

March 11, 2019

**Hideaway Board of Directors
101 Hideaway Lane Central
Hideaway, Texas 75771**

Re; Recapitulation of specified charges, public hearing request and possible censure or removal from Hide-A-Way, Inc. Board of Directors

Dear Hideaway Board of Directors,

This is in response to a letter dated March 8th from Tara Goode, Board President, regarding the public hearing request, a list of specific violations of the by-laws and possible censure or removal from the Hideaway Board of Directors.

Let me begin by withdrawing my request for a Public Hearing. I do not want to use the time and resources of the Hideaway Club to settle this matter. Furthermore, I commit to following the by-laws and chain of command. I apologize for any mistakes and any disruptions I have caused to the Board of Directors. I intend to learn from my mistakes and avoid them in the future. My intentions were to act in the best interests of the Hideaway Board and the Hideaway Community.

I would like to take this opportunity to put the cited violations into context.

1. Hired a contractor for septic information on Hideaway Property

The Hideaway Septic System cannot function properly with a restaurant. Too much water flows through the system and dilutes the bacteria responsible for treating the wastewater. The Club spends \$10,000 annually to maintain the system which still produces a noxious odor, pollution of the air which is unhealthy to breathe and overflows into the creek in front of the clubhouse. This situation has occurred for a long time.

In March 2018, the City of Hideaway, based on recommendations from the City's Wastewater Planning Team, sent a Resolution to the Board of Directors. The Resolution recommended that the Club explore hooking up Hideaway's septic system to the Lindale Sewer System which is located nearby to address the noxious odor and air pollution. The Board took no action. I was told that Hideaway's septic system was the responsibility of the City.

I submitted a proposal to the Officers and General Manager to hire a Septic Engineer for \$240.00 to evaluate the feasibility and potential costs of hooking the Club's Septic System to the Lindale Sewer System. They refused and took no action. The issue was also discussed in the House Committee.

I waited 8 months with no action by the Board. I then decided to hire a Septic Engineer as a private citizen to gather more information about the Sewer hook-up to present to the Board for further consideration. The Septic Engineer spent two hours on the computer and located all the septic lines from the Club House, Cart Barn, Administration Building and Front Gate behind the Green Building in back of the Cart Barn. He located the hook-up for the Lindale Sewer System 1000 feet across the Golf Course behind the Valero Station. The Engineer said that an Engineering Plan would cost \$4500 but that much of the work could be done by Hideaway employees installing the pumps and laying the pipe with the help of a plumber.

2. Spoke with Bob Garrett, CEO Fair Corporation, regarding Septic on Club Property.

The Septic Engineer contacted Bob Garrett for information about the process for hooking up to the Lindale Sewer system. When he told me that, I called Bob Garrett and explained that neither the Septic Engineer nor I was not acting on behalf of the Board.

Some weeks later, Bob Garrett called the General Manager and told him he was having his engineer draw up plans to connect Hideaway Administrative Facilities and the Clubhouse to the Lindale Sewer System and would pay some of the costs. When the plans were ready, he would submit a proposal to the Hideaway Board of Directors for consideration.

Although my actions may produce a very positive outcome for Hideaway residents, I realize that as a Board member I cannot act as a private citizen in matters that affect the Club. However, my attempts to act within the committee structure and chain of command failed. I felt an obligation to represent the financial and health interests of Hideaway residents and to protect the quality of the environment and water supply. I hoped that progress could be made by gathering more information to present to the Board. In the future as a Board member, I will not act outside my authority.

3. Contacted TCEQ Contractor

When the General Manager sent the Hideaway Building Inspector for training to become a TCEQ designated representative for issuing septic system permits in Hideaway. I contacted TCEQ on behalf of the City's Wastewater Planning Group. The TCEQ contractor told me that only municipalities like the City of Hideaway or other governmental agencies could serve as TCEQ designated representatives. This contact was for policy information only which related to the City's Wastewater Planning Group and the Club. I also asked him if he had any written information or flyers about Septic Maintenance. I do not understand how contacting experts for information pertinent to planning and operations violates Hideaway by-laws.

4. Assembled a Group in Opposition to Lakes and Amenities Committee

In February, after the Board approved receiving comments from the Hideaway community on the Lodge Renovation Project, I asked two people to poll the groups who used the Lodge and compile a list of recommendations to submit to the Committee Chair. My intention was to save the Committee Chair time since he is employed full-time. They compiled the list in 10 days and submitted some very good ideas. I thought my actions supported the Board directive, the Lakes and Amenities Committee and allowed the people who use the Lodge to participate in the Renovation Project.

No mention was made in the Committee meeting before the Board meeting about a procedure for obtaining community comments. The Chairman said he and the Secretary had toured the Lodge with the Designer, and identified all the changes that were needed at this time in the project development.

5. Called, sent e-mail or text issuing instructions to club department heads and employees.

I contacted the Hideaway Assistant General Manager to request information about the rule making procedures for Hideaway. I was new to the Rules and By-laws committee and the procedures are not written. I also talked to her about transferring the files needed to propose changes to the rules. She explained the posting and filing procedures with the County. The contact was to obtain the information necessary to perform a Board committee assignment from the person who had the expertise.

I contacted the Pool Manager to allow her to have input on the proposed rule changes for the swimming pool. This again was to obtain input from someone who had expertise needed in performing a Board committee function.

I contacted the General Manager and told him that if he could locate the original design of the Lodge, it would save the Interior Designer a lot of time and Hideaway money in creating a digital image of the Lodge as a basis for the design. He located the plans and the Committee chairman seemed pleased to receive them. This was a suggestion, not an instruction or order and will save Hideaway money.

6. Provided Membership with draft documents under consideration prior to Board approval.

I come from a 25 year career in State Government. State agencies provide copies of the Board action items prior to the Board meeting and allow public comments on each action item before the Board votes.

In Hideaway, the Board action items are not drafts, they are proposed action items from the General Manager or Committees submitted for Board approval. I see nothing in the By-laws that states that the Board agenda items for a public meeting are confidential until the Board approves them. This gives Hideaway residents no opportunity for input into the financial expenditures or policy changes approved by the Board. This lack of transparency undermines community trust and support.

I had a question about a Board agenda item and sought information from an expert to help inform my vote. I had no idea anyone would consider a Board agenda item for a public meeting confidential from the members. If this practice is continued, it should be put in the By-laws.

In considering possible sanctions or removal from the Board for my actions, I would like the Board members to know that the Board President, at her discretion, has already removed me from five Board committees: Strategic Planning, Lakes and Amenities, Roads and Drainage, Rules and By-laws and House Committees.

I appreciate your consideration of this matter and your support.

Sincerely,

Signed March 11, 2019

**Anita Anderson
Board Director**

Hideaway Board of Directors

**Tara Goode
John Bagert
Ken Forswall
Bonnie Berry
Jeff Baynham
George Reid
Dan Kenney
Chuck Johnston
Rich Johnson
Doug Hoffman
Scott Hunt
Anita Anderson**

**General Manager
Rob James**