Annexation is not possible. White Bluff is too far away.
- Incorporation can be done, but the board needs to study the benefits.
- Milt volunteered to look into the issues surrounding incorporation.

12) Saturn Appeal

- Nothing new from last board meeting. Waiting for next trial date.

13) Bridgewater

- Discovery is ongoing.

14) By- Laws Changes

- Section 1 of Article Seven was revised to state that elections of board members every year shall be for 1/3 of the directors. This was changed from elections every year will be for 2 directors.
- Attached with the minutes is the old and revised Section 1 of Article Seven.
- Milt made a motion to modify the By-Laws, Larry seconded and the motion passed.
- By-laws on the web site will be updated.

15) Annual Meeting Questions

- a) Customer Service department at Double Diamond responds to all questions.
- b) To our knowledge all questions raised from the meeting have been addressed.
- c) George passed out the questions from the annual meeting and went over some of the issues that were raised. George asked Fred Molsen to review the issues raised to see if anything needs to be done.

There being no further business, the meeting was adjourned at 12:35 pm.

Kevin Shea, Asst. Secretary