

WHITE BLUFF POA BOARD MEETING
December 20, 2010

The meeting was called to order on Monday, December 20, 2010 at 10:00 am. Those present were Larry Groppe, Milt Bergman, Clark Willingham, George Collins, Fred Curran, Stack Bowers, Fred Molsen, Kevin Shea and Mike Ward.

1) Minutes from the November 1, 2010 Board meeting.

Larry made a motion to approve the minutes. Milt seconded the motion and the motion passed.

The minutes will be posted to the website.

2) Financial Statements

- Fred passed out November 2010 statements and answered questions and made the following comments.
- The Association should attain the maintenance fee budget for 2010.
- The Association should be close to the overall Budget Net Income for 2010.
- Clark made a motion to approve the November 2010 financials. Mike seconded the motion and the motion passed.

3) Road Repair

Milt stated that the following areas needed the immediate attention of the Board.

- Cedar Ridge Creek Crossing.
- Rain Tree Drive Creek Crossing.
- Total cost to repair the two areas is \$24,000.
- Milt proposed to spend the \$24,000 to repair both locations.

Larry made a motion to approve the expenditure. Clark seconded and the motion passed.

4) Multi Lot Discounts

- This issue was deferred.

5) Wes McCoy Issue – George

- Bought a lot to house horses.
- Wanted to erect a fence with no house – the ACC denied this request.

- McCoy bought the property and was disappointed that the ACC denied his request.
- Clark made a motion to grant a variance to install a fence. Milt seconded the motion.
- In discussion the Board wants to make sure that if it allows a variance in this case that we need to be consistent in applying this issue going forward.
- The Board feels that they should back the ACC decision.
- After discussion the motion failed.

6) 2011 Budgets

- Fred went over the proposed 2011 Budget for the Association and answered questions.
- George made a motion to accept the 2011 Budget. Milt seconded and the motion passed.
- The Board would like to show in the minutes that the 2011 Budget is reflective and in compliance with the finance committee guidelines.

7) Road Repair Reserve Fund

- Would like to increase the road fee by \$30 per year to be able to start a fund for future road repairs.
- Since the maintenance fee bills for the period covering 1/1/11 to 6/30/11 have already been sent the \$30 increase for 2011 will be included on the next maintenance fee bill in July 2011.
- It was estimated that an additional \$156,000 in revenue would be generated in 2011.
- The monies would be spent as follows:
 1. \$16,000 in professional fees to assess the condition of the White Bluff roads.
 2. \$40,000 in additional road repair to be spent in 2011.
 3. \$100,000 to start a contingency fund for future road repairs.
- Milt made a motion to increase the road fee by \$30 per year all billable in July 2011 and starting in 2012 the extra \$30 would be billed twice a year. Additionally, the monies that are collected in 2011 would be spent as stated above.
- Larry seconded the motion and the motion passed

8) Debt retirement

- The Association is on pace to retire 300,000 in debt for 2010.
 - George made a motion to retire an additional \$300,000 in Association debts in 2011.
 - Larry seconded the motion and the motion passed with Mike abstaining.
- 9) Written policy on closing the golf course and covering the greens.
- Danny/Stack should write the policies regarding these issues.
- 10) Reserve fund for future golf course repairs.
- George made a motion to start a \$100,000 contingency fund for future golf course repair for greens and sand bunkers. This \$100,000 would be funded from the excess cash that was generated in 2010.
 - Clark seconded the motion and the motion passed.
- 11) Resort Credit Program
- The new program needs to be promoted on the website and in the newsletter.
 - The Board wants to make sure bought credits are taken off the website.
- 12) Town Hall Meeting – some the items that were discussed were as follows:
- Security issues.
 - Deer Survey
 - Proxy Registration for the annual meeting in May 2011.
- 13) Other issues discussed at the meeting included:
- i. Saturn Case – Mike stated that the oral arguments that were heard in the 5th Circuit court went well.
 - ii. Next Board meeting is scheduled for 1/17/2011 at 10:00 a.m. in Dallas.
 - iii. The first Budget meeting to discuss the 2012 budget should take place sometime between November 15-30, 2011.
 - iv. The widening on Highway 933 has started.
 - v. The Corp of Engineers fence construction has begun and should be completed in the next 60 days.
 - vi. At this time Kevin reported that Jeff Schmidt looked into whether insurance will cover the roads that were damaged in the recent flood. Jeff did state that he is looking into

including this coverage in the next insurance policy set to begin on 2/1/2011. However, Jeff stated that including this cover will depend on the cost involved.

Meeting was adjourned at 1:00 p.m.

Kevin Shea – Assistant Secretary