

**WALNUT MOUNTAIN MONTHLY BOARD MEETING
JUNE 18, 2011**

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

Board Members Absent: Nancy Troxell, Susan Harden

Staff Present: Gerald Spavins, Twila Knowles

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

Chuck Burnfield made a **MOTION** to accept the Minutes of the May 21st, 2011 Monthly Board Meeting with corrections to attendance of Lee & Bunny. Bunny DeMeo seconded the Motion. The Motion passed.

COMMITTEE REPORTS:

Architectural Control: Jeff Long

There are currently two new houses still under construction and approximately 28 home improvement projects underway at this time.

The Wonders house on Lot H121 (Mountain Oak Court) has received the Certificate of Occupancy from the County however to receive his Builders Bond back there are some compliance issues he must address first.

Jeff and Twila also gave an update on the phone alert system that is being investigated to advise residents of bad weather, bad roads, etc. The cost is \$12.00 per month however a \$65 set up fee and a monthly long distance fee of \$40.00 would also be added. A discussion of the system followed. Twila is to check on the cost of an 800 number for those who have long distance phone numbers.

Max Holstein made a **MOTION** to go forward in having the phone alert system installed with only local phone numbers, use of an 800 # for non local phones to call in and continuing the use of the email system. Jeff Long seconded the motion. The motion passed.

Recreation and Entertainment: Bunny DeMeo

Bunny reported that the Employee appreciation lunch went very well and it is planned to continue this on a quarterly basis. A later event for the Employees and their families is in the planning stages.

Upcoming events:

Friday, July 15th, 7:00 P.M. – game night at the clubhouse

Friday August 19th – Clubhouse party with guest singers Danny and his wife, details later

Friday, September 16th – Vegas night at the Clubhouse

Cooking classes will resume in the fall. We are still collecting recipes for the Walnut Mountain cookbook. The Welcome committee flyer was reviewed.

OFFICER'S REPORTS:

Vice-President: Lynn Robey

Lynn reported that to save approximately \$200 annually that the Board packets will no longer contain dividers as in the past. Also that five new chaise lounges had been purchased for the swimming pool as the other ones had been damaged.

The limb pickup is going well and will be starting again on Monday, May 23rd. This will continue on the 1st Monday after each Board Meeting.

Property Manager's Report: Gerald Spavins

Gerald informed the Board that the limb pick up project has received a great response from the Community and was taking approximately 6 days each month. Fred Trice informed the Board that this was having no negative impact on other projects falling behind.

After much research it was found that the Copper Sulfate used at the end of the season to prevent algae build up reacted with the new plaster surface giving the green discoloration. A product was found to dissolve the stain and will be added every Sunday. On June 2nd & 4th pool furniture had been thrown into the deep end of the pool; Vandalism has begun. On the evening of June 7th fecal matter was found in the pool forcing a 24hr closure. The vacuum pump at the Swimming pool was replaced due to problems in start up with the old one the cost was \$425. Two new BBQ pits were also purchased for the pool, as well as the installation of horseshoe pits; the horseshoes remain at the Welcome station and can be signed out by property owners. A few request to trim the view at the pool have resulted in a request to the ACC, most of the trimming can be done in house.

DNR Safe Dams Program is being solicited by lesser companies trying to con dam owners into hiring an engineer by stating that the State requires an engineer, I have had two phone calls of this nature. The State does not require this only suggests it. The Gilmer County Swim team is now practicing at the County pool and will no longer be using our facility.

Still no word back from the State on the Siphon system for Lake Dakwa.

Treasurer: Steve Barber

To date 789 property owners have paid their 2011 dues and we are currently \$3,000.00 ahead of this time last year. We are \$21,000.00 below budget at the present time. Twila has been focusing more on collections to insure we hit our revenue target of 805 set for the 2011 budget.

OLD BUSINESS:

- Action List:
1. Tabled, off list
 2. No response
 3. Done 3 months prior, off list
 4. On going
 5. Done, off list
 6. No longer needed, off list
 7. Tabled one year, off list
 8. Tabled combine with 1, off list

There was a discussion regarding Board reduction and the article placed in the newsletter of the reasoning for the reduction.

Water Project: Max Holstein

The Water Authority has placed sleeves under Turniptown and Waters road, awaiting the water lines which will be placed once the approval from the State is received which is expected within three weeks. All surveys have been completed along with the decision of the tank placement. The tank will be placed to the right of the water plant up the hill a bit to equalize back pressure. The property line of said area has been moved to compensate for the holding tank and line maintenance. Seven lots will be affected by the water line placement; each will be notified by letter explaining the project and when to expect the impact which is expected to be minimal.

NEW BUSINESS: Max Holstein

Resolution to authorize President and one other officer to execute an easement agreement with the Ellijay Gilmer Water and Sewer Authority for the construction and operation of the water lines and necessary equipment to supply water to Walnut Mountain. County water line mapping route was reviewed.

Max explained the easement was only for the water lines and not the land required for the tank site. That will be done under a separate resolution, as it will require fee simple title being given by the Mountain to the Water Authority for the tank site. Max explained that although we will deed fee simple title for the tank site it will contain a reversionary clause. The reversionary clause will cause the site to be deeded back to the Mountain should the site no longer be required for its intended use. Max said that a separate resolution would be needed when that deed is requested.

Max made a **MOTION** to accept the resolution for the easement. Lynn Robey seconded the motion. The motion passed with Fred Trice opposing.

Bunny DeMeo recommended that all Committees and Officers should review and update their job descriptions for the upcoming election in July.

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

Minutes recorded by: Twila Knowles

Max Holstein, President

Nancy Troxell, Secretary