

# *White Bluff Property Owners Association, Inc.*

March 31, 2012

Dear Property Owner,

This newsletter is being sent via E-mail as well as being posted on the White Bluff website ([www.whitebluffresort.com](http://www.whitebluffresort.com)) under the “members” section. We will continue to send hardcopies of the December and June newsletters with the maintenance fee statements but, in order to save postage expense, the March and September newsletters will only be E-mailed and posted on the website. You should register at [www.whitebluffresort.com](http://www.whitebluffresort.com) to receive E-mail publications. Further, you are encouraged to periodically review the website for updated information.

After a year of drought and record heat, the area has received much welcome rain and our lake has returned to above pool level. With a relatively mild winter, golfers have been out in large numbers on our two courses; the bluebonnets are in virtually every open area of the resort.

The POA Board of Directors reviews the financial statements of the association monthly. In our January meeting, the Board approved the YTD books thru November as a reflection of a solid performance of income and control of expenses. We have since received the unaudited EOY-2011 financial statements and will discuss them further in the next meeting on April 16<sup>th</sup>. As a reminder, the BOD meets the 3<sup>rd</sup> Monday of January, April, July and October – details and an agenda are announced prior to each meeting. The Association did meet all financial obligations for the past year including the repayment of \$300,000 in past debt, the set-aside of carry-over funds for road repair (\$143,000) and golf course improvements (\$100,000).

The 2012 Property Owner Association Annual Meeting will be held at the New Course Pavilion on Saturday, May 19, 2012. The meeting will start at 10:00 a.m. with check-in beginning at 9:30 a.m. Business matters to be included in the Annual Meeting are as follows:

- Report on financial condition of the Association
- Report on daily operations of the Association
- Election of Directors
- Other business matters as appropriate

A more detailed agenda will be distributed prior to the meeting.

The Association Board has approved the following dates to determine voting eligibility at the annual meeting: Record Date of Thursday, April 19, 2012; Proxy Deadline Date of Friday, May 4, 2012 and Proxy Certification Date of Wednesday, May 9, 2012. In order to hold a meeting, a quorum is required, 25% of the eligible voters must be represented either in person or by proxy.

Thank-you for your continued support of the White Bluff Property Owners Association and I hope to see each of you at this year’s annual meeting. Please contact me or any of the POA Directors (Mike Ward, Fred Curran, Larry Groppel, Clark Willingham, Milt Bergman) if you have questions or comments.

Sincerely,

George Collins  
POA President