

W.M.P.O.A.

BOARD MEETING

AUGUST 21st 2010

PROPERTY MANAGERS REPORT

Sunday August 1st 60-30am

I received a call from John Cunningham who was Water Plant Operator that weekend that the 25 hp motor that pumps water up to the tanks had burned out, the breakers were tripped at reset the motor was smoking badly. I called Byrd Electric and a crew was on its way to us within the hour, we have spare motors and pumps on hand for our water distribution system, the motor was replaced and we were back in service by 11-35 am. Cost \$600:00. The motor was picked up by Rome Electric for rewind Monday morning and returned Friday Cost \$1,119:26.

A new motor of this capacity runs about \$8,000; motors can be rewound up to 4-5 times before it starts to lose its efficiency and reduced H.P.

Swimming Pool

I am currently in the process of obtaining proposals to rehab the swimming pool Swim Atlanta will provide a proposal as well as Dave Faires of North Georgia Pool; both companies are out of Atlanta. The pool is out of date as far as the codes for swimming pools, some of the additional items required to bring it up to code are increased depth signage, no diving signage etc. Items for attention include new tile, adding a lap lane with correct markings, replacing the sand in the four filters, 50 feet of new deck drain, new drain covers, prep and plaster pool. This will extend the life of the pool interior 10-15 years.

North Georgia Pool Plastering Inc. \$36,535.00

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We will be closing the pool September 7th the day after Labor Day.

If at all possible the ideal time to start work on the pool would be the fall of this year or 2011.

Lake Dakwa Dam

We have still had no word from the D.N.R. on the plan review for the new siphon system.

Lake Yanu Erosion

Golder & Associates our Engineers of Record sent a letter with pictures to the D.N.R regarding the no existent erosion of the spillway channel, the D.N.R agreed with the engineer's findings and no further action will be taken, an official letter from the D.N.R will go to Golder & Associates stating their findings which in turn will be forwarded to us for our records.

Roads

The recent heavy rains have kept us busy washing out many of our gravel roads, a resident requested that we look at the Tower Road as silt and debris was finding its way onto his property, it has been over a year since any major grading and ditching was done, the last time was when Pittsburg Tanks installed the new ground water storage tank, so this road was long overdue for a major make over, Neil Starrett used his bob cat along with Eddie with our backhoe to grade and cut drain lines. Cost \$730:00 this cost or part should be paid by Crown Castle.

Gate 2

We had to obtain the services of a mobile welder as the aluminum pedestal for the gate operator arm broke away from its base. Cost \$110:00, the welder came from Jasper as Ellijay does not have a mobile welder that does aluminum.