

**MINUTES FROM THE WHITEWATER SPRINGS POA BOARD OF DIRECTORS
AGENDA FOR
MARCH 15, 2018 BOARD MEETING**

Meeting Date/Time: Thursday, March 15, 2018, 6:00 p.m.

Meeting Attendees: Don Rauschuber – POA Board President
Van Henry – POA Board Vice President
Frank Owens – POA Board Secretary
Cheryl Sherman – POA Board Treasurer
David Carmichael – POA Board Member
Several Property and Homeowners Present

Items 1 and 2 Call to Order and Establish Quorum

Don Rauschuber called the meeting to order at 6:08 p.m. A quorum was established, with all Board members present.

Item 3 Public Comment

Public comment was presented. No action was taken by the Board.

Item 4 Discuss, consider and action concerning minutes for the January 17, 2018 Whitewater Springs POA Board meeting.

After reviewing the minutes, Director Rauschuber moved to adopt the January 17, 2018 minutes as presented by Director Owens. Director White seconded the motion and, it passed with 5 ayes and no nays.

Item 5 Discuss, consider and action concerning Whitewater Springs Financial Statement as of February 28, 2018.

Director Rauschuber presented the WWS Financial Statements as of February 28, 2018. A motion was made by Director Owen to approve the financial statements. Director White seconded the motion, and passed with 5 ayes and no nays.

Item 6 Discuss, consider and action concerning approval and payment of bills.

Directors White and Rauschuber presented the bills to be paid. After discussion by the Board, Director Henry moved to approve the bills as presented. The motion was seconded by Director White and passes with 5 ayes and no nays.

Item 7 Discuss, consider and action concerning Committee Reports.

The Board received reports from the Road, Security, Wildlife, Maintenance and Architectural Control Committees. No action was taken by the Board.

Item 8 Discuss, consider and action concerning purchase of Whitewater Springs Subdivision Section 3 Lot 370B from Montvale Property Investors LP and the Final Replat of Lot 370B.

Erin Welch reported to the Board that Montvale has not received a final Lot 370B plat from Don Sherman Surveying. The Board took no action on this item.

- Item 9** **Discuss, consider and action regarding final close-out of the Pool House Improvement Project constructed by Mike Volz.**
The Board received a report from Ron Frioux regarding the New Pool House final construction activities being conducted by Mike Volz Construction. Following a lengthy discussion concerning this matter, Director Henry moved that WWS forwarded a letter to Mr. Volz terminating the construction contract. The motion, seconded by Director White, passed 5 ayes and no nays.
- Item 10** **Discuss, consider and action concerning demolition of old pool house.**
The Board discussed and reviewed contractor bids regarding the demolition of the old pool house. Director Owens made a motion to direct Director Rauschuber to negotiate a final contract cost with Maynard Construction, Leander, Texas and bring back a final contract for Board consideration. Director White seconded the motion, and passed with 5 ayes and no nays.
- Item 11** **Discuss, consider and action regarding the USFWS Permit No. TE-110131-0 and Whitewater Springs Environmental Assessment/Habitat Conservation Plan.**
Director Carmichael and Erin Welch made a presentation to the Board concerning the USFWS Permit No. TE-110131-0 and Whitewater Springs Environmental Assessment/Habitat Conservation Plan. Following discussion, the Board requested additional information concerning this matter. No action was taken by the Board.
- Item 12** **Discuss, consider and action regarding the installation and maintenance of Subdivision speed limit signs and traffic calming devices.**
Director Owens made a report to the Board concerning his findings and recommendations regarding the location of existing WWS speed limit and warning signs. Following discussion, Director Carmichael made a motion to replace and upgrade signs and to increase the speed limit to 30 mph. This original motion was seconded by Director White. During follow-up discussions, Director Rauschuber moved to amend the original motion to use road impact/assessment money to pay for the new signs and to install a new sign at the entrance to request motorist to drive with courtesy. Director White seconded the amendment motion, and it passed 5 ayes and no nays. The original motion was voted favorably with 5 ayes and no nays.
- Item 13** **Discuss, consider and action concerning the Final Replat of the following Whitewater Springs lots by Montvale Property Investors, LP.**
A. Section 2 Lot Nos. 196 and 197 into one lot.
B. Section 2 Lot Nos. 198, 199 and 200 into one lot and partial vacation of Canyon Ridge Court.
C. Section 2 Lot Nos. 201, 202 and 203 into one lot.
D. Section 2 Lot Nos. 176, 177 and 178 into one lot.
E. Section 2 Lot Nos. 179, 180, 181, and 182 into one lot and partial vacation of Suncrest Trail.
F. Section 2 Lot Nos. 183, 184 and 185 into one lot.
Erin Welch made a presentation to the Board regarding the replat of the Section 2 lots that is the title of this agenda item. Following discussions, Director Henry moved to approve the subject replats. The motion, seconded by Director White, passes 5 ayes and no nays.
- Item 14** **Discuss, consider and action concerning Whitewater Springs Reservoir aquatic improvement project.**
Director Rauschuber presented the WWS Wildlife Habitat Committee's proposal for aquatic improvements at Whitewater Springs Reservoir. Following discussions, the Board requested that the Wildlife Habitat Committee provide additional information to the Board regarding this matter.

- Item 15** **Discuss, consider and action regarding the repair/replacement of broken Whitewater Springs entrance lights.**
After a brief discussion, the Board took no action on this matter.
- Item 16** **Discuss, consider and action regarding the replacement of three (3) grills at the pavilion.**
Director Carmichael made a report to the Board concerning needed repairs to the pavilion grill. After discussion, Director Carmichael moved to undertake needed repairs not to exceed \$500 and charge this expense to the Miscellaneous Expense account. Director White seconded the motion that passed 5 ayes and no nays.
- Item 17** **Discuss, consider and action concerning the pool deck resurfacing.**
The Board discussed the pool deck resurfacing project. Board directed the Pool Committee to provide additional information concerning this matter. No formal action was taken by the Board
- Item 18** **Discuss, consider and action concerning Whitewater Springs Subdivision 2018 Street Improvement and Repair Programs.**
This item was discussed during the Road Committee report. The Board took no action concerning this matter.
- Item 19** **Discuss, consider and action concerning the creation of a Construction Committee.**
Director Henry hosted a discussion regarding the creation of a construction committee to assist the ACC in oversight of new home construction activities. Ron Frioux reported that the ACC is not in support of this concept. No action was taken by the Board.
- Item 20** **Discuss, consider and action concerning home businesses located in Whitewater Springs Subdivision.**
Following discussion of this matter, the Board took no action.
- Item 21** **Discuss, consider and action regarding public health, safety and welfare rules/resolution requiring the haul off and/or on-site chipping of trees/brush associated with lot clearing or maintenance.**
Following discussion, the Board took no action on this matter.
- Item 22** **Discuss, consider and action concerning the setting of dates and agenda items for future WWS POA Board meetings.**
No action was taken the Board on this matter.
- Item 23** **Adjournment – The Board meeting adjourned at 9:00 P. M.**