

# *White Bluff Property Owners Association, Inc.*

March 31, 2014

Dear Property Owner,

The bluebonnets are starting to bloom and everything is turning green. Some rain would really help.

The 2014 annual meeting of the White Bluff Property Owners Association will be held at the New Course Pavilion on Saturday, May 17<sup>th</sup> beginning at 10 a.m. Please make plans to attend. This week you will receive the announcement of the annual meeting, the applicable dates of filing and the voting proxy. **PLEASE NOTE: The WBPOA Board of Directors gives it support and will cast all proxy votes for the slate of candidates mentioned later in this EMail.**

This year's meeting is, by far, the most important annual meeting in the history of the White Bluff POA. We did not have a quorum (25% of the members - represented by proxy or appearing in person) last year and therefore no official business could be conducted. No voting could take place and therefore no directors for the next term were elected.

The obvious wish is for all members of the WBPOA to attend the annual meeting. There is no better time to learn about your association and have an active voice in its matters. But, the proxy that has been sent to you is the next best thing. If you cannot attend, please return the proxy at your earliest convenience. If your schedule permits your personal attendance, you can reclaim your proxy at registration time on May 17<sup>th</sup>.

Earlier this month a nominating committee was assembled for the purpose of determining a slate of candidates for six positions of the WBPOA Board of Directors. The nominating committee members are all property owners; most have lived here for ten years or more. One member is a weekender home owner and one is a lot owner only - both drove down to White Bluff from the Dallas area to participate in the nominating committee. The members of the 2014 WBPOA Nominating Committee were: Mike Bates, Danny Bodeker, Tom Childress, Tommy Edgar, Wayne Findley, Monte Geren, Jerry Gribble, Bob Kruse, Mike Kuhlmann, Gus Larson, Madeleine Lively, Gerry Mayer, Linda McClary, Bill McKee, Jay Miller, Mike Moodt, Tom Reedy, H. P. Scott, Bob Stahl, Bill Torman, Dale Wilkinson, Linda Wilmarth and Robert Woods.

**The 2014 WBPOA Nominating Committee recommends the following property owners as candidates for the six director positions:**

**Mike Ward  
John Bass**

**Robert Woods  
Bubba Radke**

**Wayne Findley  
Don Ford**

As stated above, the present WBPOA Board of Directors will cast all proxy votes for the above candidates.

In a subsequent EMail, I will send a bio for each of these candidates. Also, their bio will be attached to the official ballot that members will receive at check-in of the annual meeting.

This newsletter is being sent only by EMail and will be 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 billing statements but, in order to save postage expense, the March and September newsletters will only be Emailed and posted on the website.

As a reminder, the White Bluff Property Owners Association Board of Directors usually meet the 3<sup>rd</sup> Monday of January, April, July and October – an agenda is announced and posted prior to each meeting. The next meeting will be on April 14<sup>th</sup> ; a change from the original April date. We encourage all members to attend these meetings.

I hope you don't tire of hearing this but fire danger time has returned. If you own a home in White Bluff and/or somewhere else, you should remain diligent in all matters regarding your safety and the protection of your assets. Clear roof surfaces, keep garden hoses available, don't drive or park in high grasses, keep combustibles such as firewood stacked away from structures and – most importantly – know your evacuation routes.

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 correct reflection of income and control of expenses. We will be able to review the final (unaudited) end of year 2013 statements in the April meeting.

The work of the 2012 roads contractor appeared to be acceptable when the work was completed but the repairs failed over the coming months. Efforts to get him to correct the problems were unsuccessful and rather than pursue what would have been costly legal expense, the decision was made to simply roll the 2013 road funds into 2014 thus increasing the amount of monies that will be spent this year on roads. The larger amount of funds will hopefully attract additional contractor competition. The surveys have started and we will be seeking an outside firm or employee to assist in the work certification.

Thank-you for your continued support of the White Bluff Property Owners Association. Please contact me or any of the POA Directors (Mike Ward, Fred Curran, Larry Groppe or Clark Willingham) if you have questions or comments.

Sincerely,

Milt Bergman  
POA President