

2013-0810_White-Bluff-meeting NOTES.txt

00:50_ Milt BERGMAN (non-voting, un-elected, Board President) introduced himself, Jim OSBORN, and Clark WILLINGHAM (Board member)

05:00_ Jim OSBORN said that Double Diamond would like to transfer its assets.

08:30_ Jim OSBORN said they were not under a deadline, but wanted to act, by the end of the year.

09:33_ Jim OSBORN said that many are upset that White Bluff restaurants, spa, ect. are not open much any more.
We're a non-profit, but don't want to loose any money.
What makes us think we can do better than DD.

11:20_ In response to a question, Jim OSBORN said the marina, marina store, condos, log cabins, the hotel, light house restaurant, golf courses?, pools....

11:41_ Milt BERGMAN made a correction in that the POA already owned the pools, and that the entire amenity list is in the survey.

12:14_ John WEATHERMAN said that an entire new Board needs to be elected.

13:21_ Marshall SNYDER said that the roads and utilities also need to be addressed.

15:00_ Milt BERGMAN answered a question, and said that the asset transfer will not include Double Diamond's 800 unsold lots.

15:31_ An owner said that the POA already owns the roads.
Why are the utilities not part of the deal?

16:13_ Milt BERGMAN said that utilites would probably not be included, because that would really increase the purchase price.

16:46_ Russell CARTER was concerned about POA liability for accidents in the assets.

20:22_ An female owner asked, what was known about Double Diamond's intent.

20:57_ Another lady asked if any others were interested in buying the assets.

21:05_ Clark WILLINGHAM said that he had no knowlege of other buyers.

21:30_ Milt BERGMAN said that at the last Board meeting, Mike WARD wanted the transfer to be done this year.
The Addison law firm, formerly used by Club Corp, started negotiations, but the difference in seller/buyer prices were miles apart.

23:19_ An owner said that asset negotiations were premature, until the lawsuits are settled. "I read the lawsuit" and everyone should read the lawsuit, and understand the downside if Double Diamond looses. I think it doesn't look good for Double Diamond. The assets are defunct, and any price should be pennies on the dollar at best. If you are going to kill the King, you kill him dead. He's gone... completely.
No deal should be done, unless WARD completely leaves White Bluff... including his control of the utilities

- 26:21_ Jim TRADER? said that if Double Diamond puts a time limit on the deal...
the POA should walk away. Lots were sold that were too small for a home.
Roads were built with poor drainage engineering.
Unless they include the utilities, I wouldn't do anything.
- 30:03_ Rob EVANS?, A Fort Hood soldier, said that he bought his lot 22 hours earlier. (laughter)
After listening, he isn't impressed with Double Diamond.
He talked about serving in the military, and thanked the taxpayers for
the gym facilities at Fort Hood, which were far superior to White Bluff's.
- 33:12_ An owner said that the value of the assets should be based on their life cycle.
They should not become a liability.
A professional POA management firm can take over, after Double Diamond leaves.
- 35:37_ An owner said that many at White Bluff came together to get the water rates addressed.
We need to get the same enthusiasm in acquiring the amenities
- 37:29_ An owner found it troublesome, that Mike Ward was on the Board and selling to the POA.
What is Mike Ward's motive for wanting to sell? Won't the lawsuit have an impact?
Shouldn't we wait until the suit is settled to negotiate?
- 39:20_ Clark WILLINGHAM said that we may be negotiating with Dan SATURN.
- 40:10_ An owner with a similar experience with a POA in Hot Springs, Arkansas,
said that professional management ran things after the developer left.
Dues were less, but owners paid more, to use amenities.
- 41:51_ A female owner asked if the POA doesn't get the 800 lots, will their votes count?
- 42:11_ Milt BERGMAN said that Mike Ward won't vote his 800 lots on any deal in the sale of the amenities.
- 43:34_ Jerry GRIBBLE said that Mike Ward broke his word in the past.
I have heard that Mike Ward wants 8 million, and the value is only 4 million.
Will I have to sell my house to pay for the golf courses?
- 47:00_ Karen CONNELLY? asked if the POA has a checking account, savings account,
where does it get the money to pay for this?
- 47:25_ Clark WILLINGHAM said the POA collects dues and borrows to finance its purchases.
Individuals are not liable for purchases or law suits.
Daniel SATURN has sued the POA and all these others have sued the POA.
They will own the POA and its assets.
That doesn't mean that they will own your lot or house.
Does anyone think that if we close the golf courses and restaurants,
the property values will go up?
No one?
So I think it is in our best interest to have all the committees available.
I think we have two things to consider.
One, do we want to keep the amenities open? Two, do we want the utilities?
- 49:40_ Monty YOUNG said I've been here for 17 years.
I wanted to never leave White Bluff, once I came in the gates.
We need all the information before making any decision.
I don't play golf, but I know how the courses affect my property value.
I love the interior lakes. Everyone has different interests.

