

WALNUT MOUNTAIN MONTHLY BOARD MEETING
October 15, 2011

Board Members Present: Max Holstein, Lee Gilreath, Nicole Hawthorne, Bunny DeMeo, Jeff Long, Jim Sweat, Mary Alice McClure, Evelyn Schoonejongen, Don Nickle.

Board Members Absent: Greg Foster, 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.

Jeff Long made a **MOTION**, seconded by Jim Sweat to accept the Minutes of the September 17, 2011 Monthly Board Meeting. **MOTION PASSED.**

COMMITTEE REPORTS:

Architectural Control: Don Nickle

The committee has received a request from the Driver's to put in an 18-foot carport. The adjoining neighbor has no objection. After discussion Don will contact Driver and request a scale drawing. The Board will need more details as to the appearance of the carport before it can come to a vote.

Thornton house extension is up October 15, 2011. There still is no front door. Don recommended they be given a forty-five day extension only and be given a \$500.00 fine. **MOTION** made by Don Nickle seconded by Max Holstein that they be given a forty-five day extension with a \$500.00 fine and be fined \$500.00 every thirty days after the extension until completion. **MOTION FAILED.**

After discussion the decision is that Don contact Thornton and if it is not resolved by the next board meeting he should be fined. **MOTION** made by Max Holstein that there will be a fine effective November 19, 2011 if front door is not in along with outside light of \$500.00 and an additional \$500.00 a month until completed. **MOTION PASSED.**

Recreation Committee: Bunny DeMeo

Saturday, October 29 - Halloween Party - entertainment, scavenger hunt, costumes, bring beverage and snacks to share.

Craft Show - November 5 - 6 committee will be selling snacks, hot-dogs, sodas. Eileen will give all monies to the Recreation Committee. Twila will contact Eileen Foster regarding the gate for hours after staff is gone.

Christmas Party - December 10 - A Beary Merry Christmas - Dinner will be at 7:00 p.m. There will be live music, Chinese Auction. The Fosters along with the entire Walnut Mountain staff will be given complimentary tickets.

Cooking classes with resume in January

Still working on the Cookbook Everyone is encouraged to submit recipes.

We now have a Welcome committee between the Board and Recreation Committee which will send out an invitation to attend functions and they will be given the opportunity to call

committee when they are in residence so committee can visit.

President - Max Holstein

We will make use of our telephone communication system before all POA meetings. Twila will handle this. It can also be used for other functions on the mountain and to notify people of water outages. Committee chairmen can use after instruction from Twila.

Water System - project date is April 1st 2012. Trees have been cut down in the right of way toward the tank. Pipeline is one third completed on Greenfield Road. Max has asked Gerald to bring all employees up to date on SCADA (computer electronic notification system that alerts of water usage) because we will still handle the distribution system. Max has asked Gerald to prepare an itemized list of enhancements to the SCADA system that can be implemented that will allow us to be notified of water leaks. We have it controlled now through the metering system but need to add a few more meters and we will need to add sensors to the SCADA system so it will not be a manual system as it is now. With the combined electronic and manual system we will be able to tell as soon as possible and with many specifics when water leaks occur. When purchasing water we cannot afford to have water running into the ground. Gerald has started that project and has given me a preliminary report on what it will take to do that. I am projecting \$15,000/\$20,000 we will need to put in on the system to get it where we need to have it. That will be taken from next years Capital Improvements budget.

In the first quarter of 2012 I have asked Gerald for a five-year plan for our water distribution system to start enhancing the distribution system i.e.; water lines, so that by the end of five years and by the time we have paid out the initial 5/6 years payout to the water authority and we are in a good position with our distribution system - I have asked him to look at the system on the basis of if we spent \$50,000 a year on water distribution what could we do on water distribution. This is \$50,000 a year for five years in bringing up the water lines. At the end of the first quarter he will bring this to the Management Committee and we will bring it to the Board for approval.

VICE PRESIDENT - Lee Gilreath

We are in the process of renewing Firewise. Twila has already completed the forms. The things we normally do fall under FireWise such as, tree limb removal, mulching, and have done the second stage of the hemlock treatment. We held a Firewise Day with our Meet the Candidates Day with the Firewise people and Fire Department present. People have had their property inspected by the Firewise Committee already. We are in good shape with Firewise.

The tree limbs to be collected will be placed behind the Maintenance Shed from here on but the one that are still in the original area will remain until mulched. New location was done because of complaints of unsightly looking area.

Reminder that pressure washing needs to be approved

If people fill out complaints about situations such as; dogs barking, loud neighbors, they must be signed before Board will look into.

Property Manager's Report - Gerald Spavins

We are still losing water in our drinking lake because of the dam. Gerald has been calling the engineers and the DNR. At this point in time he was informed the plans have been lost for the third time. Engineering company will once again resubmit all the paper work this is very frustrating for everyone. Only good thing about this is we do not want to start project until we switch the water system over but we do need those plans. We need to contact the Engineering Firm to provide us with advertisement, sealed bid process which would afford the mountain a good price.

Gerald has contacted the county regarding pooling of water on the road by the entrance. County

has not responded as yet but maintenance has cut a line across the road and at this time the water is running through that and not pooling.

No BEAR problems.

Gerald has put into the 2012 budget a request for replacing the fencing on the roads.

Maintenance to check into fixing light fixture on Gate 2 post

Gerald is working with the staff for when we change over to county water to ensure quality control.

Gerald is working with Lee and will be addressing evaluation forms with employees.

TREASURER'S REPORT - Twila Knowles

Revenue above amount although we have not reached the 805 assessments needed and collection efforts are still underway currently 799 have been collected. Expenditures are on target.

Expected amount on 2011 surplus will replenish the savings account for the dam project as this money was used to pay county for water startup. We are financially stable. Max Holstein made a **MOTION** to accept the treasurer's report, seconded by Jim Sweat. **MOTION PASSED.**

Action List

1. Dam project ongoing
2. Don will handle with Max
3. Thornton house continuing.
Creek house resolved.
4. Keep on, 5 off. Tabled for later date - 1 and 2 keep, 3 completed.

The Board has allocated \$2,000.00 for the purchase of road salt for the upcoming winter.

NEW BUSINESS

2012 Budget - **MOTION** made Lee Gilreath to accept the Budget, seconded by Don Nickle.

Discussion followed with two line items being explained and one hopefully being resolved this year. **MOTION PASSED.**

Tract V - this was subdivided into five lots, (one owner has two lots) and a request was made by these property owners that Walnut Mountain maintain the road. Max stated that the mountain should have a road maintenance agreement that would release the mountain of any liability as the property line goes to center of the road. **MOTION** made by Lee Gilreath that Walnut Mountain maintains the road after we receive a Road Maintenance Agreement that relieves Walnut Mountain of any liability **SECONDED** by Don Nickle. **MOTION PASSED.**

Beautification - Mary Alice McClure

Discussion regarding the gardens at Mail Kiosk Mary Alice will bring her recommendations for this garden to the next Board meeting.

MOTION made by Jeff Long **SECONDED** by Jim Sweat to adjourn. **MOTION PASSED**

MAX HOLSTEIN, President

Evelyn Schoonejongen, Secretary