

WHITE BLUFF POA BOARD MEETING
July 18, 2011

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

1) Minutes

- Larry made a motion to approve the minutes from the May 20, 2011 Board meeting. Fred seconded the motion and the motion passed.
- Clark made a motion to approve the minutes from the May 21, 2011 Association annual meeting. Larry seconded the motion and the motion passed.
- Both sets of minutes will be posted to the website.

2) Financial Statements

- UEMC got off to a slow start with regards to maintenance fee collections due to their efforts and time involved in closing the securitization. Now that the securitization has been completed collections will hopefully increase.
- A request was made to determine whether the revenue collections are off due to timing or if the difference is permanent. Fred and Kevin will look into this and report any findings.
- Statement through June 2011 reflects a positive member's equity.
- Board discussed whether it should consider adjusting any expenses due to the reduction in revenue collections. Will continue to monitor this situation for another quarter.
- Board approved spending \$25,000.00 per month over the budget for leased land based lake irrigation pumps due to the lake level being below 520 ft. above sea level. When the lake level is below 520 ft. above sea level the existing submersible lake pumps are inoperable and the leased pumps are more expensive.
- Approve financial statements - Larry made a motion to approve the June 2011 financial statements. Clark seconded the motion and the motion passed.

3) Separate bank accounts

- The following two funds need to be opened.
 - 1) Future new course improvements
 - 2) Future road repairs

- Board will approve future transfers into the accounts.
- Larry made a motion to open separate bank accounts for future new course improvements and future road repairs. George seconded the motion and the motion passed.

5) Revised building packet.

- Clark made a motion to accept the revised building packet. Larry seconded the motion and the motion passed.

6) Reference guide for road repairs

- The board discussed whether to consider adopting a reference guide for pavement repair and general road maintenance pursuant to “The 2004 version of Standards for Construction and Maintenance Highways” as published by TX Department of Transportation.
- Larry made motion to approve as a guide to road repair and maintenance the TX Department of Transportation Standards mentioned above. Clark seconded the motion and the motion passed.

7) Financial Management Policies

- Reconvene the Financial Management Committee to see if any issues or procedures need to be addressed or tweaked. Larry Groppe will head up this effort with the participation of Fred Molsen, Kevin Shea and Fred Curran. Larry will check with the other member of this committee, Monte Geren, on whether he would be interested in helping with this effort.

8) Annual Meeting Items

- Recycling program- Association member Jerry Gribble is taking the lead on this issue.

The Board needs to gain more information regarding the recycling program before a decision can be made. George made motion to approve the continued study of a recycling program with a proposal to be given to the Board at the next meeting.

Larry seconded the motion and the motion passed.

- Improvement of RV Parks

George put together an ADHOC committee to make suggestions to improve the RV Parks. The suggestions from this committee were given to George who forwarded these suggestions to Fred Molsen. Fred stated that all of the suggestions forwarded have been completed.

The Board discussed hiring a firm to perform a study on how to improve the Quail Run RV Park. The Board decided that more information is needed before this issue can be addressed. Therefore, the Board will postpone this issue to a future meeting. Fred Molsen ran the numbers for 2010 on the RV parks and he stated that all RV parks had a net loss of \$25,000.

- Speed Bumps at Cover Bridge. Will turn this issue over to the Road's committee for them to make a proposal to the Board on how to proceed.

9) Lawsuits

- Saturn.
 - Still waiting on the Texas Supreme Court on whether the court will accept the case.
- Bridgewater-
 - The new scheduling order will push the trial out to early 2012.
 - Judge has requested mediation between the parties.

10) Other business

- Larry made motion to have the next meeting at Rock Creek on Thursday, October 20th at 10:00am. George seconded the motion and the motion passed.
- Lake pumps
 - Need an alternate source of water. Danny is looking into drilling wells as a possibility.
 - The resort is still in the studying phase. Fred Molsen will come back with a proposal.
- Fitness Center Improvements
 - Double Diamond will look into buying new equipment for 2012. The proposed new equipment needs to be included on the 2012 budget.
- Firework cost to the Association for July 4th.
 - The Association pays 40% of the total of \$8,000 (\$3,200)
- Town Hall Meeting for 2011.
 - Board discussed and based on the 2010 attendance, a meeting will not be held in 2011.
- Deepen the Marina
 - This issue needs to be discussed with Randy Gracy.

- 2011 Audit

Fred Curran made motion to approve Weaver LLP to perform the 2011 Association audit.

Larry seconded the motion and the motion passed.

- Letter agreement to ratify modification to the White Bluff Resort Credit Program. This issue was tabled until next meeting.

- Fire Insurance Rating

Insurance Services, Inc. has sent a letter to the Texas Insurance Board recommending that White Bluff's rating be changed to a Class 5 rating. At this point we are still awaiting the State's decision.

- CPR course for Association members

Fred Molsen will organize the classes.

WB Fire Department personnel will teach the classes.

There being no further business, the meeting was adjourned at 12:00 p.m.

Kevin Shea – Assistant Secretary