

**WALNUT MOUNTAIN MONTHLY BOARD MEETING
MARCH 19, 2011**

Board Members Present: Max Holstein, Nancy Troxell, Fred Trice, Susan Harden, Bunny DeMeo, Mary McClure, Chuck Burnfield, Jeff Long, Lynn Robey

Board Members Absent: Lee Gilreath, Jim Eldridge, Steve Barber

Staff Present: Twila Knowles, Gerald Spavins

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

Fred Trice made a **MOTION** to accept the Minutes of the February 19, 2011 Monthly Board Meeting. Bunny DeMeo seconded the Motion. The Motion passed.

Max Holstein introduced property owner, John Himmelrich, who addressed the board regarding the charge on his water bill due to a leak at his property. A discussion followed and the Board declined to take any action on this matter.

COMMITTEE REPORTS:

Architectural Control: Jeff Long

There are currently two new houses still under construction and approximately 23 home improvement projects underway at this time.

Mr. Thornton (Lot M143) asked for an extension on the one-year completion date for new homes. His request was granted by the ACC Committee.

Recreation and Entertainment: Bunny DeMeo

Bunny advised the board of the upcoming dates as follows:

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. May 14 at 10:00 A.M.-3:00 P.M. – Craft show in the campground.
4. The Recreation Committee will be sponsoring a Welcome Committee to greet new residents to the Mountain. Also, they are in the process of creating a Walnut Mountain Cookbook. All recipes are welcome.

A cooking class was held at the Clubhouse on March 15th, hosted by Evelyn Schoonejongen, on baking with yeast. There was a good turnout and the coffee cake was delicious.

OFFICER'S REPORTS:

Vice-President: Lynn Robey

Lynn advised the Board that the property owner who was fined for clear-cutting their lot has paid \$2,000.00 to date against the fine levied by the Board. Lynn stated that this was a good time to begin re-planting the green belt area of the subject property. Max suggested that Lynn provide the Board with an overall plan and cost estimate before any planting is done.

The presentation by the Management Committee on the status of the church property will be given at the April Board Meeting.

Lynn notified the Board that Advance Disposal bought out the company we have presently been using to dispose of our trash so we are back to square one.

The question of patching the roads damaged by the storms this past winter is under review at this time. The county will be doing paving this year and it is possible that we might use the same company since they will be in the area. All asphalt plants in our area are currently closed, which poses a problem. Max suggested we try and get a square footage amount in order to determine the cost involved in repaving.

Property Manager's Report: Gerald Spavins

Gerald advised the Board that he has the mold and building inspection reports from 2007 on the church building. These are available to any board members who wish to read them.

A new drive shaft has been installed in the Kubota mower by Goss Tractor. However, Goss Tractor has gone out of business so we only received a 30-day warranty on the work. In the future, we will have to go to either Blairsville or Blue Ridge for repairs.

We have had excessive water leaks during the month of February, a total of nine major leaks. The overnight water leakage has been reduced to 26 g.p.m. and the pipe locator has proved to be a great investment.

The maintenance truck incurred repairs in the amount of \$478.47 due to bad diesel fuel; however, Thomas Oil inspected their tank and agreed to pay for the repairs due to the contaminated diesel fuel. Also, it was necessary to purchase two new batteries for the truck in the amount of \$409.29.

The water distribution mapping is 95% completed – there are only two areas left to map. This map has been required by the E.P.D.

Gerald stated that he had received the official report on the dam inspections from D.N.R. There were no surprises and it was a favorable report. From now on, inspections will be done every three years instead of yearly, with our next inspection due in 2013. The D.N.R. has stated that every Class 1 dam should have a self-inspection with photographs every three months and a yearly inspection done by an Engineer of Record. These quarterly inspections and the yearly inspection will then be submitted to the D.N.R. at the time of the 3-year inspection. The quarterly reports, with photographs, will be done by Gerald and submitted to the Board for overview.

Treasurer: Steve Barber

Since Steve was not present at the Board Meeting, Twila furnished the following information: To date 704 property owners have paid their 2011 dues. We are currently \$10,700.00 ahead of this time last year and approximately \$4,000.00 has been collected on previous years past due assessments. Also, several banks have paid the assessments on their foreclosures here on the mountain.

President: Max Holstein

Max presented the Agreement between the Ellijay-Gilmer County Water Authority and Walnut Mountain Property Owners Association to the Board. He requested a Motion authorizing him to sign the agreement on behalf of the property owners association.

Max Holstein made **MOTION** to accept the Agreement. Fred Trice seconded the Motion. The Motion passed.

A discussion followed regarding the Agreement (see attached Special District Transfer Rate Agreement).

NEW BUSINESS:

Fred Trice stated that the Management Committee is proposing clean-up days for the property owners in order to clean limbs and other debris from their property. The limbs and debris would be placed at the front of the property, then picked up and taken away to be chipped into mulch for use by the mountain.

The Management Committee will institute their proposal to begin in April, 2011. The cost for the chipper will run approximately \$85.00 per hour. The dates will be announced for the pick-up of trash.

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

Max Holstein, President

Nancy Troxell, Secretary