

MEETING OF THE WHITE BLUFF POA BOARD OF DIRECTORS

April 15, 2013

Approved by the WBPOA BOD on June 7, 2013

CALL TO ORDER:

George Collins called the meeting to order on April 15, 2013 at 1:00 p.m. The meeting took place at the White Bluff Conference Center.

ATTENDANCE:

Attendees included: Board Members George Collins, Milt Bergman, Clark Willingham, Fred Curran, Larry Groppel, Double Diamond employees Stack Bowers, Kevin Shea, Fred Molsen and Yvonne Banaszak, WB POA CSR.

INTRODUCTION:

- 1) **Welcome:** George Collins made the following remarks:
 - a) He thanked those in attendance for their continued support and interest in the White Bluff Property Owners Association.
 - b) The Annual Meeting will be May 18, 2013 at 10:00am at the New Course Pavilion.
- 2) **Open Forum-Any Topic:** Attending Members were invited to discuss any Association issues.
 - a) One Member addressed the foul odor coming from the Sewer Plant. They asked that it be addressed as it will have to be disclosed should they sell their home.
- 3) **Open Forum-Agenda Topics:** Attending Members were invited to discuss any topic on the agenda. No Members came forward.

UNFINISHED BUSINESS:

- 1) **Approve Meeting Minutes – Minutes from meeting held February 04, 2013.**
Milt Bergman made a motion to approve these minutes, seconded by Fred Curran. Motion Approved.
- 2) **Approve Summary Meeting Minutes of Executive Session – February 4, 2013.**
Milt Bergman made a motion to approve these minutes, seconded by Fred Curran. Motion Approved.

- 3) Legal Services required — George Collins stated there are no recommendations at this time.

NEW BUSINESS:

- 1) Review financial reports and balance sheet – Fred Curran distributed Period 2, dated February 24th for review and reported that we are within \$21,000 of hitting budget.
 - a. We are on schedule with collections, based on March figures
 - b. Additional Professional fees are relative to the lawsuits activity
 - c. The Road Construction was discussed. George Collins recommended that the Roads Committee prepare an expenditure payment schedule to help make the budget closer to the actual expenditures.
 - d. Golf greens savings are estimated to be \$60,000
 - e. Larry Groppe made a motion to approve the most recent financial statements. Milt Bergman seconded and the motion was approved.
- 2) Old Course #17 Creek Lining-Fred Molsen
 - a. Fred Molsen proposed a new liner for the creek on #17. He proposed that it could be paid for by not buying a new mower and not adding a proposed staff person which would keep the department within its budget.
 - b. Greens Committee recommendation for moving #14 and #17 T-boxes was deferred to 2014.
 - c. Clark Willingham made a motion to approve the # 17 Creek Lining as proposed by Fred Molsen. Larry Groppe seconded and the motion was approved.
- 3) Nominating Committee report-Milt Bergman
 - a. The Committee searched for nominees for Place 1, 2, and the new #3 position. After review, the nominees are Milt Bergman, Jim Duncan and Jim Osborn.

- b. Clark Willingham made a motion to approve the nominees. Larry Groppe seconded and the motion was approved.

- 4) Approved critical dates for Annual Meeting as follows:
 - Record date-30 days prior to the meeting-April 18, 2013
 - Proxy date-15 days prior to the meeting-May 3, 2013
 - Proxy Certification date-10 days before the meeting-May 8, 2013
 - Annual meeting date-May 18, 2013

George Collins verified the dates have been approved.

- 5) Other business:
 - George questioned the status of the annual audit. Fred Curran reported that all the field work has been completed and the audit report should be finalized one week prior to our annual meeting.

- 6) Recess for closed Executive Session topics:
 - Review confidential and privileged litigation issues. Clark Willingham made a motion to recess to Executive Session at 2:15pm. Larry Groppe seconded and the motion was approved.

- 7) Verbal report of Executive Session: George Collins reconvened the Board meeting at 3:40pm and presented the following verbal report:

- a. The Board heard reports regarding the litigation. There will be an appeal of Judge Slaughter's ruling. There is a hearing on April 23rd concerning the appeal of the TRQ on payment of dues by the plaintiffs to the court registry.
- b. The Board heard a proposal from Double Diamond for instituting a membership program at White Bluff instead of the current F&B Credit program. The membership program could be a pathway to amenity ownership by the POA.
- c. No Action Was Taken in the Executive Session

- 8) Confirm schedule:
 - Next regularly schedule meeting of the Board is July 15, 2013 at 1:00 p.m. in the Conference Center

There being no further business the meeting was adjourned at 3:45p.m.

Clark S. Willingham, Secretary