

WHITE BLUFF POA BOARD MEETING
January 17, 2011

The meeting was called to order on Monday, January 17, 2011 at 10:00 am. Those present were Larry Groppe, Milt Bergman, Clark Willingham, George Collins, Fred Curran, Fred Molsen, Kevin Shea and Mike Ward. Stack Bowers was not present.

- 1) Minutes from the December 20, 2010 Board meeting.

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

The minutes will be posted to the website.

- 2) Article 8, Section 3 of the Bylaws specifies that a regular meeting shall be held on the third Monday of January. However, should a meeting fall upon a legal holiday, then the meeting may be held at the same time on the next day which is not a legal holiday. This being the third Monday in January and a legal holiday (Martin Luther King), the Chair will entertain a motion to waive rescheduling, since the majority of our directors are present.

Larry made the motion to waive rescheduling. Clark seconded and the motion passed.

- 3) Financial Statements for December – Fred Curran

- Fred stated that these are preliminary statements for 2010.
- The \$24,000 road repair was discussed at the last board meeting.

Work has been delayed due to weather.

Fred will discuss with auditors about expensing these repairs in 2010.

- Net income for 2010 should be close to budget.
- Will be sending out the final December 2010 financials at a later date.
- Clark made a motion to approve the December financial statements. Larry seconded and the motion passed.

- 4) 2011 Budget

A) A few minor adjustments have been made to the budget since the last meeting. The Board stated that they approve the budget changes.

B) Proposed letter to Association members regarding 2010 financial results and proposed 2011 budget. – George presented a draft of the letter at the meeting.

- Incorporate the letter into the quarterly newsletter. Additionally, use email blasts and the web site to publicize the letter.
- Make sure the letter states that the 2010 financial results are un-audited.
- Final audited numbers for 2010 will be presented at the annual meeting in May.
- Board made other suggestions to the proposed letter. George stated that he will make the Board proposed changes and resend the letter for final review.

5) Civil Engineering firms for Road Review - Milt presented a draft of the letter requesting bids.

- Milt passed out a list of potential firms.
- Want to make sure we are getting a bid using the latest technology and materials for road repairs.
- Board members made suggestions to the draft letter. Milt will make the suggested changes and resend the letter for final review.

6) Re-permit use of COE Lands

- Fred Molsen will follow up on the matter at the next board meeting.

7) Auditors for 2010 Financials – Fred Curran

- Fred stated that he is not sure that Weaver LLP will perform the 2010 audit. They are hesitant about the performing the audit due to the legal fees they may incur regarding the Bridgewater case. Potential legal fees will decrease the profit margin to a point that it will not make good business sense for them to perform the audit. Weaver LLP is currently out of pocket about \$1,500 in legal fees.
- George stated that we could increase the 2010 audit fee by \$1,500 to help make up for the legal fees incurred plus sign a three year engagement letter.
- George made a motion to authorize an increase in the audit fee of \$1,500 plus a three year commitment with a 10% inflation factor each year with Weaver LLP. It is the desire of the Board to sign an engagement letter with an audit firm by 3/1/11. Milt seconded the motion and the motion passed.

8) Annual Meeting in May

A) The Board set the following dates and discussed other preparations for the meeting in May.

- Notice date – A letter will be sent to the Association members 75 days in advance of the annual meeting.
- Record date – This date will be 30 days in advance of the annual meeting. This date represents the members that are deemed to be Eligible Voting Members. An Association member with an outstanding balance of less than \$50 on this date will be deemed to be an Eligible Voting member. Members with an outstanding balance greater than \$50 will be deemed as an Ineligible Non-Voting member.
- Proxy Deadline date – This date will be 15 days in advance of the annual meeting. This date represents the last opportunity for members to present proxies to the Association’s Secretary for certification.
- Proxy Certification date – This date will be 10 days in advance of the annual meeting. This is the date that all proxies received by the Proxy Deadline date will be certified by the Association Secretary.
- Clark made a motion to adopt the above dates along with using a \$50 floor as the measurement of delinquency in determining Eligible Voting Members for the May 2010 Annual Property Owners meeting.
Larry seconded and the motion passed.
- Need to publicize the different dates to the membership through the newsletter and web site.

9) Bridgewater update.

- Mediation is scheduled for Wednesday, January 19th.

10) Saturn update

- Awaiting a decision from the court. Should probably be mid March.

11) Policy for Covering Greens – Fred Molsen

- Fred has drafted and submitted a written policy in covering the Bermuda Greens on the golf course to the Board per the Boards request from the 12/20/10 meeting.

- 12) Shotgun Starts – Fred Molsen submitted a Shotgun Start policy for Board review.
- This issue was raised at the Town Hall meeting last November in which the Association asked the Board to considerer shot gun starts on the golf courses.
 - Fred Molsen met with Stack Bowers (VP-Hospitality for Double Diamond) to discuss this issue. Stack was not in favor of shot gun starts.
 - Milt will get with Stack to further discuss the policy that was drafted.
 - This issue was tabled for a future Board meeting.

13) Revision of Page 15 (Financial Management Committee Report)

- Page 15 states that the Board will review the proposed budget sometime in November or December. George would like to change this to review the proposed budget between November 15th – 30th of each year.

Larry made motion to modify Phase III – Budget Review and Approval to reflect the new range of dates stated above.

Milt seconded the motion and the motion passed.

- 14) Next Board meeting was set for April 18th at 10 a.m. The next meeting will take place at the White Bluff Administration Building.

Meeting was adjourned at 12:45 p.m.

Kevin Shea – Assistant Secretary