One thing that ties everyone in this room together, is the water and sewer utility.
Do we need to have the amenities at any price? My answer is no.

51:50_ Mike ALLEN said I used to own at another Double Diamond subdivision called Pine Valley in east Texas.
When they stepped out, they sold the water to the local utility.
The POA had nothing to say about it.
Whats to stop Doudle Diamond from selling the utilities out from under us.
The utilities are the only thing making money now.
Everything else you have to pay to maintain.

52:51_ An owner said, I been here since before the rest of you out here.
I had the third house built in White Bluff.
Every one complains that the amenities are not making money here, not making money there.
Mike Ward is making money.
If the POA takes over the amenities, the same thing will happen.

53:56_ Judy CRAMLET? said we are an Army family. I'm in my eighties.
I never met Mike Ward and can't believe that he is quite the demon everyone says.
You can all come up with some solutions.
Do we get our water from the lake?
With our drought conditions and the lake so low , I'm not sure owing the water will work.

56:42_ Another female owner said My question is about communications.
How are we going to know, what is going on?

57:05_ Jim OSBORN said we need to have 5 or 6 coordinators hold small meetings,
and get back to him with their group's thoughts.
We have just started.
If we need to have another or ten full meetings, we will have it.

58:18_ Tom BERGMAN Said Marshall SYNDER has some good ideas.
I want to ask him how he will propose to do them.

59:20_ A female owner said when the meeting started,
it sounded like there were multiple options.
Now it sounds like two, we take over or they get sold to someone else.

59:41_ Jim OSBORN said that another option is that we do nothing.
As an association we need to have a consensus or we do nothing.

1:00:22_ The previous female owner said Is it me, or is it too hot in here.
People are just leaving like crazy.
Why? Is the air conditioner not working?

1:00:31_ Jim OSBORN said that it was set to 50 degrees before we started,
but it does not have the capacity to cool the room with so many bodies.

1:01:01_ Lenord Critchard? said we need to have a list to go to Double Diamond with,
and have a starting point.
I've heard 4 million dollars, I've heard zero.
We need a list of concerns to start the process with Double Diamond.

1:02:12_ An owner said, I've heard that someone owns a lot of proxies,
what is the point of our consensus if we can't outvote them.
I don't know his name. I'm not talking about Mike.

1:03:00_ Clark WILLINGHAM mentioned SATURN and said ask him yourself, he's sitting over there.

1:03:44_ Jim OSBORN said that it is too hot in this building.
Unless someone has something radically new thought or idea to add,
we need to end here shortly.
There will be several more meetings.
We are just beginning this process.

1:04:43_ Linda DAY said I currently just began to build.
Who will run the assets?
Part time or full time, we need to coordinate this system.

1:05:52_ Sandy DeLORENZO said _____ how does the POA handle that situation?

1:06:15_ An owner said, I'm a calvary officer in the Army,
and I share the opinions of the other Officer.

1:06:37_ The Officer who spoke previously said I bought a \$31,000 lot yesterday,
and they waived the \$12,000 amenity fee.
Is this something new? (laughter)
Several owners said that they have been doing that forever.
He said that he was going back to the sales office,
and take advantage of the 72 hour rule, to cancel his sale.
Someone yelled, keep your I-Pad.

1:07:08_ Jim MACMAHAN said that he lived here about 8 years.
He said that he played golf with many of you,
and many commented about how great we could make it, if they had the opportunity.
We have it, if we would use it and have a fair price.

1:07:55_ John CAMPBELL said we only need a few things to live.
I play golf, the restaurants are nice,
but what we really need is water, water,
it would be nice to have sewer,
and it would be great to have someone at the security gate.
We need to get control of the water and sewer.

1:09:02_ Lynda SNYDER said she loved the survey,
because it ranked everyone's concerns in order of importance.
For me, the golf course is number one.
We won't have a facility without the golf courses.
Just because we own assets, doesn't mean that we need to keep them.
The condos, hotel, lighthouse and marina can be sold.

1:10:39_ Another owner said.
If Mike won't let us have the utilities, this is not going anywhere.
It is a wasted effort otherwise.

1:11:32_ Jim OSBON said to turn in the paperwork.
My email address is JimOsborn49@yahoo.com
We will adjourn because of the heat. We will have more meetings.
I hope you will continue to participate.
Thank you very much.