

WHITE BLUFF POA BOARD MEETING

April 18, 2011

The meeting was called to order on Monday, April 18, 2011 at 10:00 am. Those present were Larry Groppe, Milt Bergman, Clark Willingham, George Collins, Fred Curran, Fred Molsen, Kevin Shea, Don Fritz and Mike Ward. Stack Bowers was not present.

- 1) Road Engineering Report - Ben Shanklin, Childress Engineering. Ben passed out his report for Board review. The following is a summary of Ben's comments.
 - a) The scope of the study was for about 14 miles of roads. The roads that were studied were main boulevards, feeder supply streets and selected residential streets within the development.
 - b) Found 7 areas that have failed and need immediate attention.
 - c) Adopt a Pavement Maintenance Program to help keep roads from failing as defined by the pavement life cycle graph.
 - d) Estimated costs for the short term (0-2 years) is \$1,188,234, the estimated costs for the intermediate term (2-6 years) is \$1,183,871 with the total estimated costs to be \$2,372,305. It appears we need to spend something in the neighborhood of \$600,000 annually to stay ahead of the maintenance curve reflected in the study. The result from the study supports and confirms the need to increase the road maintenance fee effective 6/30/2011.
 - e) Additional information was requested to determine how much ribbon curb should be used in repairing roads. Ribbon curb is one of the main driving forces in the cost mention above.
 - f) Childress's report will be included in the minutes.
 - g) For any Association member who would like to read the report. A copy of the report will be available at the POA office at White Bluff Administration building.
- 2) Road Committee report – Milt Bergman.
 - a) Milt passed out a report summarizing our road situation that was discussed at the last road committee meeting. A copy will be included with the minutes. The following is a summary of the report.
 - b) This report is not intended to be a final recommendation but merely the thoughts of the roads committee.
 - c) The committee endorses an aggressive plan to deal with road repair.
 - d) Probably too soon to discuss any concrete recommendations on dealing with the road repair at the annual meeting.

- 3) What should the Association Board concentrate on from this point with regard to road repair?
 - a) Consider borrowing money from a 3rd party lender to pay for the above repairs.
 - b) Mainly the Board needs to develop a plan and weigh all the different options before spending Association money with regards to road repair.
 - c) Milt will go back to the roads committee to get a proposal on how the Association can use Childress Engineering as an ongoing consultant and how much this service will cost the Association.
 - d) At this point the Board is going to table the road committee recommendations until further study has been completed.
- 4) Minutes from the 1/17/11 Board meeting.

Clark made a motion to approve the minutes. Fred C. seconded the motion and the motion passed. The minutes will be posted to the website.
- 5) Saturn/Bridgewater Cases
 - a. In the Saturn case the court ruled in the Association's favor on the most important points.
 - b. However, the court did not validate the food & beverage program.
 - c. Have 15 days from ruling to go back to the court to clean up a few issues, including getting the program validated.
 - d. Was able to show the court this ruling in the Bridgewater case.
 - e. Still awaiting the ruling from the court on whether they will accept the Bridgewater group as a class. Should hear something in the next few weeks.
- 6) Financial Report- Fred
 - a. Reviewed February 2011 financials
 - b. Currently ahead of budget.
 - c. NRPI lots - still trying to collect the remaining NRPI maintenance fees. Double Diamond paid \$168,000.00 of these fees last year.
 - d. Land sales and dues collection are improved from this time last year.
 - e. Larry made motion to approve the February financials. Milt seconded, and the motion passed.
- 7) Association 2010 Audit - Fred
 - a. Weaver, LLP will be performing the 2010 audit.
 - b. Audit fieldwork starts on 04/25/11.

c. Milt made a motion to approve Weaver, LLP as the 2010 auditors. Larry seconded and the motion passed.

8) 2011 Budget Letter

a. E-mail approval of letter was completed on Thursday 02/24/11. The letter was published to the property owners using the email blast distribution list and on the web site. The letter will be included in the minutes.

9) Re-permit of COE Land - Fred Molsen

- a. Fence construction is complete.
- b. Need to table the re-permitting of land for a future board meeting. Double Diamond corporate lawyers are still looking at the proposed documents.

10) New Hotel

a. Double Diamond will build when it is economically feasible.

11) Agenda for annual meeting

- a. George went over the proposed annual meeting agenda.
- b. Let George know if any change need to be made to the agenda.

12) Shotgun Start

a. Issue has been withdrawn from board consideration.

13) Incorporation

a. Not much work has been done with this issue. The Board would still like to move forward with a study at some point.

14) Next meeting

a. Friday, May 20th at 4:00pm at White Bluff Administration building.

Meeting was adjourned at 1:15 p.m.



Kevin Shea – Assistant Secretary