

WMPOA QUARTERLY PROPERTY OWNER'S MEETING

April 17, 2010

Members Present: Chuck Burnfield, Anne Sweat, Jim Eldridge, Susan Harden, Lynn Robey, Steve Barber, Fred Trice, Jeff Long

Staff Present: Gerald Spavins, Twila Knowles, Danny Tatum

The WMPOA Quarterly Property Owner's meeting was called to order by Vice-President, Lynn Robey at 11:00 a.m. in the Clubhouse

Welcome New Property Owners – None

Invocation and Pledge of Allegiance was led by Art Lessor.

Copies of minutes from the January 16, 2010, Quarterly Property Owners meeting are available on the back table.

Water Plant Manager: Danny Tatum

The SCADA (Supervisory Control & Acquisition Control) system is up and running smoothly. It is a State required system to monitor water levels as well as monitor all water related systems. It also has an alarm that alerts the plant of the failure of any system.

OFFICER'S REPORTS

Vice-President: Lynn Robey

Recycling Update:

Lois Hoffman gave an update on the recycling program. Our only recycling here on the Mountain is for aluminum can that are picked up by the firemen. They use the profits for various programs. Locally in Gilmer Co. recycling has screeched to a halt. Atlanta has raised prices so the local companies will no long take recycling to Atlanta. If you wish to recycle plastics, papers or glass, you should take it to the recycling center on Highway 52. Hopefully, when the economy improves things will get better.

Lynn asked if anyone knew a lawyer who lives on the Mountain who might help us with some pro-bono work. Please contact Lynn if you know of anyone.

Property Manager's Review: Gerald Spavins

Gerald reviewed projects completed on the Mountain in the last five years. Since 2005 no draws have been made on our line of credit. A one-time special assessment was put into place to raise \$38,000 covering the cost of the engineering plans for the rehabilitation of the Lake Dakwa Dam. That line of credit has been paid off.

Projects completed without drawing on our line of credit:

1. New ground water storage tank: \$116,000
2. Leak Detection System: \$21, 000
3. SCADA (Supervisory Control & Data Acquisition) system: \$33,000
4. Repair and repaint swimming pool \$25,000
5. New Kubota tractor and equipment: \$21,000
6. Monies set aside for siphon system for Lake Dakwa
7. Updating equipment at Water Plant

8. Reduction of lost revenue water from 76% to 12-15%
9. Reduction of operating hours at Water Plant (14 hours)
10. Reduction in utility cost, chemical cost labor cost wear on pumps and motors
11. Sanitary survey has improved from 57% in 2007 to 84% in 2010
12. We are now officially designated as a Firewise Community
13. Installation of new zoning meters
14. Water distribution plan in place
15. Leak Log to ascertain problematic areas

Our three (3) Class 1 Dams were inspected by the Department of Natural Resources on March 31st. There were no problems cited. The D.N.R. commented on the high quality of maintenance of our dams.

Treasurer: Steve Barber

Steve and Twila have been going over the books and a mini-audit has been completed by our CPAs. Everything looks good and the budget is working well. However, the major concern at present is trying to collect over due assessments so we have the money to proceed with our capital improvements.

COMMITTEE REPORTS:

Beautification: Twila Knowles for Pat Dear

Kevin Johnson, with Grow It Green Co. is presently on the Mountain treating our Hemlocks on the common area/green belts for the Woolly Adelgid. There are 696 trees to be treated. There will be a seminar to help property owners who are interested in having trees on their properties treated. Anyone interested should contact Kevin Johnson or Don Nickle.

Safety and Security: Chuck Burnfield

As part of an increased security program Chuck has been looking at crime data in Gilmer County. There have been 204 burglaries – 226 thefts by taking. Based on the proximity to Turniptown Road, it is believed that our Administration building could be a prime target for such a break-in.

At the Board meeting this morning a proposal was made to table the motion to put in a security system at the Administration building until next month.

Chuck is also inquiring about the implementation of a COPS (Community Oriented Police Services) program formerly called Neighborhood Watch programs.

Status of Cell Tower FAA lighting waiver approval:

Crown Castle has received the expected FAA Determination of No Hazard to Air Navigation for the tower to revert to red lights at night and the white flashing strobes to be used in daylight hours only. This was the last restricting factor for the completion of the lease extension which should more than double our annual income from Crown Castle by 2012. It affords the opportunity for annual escalations based on the CPI as well as 15% of the revenue resulting from future rentals for additional users of the tower.

