

**WALNUT MOUNTAIN MONTHLY BOARD MEETING
APRIL 16, 2011**

Board Members Present: Max Holstein, Steve Barber, Jim Eldridge, Lee Gilreath, Fred Trice, Bunny DeMeo, Chuck Burnfield, Jeff Long, Lynn Robey

Board Members Absent: Nancy Troxell, Susan Harden, Mary McClure

Staff Present: Twila Knowles

The WMPOA Monthly Board Meeting was called to order by President, Max Holstein, at 9:03 A.M. at the Clubhouse.

Jim Eldridge made a **MOTION** to accept the Minutes of the March 19, 2011 Monthly Board Meeting. Jeff Long seconded the Motion. The Motion passed.

COMMITTEE REPORTS:

Architectural Control: Jeff Long

There are currently two new houses still under construction and approximately 24 home improvement projects underway at this time.

Two new homes remain under Construction:

Thornton – Lot M143 Walnut Ridge &

Mr. Wonders (Lot H121) Mountain Oak Ct; Mr. Wonders is past his 1 year construction deadline. ACC will be requesting an extension letter from Mr. Wonders outlining a time frame of expected completion.

Recreation and Entertainment: Bunny DeMeo

Bunny advised the board that the May 14th Craft show had been canceled due to lack of vendor interest. Upcoming events:

1. April 22 at 7:00 P.M. – Game night at the Clubhouse.
2. May 28 – Pool opening and Meet the Candidates – hot dogs and trimmings will be served.
3. June 14th Employee Luncheon
4. The Recreation Committee will be sponsoring a Welcome Committee to greet new residents to the Mountain.

The St. Patty's party was a success with entertainment by Eddie & Randal.
Recipes are need for the Walnut Mountain Cookbook.

OFFICER'S REPORTS:

Vice-President: Lynn Robey

Management Committee: Lynn Robey, Fred Trice & Steve Barber

Lynn: The Management Committee has inspected the building at the entrance of WM and it has been decided to table the issue for one year.

Fred: Due to the recent purchase of a pipe locator, Call before you Dig procedures to be set in place. Max suggested that this should now be part of the ACC form.

Fred: Back pressure is causing multiple leaks on Walnut Ridge solutions will be explored to correct this problem. Max suggested that this line should be replaced according to county specs with schedule 80 pipe. Lee inquired about the water lines under the road and moving them. Discussion followed.

Jeff stated that the ditches and culverts were over flowing due to the recent heavy rains and were washing the roads out. Fred suggested that a check list was needed for maintenance to clean out all WM culverts on a periodic basis.

Lynn advised that the back deck of the Clubhouse was rotting and need replacing. The cost is estimated to be \$600 - \$800 this amount will be taken from the Clubhouse maintenance line item.

Property Manager's Report: Gerald Spavins (not present read only)

Clubhouse expected to be ready with a fresh coat of paint by the Meet the Candidates party. Pool monitors will be Jason Buckner & Haley Wingo. EPD Sanitary Survey will be in August for our 3 year inspection we are striving for an 87% score. Due to the winter weather scheduled projects are behind and Jerry MacMorran was hired part time after being laid off for the winter months to enable projects to be completed in time and also to replace Jason Buckner so he can be released from maintenance to work as pool monitor during the summer. On May 6th Eddie and I will be attending a Dam Safety workshop in Dalton. The DNR is hosting this seminar for owners of Class 1 dams now doing their own inspections.

Treasurer: Steve Barber

To date 745 property owners have paid their 2011 dues. We are currently \$30,000.00 ahead of this time last year.

OLD BUSINESS: Action List

1. On going
2. No response
3. ACC to write another letter
4. On going
5. Done, take off list
6. On going, Max to handle
7. Impact fee & deposit check given, proceeding with survey plans Max to get construction schedule
8. Done; no help from County, take off list
9. One year hold
10. On going
11. Jennifer's Landscape to start with planting of 7 trees in May for a cost of \$1894. Remaining to be planted in the fall

NEW BUSINESS: Gilmer Swim Team proposal

Larry Lykins coach of the County swim team submitted a written request for use of Walnut Mountain pool for the practice & meets of the Gilmer Swim team. Max advised that as of Thursday the Gilmer Board of Commissioner approved the repair and operation of the County pool for the 2011 season. It may not be completed by May 31st so the Swim team may still need to practice here for a few weeks.

It was discussed and every one was in favor with only practices but no Swim Meets. Practices will be 7:30 am till 9:30 am and swim team will clean the pool from 9:30 – 10:00 am. Twila will need to call our Liability insurance to make sure there will be no problems associated with this. A discussion will be held at the Property Owner's Meeting to get opinions, tabled till then.

Fred proposed a reduction of Board Members via 2/3 vote of all Property Owners. Lynn will write an article in the July newsletter to get the opinions of Property Owners to see if the Board should proceed.

Fred Trice made a **MOTION** to adjourn the Monthly Board Meeting. Steve Barber seconded the Motion. The Motion passed.

Minutes recorded by: Twila Knowles

Max Holstein, President

Nancy Troxell, Secretary