

WALNUT MOUNTAIN MONTHLY BOARD MEETING
January 22, 2011

Board Members Present: Max Holstein, Nancy Troxell, Steve Barber, Fred Trice, Susan Harden, Bunny DeMeo, Jeff Long, Jim Eldridge, Mary McClure, Chuck Burnfield

Board Members Absent: Lynn Robey, Lee Gilreath

Staff Present: Twila Knowles

President, Max Holstein, called the WMPOA Monthly Board Meeting to order at 9:00 A.M. at the Clubhouse.

Jeff Long made a **MOTION** to accept the minutes from the November 20, 2010 Monthly Board Meeting. Susan Harden seconded the motion.

Max Holstein made a **MOTION** to amend the Minutes from the November 20, 2010, Monthly Board Meeting. Nancy Troxell seconded the Motion. The minutes were amended as follows:

1. Page 1 – 2nd paragraph from the bottom, line two should read: “an extension is needed.” Line five should read “Danny is obtaining bids on extending the pumps even further into the lake. Lines were run”

2. Page 3 – 1st paragraph, line 5 should read: “The Mountain maintains liability insurance to cover WMPOA, but not the property owner that constructed the dock.”

Max Holstein made a **MOTION** to accept the amended minutes from the November 20, 2010 Monthly Board Meeting. Susan Harden seconded the Motion. The Motion passed.

COMMITTEE REPORTS:

Architectural Control: Jeff Long

There are currently two houses under construction. The Thornton house has not been worked on recently; the property owner is aware that he has one year in which to complete the house. The other house under construction is moving along.

There was question raised regarding damage to roads caused by heavy equipment and trucks. Jeff explained that any damage that could be verified would be withheld from the builders bond.

Recreation and Entertainment: Bunny DeMeo

Bunny announced that there were no activities scheduled for January. The next game night will be on February 18th at the Clubhouse. There will also be a St. Patrick's Day party on March 17th at the Clubhouse with a comedy group and karaoke.

The Recreation Committee is setting up a Welcome Committee to greet new property owners to the mountain. They will visit new property owners with cookies and advise them of the mountain activities.

There will be an Employee Luncheon on January 26 at 12:00 at the Clubhouse to thank the employees for all their hard work.

Also, the Memorial Service for Hank Horton was held on January 14th at the Clubhouse with approximately 60 people attending.

Property Manager's Report: Gerald Spavins

(See attached report submitted by Gerald)

OFFICERS REPORTS:

Treasurer: Steve Barber

To date there have been 290 assessments out of a total of 810, which makes the collection slightly ahead of last year. In 2010, there was a total of \$8,097.53 surplus in the 2010 budget.

There was a prior approval of the purchase of a pipe locator and Gerald located one for the sum of \$2,800.00.

NEW BUSINESS:

Max advised the Board that Thomas Rhodes has two lots, which he would like to have combined into one for assessments. Max will prepare a letter explaining why the Association will not combine lots.

The siphon system engineering plans (which were submitted 2 years ago) are still under review by the DNR. The Beautification Committee can assess what, if anything will be done to enhance the dam once the work is completed as there is some concern regarding the appearance of the recovery pipe.

Max advised that a letter regarding the possibility of the Ellijay-Gilmer County Water Authority taking over our water plant was sent to all Board Members and several other property owners who have been involved with the water system for many years. Almost all the responses Max received from his e-mail were positive.

(See the Memo from Max)

A discussion followed the presentation by Max on the water plant.

There was a further discussion regarding clearing of the roads during and after inclement weather as a property owner had sent a letter regarding this matter.

Nancy Troxell made a **MOTION** to move into Executive Session. Chuck Burnfield seconded the Motion. The Motion passed.

The Board voted to have the President of the Association respond to the letter received from the property owner's attorney regarding negotiation of a fine.

Max Holstein made a **MOTION** to adjourn the Executive Session and return to the Monthly Board Meeting. Nancy Troxell seconded the Motion. The Motion passed.

Max Holstein made a **MOTION** to adjourn the Monthly Board Meeting, move to the Quarterly Property Owners Meeting and then return to the regular Monthly Board Meeting. Susan Harden seconded the Motion. The Motion passed.

Max Holstein reopened the regular Monthly Board Meeting at approximately 12:00. A discussion on the water plant continued.

Fred Trice made a **MOTION** to authorize the President, Max Holstein to meet with the Ellijay Gilmer Water and Sewer Authority (Authority) to negotiate an agreement for the Authority to run a water line to Walnut Mountain for the purpose of supplying water to Walnut Mountain. Jim Eldridge seconded the Motion. The Motion passed.

Max Holstein, President

Nancy Troxell, Secretary