Recreation & Entertainment: Susan Harden for Bunny DeMeo

1. Game night at the Clubhouse tonight
2. Wednesday, April 28th – CPR course

3. May 14th - Game night – Subways
4. May 29th – Meet the Candidates Picnic and Pool opening
5. June 12th - Flea Market to be held in campground

Nominations: Susan Harden

Elections will be held at the July 17th, 2010 WM Property Owner's meeting. The Board is composed of 12 volunteer members. Each year four members rotate off and four slots will be open for new members to serve a three year term. We are looking for good candidates. Application forms were in the April newsletter. You may also pick up a form from Twila at the office. All forms must be turned into the office by May 15th.

Proxy Votes: Each property owner is allowed one vote for each lot owned. The property owner must be in good standing and must have read the By-laws and the CCR's. Proxy votes must be returned to Twila by July 9, 2010.

Danny Tatum, Water Plant Manager, will give an informative tour of the water plant to anyone interested. All are encouraged to take advantage of this opportunity.

Architectural Control: Jeff Long

1. Three new homes are now under construction.
2. Plans for two additional homes have been approved. Gilmer County has issued 28 permits for new construction this year and five of those are on WM.
3. Twelve home improvement projects are pending completion by homeowners.

There was discussion about rental homes and whether there was any way their owner's could be forced to keep the property up.

Publication, Advertising & Website: Fred Trice

Fred is looking for ways to have better communication with property owners. For starters he wants to begin putting the Newsletter, the monthly Board minutes (Unapproved) etc. on the WM website.

The Water Plant and water distribution is our major concern. We would like to allow Gerald to use a work-management system that shows how long and how many people it takes to do a project.

Discussion with Property owners – Fred Trice and Jeff Long

Fred and Jeff facilitated a discussion with property owners regarding those things which property owners consider important, and which should be considered priorities for any future consideration by the Board. It was made clear from the beginning of the discussion that the provision of clean water to all property owners must always be our number one priority, and that sufficient resources must always be allotted for this purpose.

1. A significant number of those present expressed real concern with the condition of the roads in Walnut Mountain. It was noted that there are some gravel roads on the property that constantly require attention by WM staff, but that still are in terrible shape. Others noted that there are potholes all over the paved roads, especially after this particularly severe winter, and that the road edges need attention. The Board briefly mentioned options available to property owners for road improvements, including that residents on any given road could combine their financial resources to pave or repair the roadway contiguous to their lots. Property owners in general felt that a high priority should be placed by the Board

2. not only on short-term road repairs, but on long-term planning for road repair and replacement, possibly through the annual allocation of funds specifically identified for this purpose.
3. It was noted that there needs to be a better understanding of the role local law enforcement plays in ensuring the safety of our property owners and the protection of our property in Walnut Mountain. Chuck Burnfield has recently been in contact with the Gilmer County Sheriff in order to learn more about local crime rates, and had previously made a presentation at the meeting regarding the possibility of a neighborhood crime watch implementation, and it was suggested that he ask the Sheriff to make a presentation to the POA at some future date.
4. Residents mentioned the need to do something with the old church near the entrance to the neighborhood, which is considered an eye-sore that takes away from the beauty of our community. It seemed to be the general feeling that the building should either be removed totally, or partially demolished leaving some sort of pavilion on at least part of the existing footprint. It was noted that there may be environmental restrictions now that would prevent any further construction or even remodeling of the existing structure, given its close proximity to the river. It was suggested that it might be possible to donate it for a fire control exercise to the local fire department. If/when the building *is* removed; the property could be utilized as a picnic area, a place for various types of events, shows, etc.
5. It was mentioned that there are numerous downed trees, limbs, branches, etc., laying near roadways around the mountain, as well as on individual lots, which is considered unsightly as well as a potential fire hazard. The suggestion was made that if this type of debris could be somehow gathered by WM staff and run through a wood chipper, the resulting mulch could be made available to homeowners at no cost for their yards. This might be accomplished either by property owners bringing such debris to the office area individually, or hauling it to the sides of their property for pick-up by the WM staff.
6. It was pointed out that the hiking trails could be improved, and that it would be helpful if a map of the location of all the trails could be made available to residents, possibly on the WMPOA website.
7. It was suggested that some type of trash compactor would be useful, since it is often difficult to get trash into the existing dumpsters after boxes and other such items have been put in them.
8. In order to improve the security as well as the look of the trailer parking area, it was suggested that some type of gate be installed at its entrance.
9. Residents expressed the desire to be able to see some sort of long-range (5-yr) plan as a "living document" that would be constantly updated as milestones/goals have been achieved.

Shyla Brenan made the MOTION to adjourn. Susan Harden seconded and all voted in favor.

Max Holstein, President

Anne Sweat, Secretary