

WALNUT MOUNTAIN MONTHLY BOARD MEETING
September 17, 2011

Board Members Present: Max Holstein, Lee Gilreath, Greg Foster, Nicole Hawthorne, Susan Harden, Bunny DeMeo, Jeff Long, Nancy Troxell, Evelyn Schoonejongen, Don Nickle.

Board Members Absent: Jim Sweat, Mary Alice McClure

Staff Present: Twila Knowles

Staff Absent: Gerald Spavins

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

Nancy Troxell made a MOTION, seconded by Susan Harden to accept the Minutes of the August 20, 2011 Monthly Board Meeting. MOTION passed.

Max Holstein requested a Motion to be made as to a change in the Agenda. Nancy Troxell made the MOTION, seconded by Susan Harden. MOTION passed. The changes are: (1) adjustment in the Agenda; (2) an Executive Meeting immediately following Board Meeting, re: personnel issue.

Max Holstein informed the Board that Steve Barber had resigned from the Board on Thursday, September 15, 2011. Max Holstein nominated Greg Foster fill this position, seconded by Nancy Troxell. MOTION passed.

MOTION made by Max Holstein to have Don Nickle fill Steve Barber's position as he was already going to a vacancy. Seconded by Nancy Troxell, MOTION passed.

At this point Nancy Troxell is not sure she will have to resign and if she will have to at a later date we will have an election.

COMMITTEE REPORTS:

Architectural Control: Jeff Long

There is less activity lately. One concern is a house owned by Bob Thomas at 35 Laurel Ridge. A staircase to an additional deck was built without submitting plans. A letter has been sent to the county regarding this as to clearance regulations by a creek. Jeff Long is awaiting a return letter from the county regarding this situation.

Thornton house extension will be up October 15, 2011. He has requested an addition extension. He will be asked to get the windows cleaned up and a door in place prior to October 15th, which will make the house appear finished. Jeff Long will send him a letter explaining requirements and a determination will then be made regarding an extension.

Recreation Committee: Bunny DeMeo

Saturday, September 17 - Vegas Night game night

Tuesday, September 20 - Employee Appreciation luncheon

Saturday, October 29 - Halloween Party

Craft Show - November 5 - 6. good response from vendors to date

Christmas Party - December 10 - A Beary Merry Christmas - catered by Canterbury

Cooking classes with resume in October

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

Committee will visit with new residents (six months back) and take a Welcome Package

Communications - Nichole Hawthorne

Nichole has met with Shyla Brenan regarding the mountain newsletter. There are plans to change the format and with the October issue there will be information for residents to receive the newsletter by E-mail. This will strictly be their choice and others will then be mailed. This would be a savings for the mountain.

Nichole also would like to see the web page upgraded as it is very dated. This would also be a benefit for anyone interested in Walnut Mountain. She will contact Marlin Humphrey as he has been keeping the web page when given the information.

Rules & Firewise - Susan Harden

Susan has received complaints that the mulch area is unsightly. She will work with Gerald to see if there is an alternative location for the mulch.

Firewise has been out to see several homeowners. Home owners were given this inspection opportunity the first time they brought there display to the Homeowners Meeting.

VICE PRESIDENT - Lee Gilreath

The mailboxes will not have to be re keyed. Eddie found all the keys and matched them to the boxes. The mailboxes will just need to be installed.

The Wacky Packer is here. This will help with patching roads.

The Lift Gate was installed in the truck. This will be useful in lifting heavy bags onto the truck.

To date we have not received a letter from the DNR regarding the dam. We have been waiting for three years. This gives us extra time with the dam project.

Property Manager's Report - See attached report in packet**TREASURER'S REPORT - See attached report in packet**

Twila Knowles reported 797 properties have been collected. Also the projections for 2011 are very good.

PRESIDENT - Max Holstein

Max reported that we are \$55,000 under budget. All the money for the dam is still put aside. Of the \$93,000 that was thought to go to capital expenses, we have spent \$58,000 for the initial payment for the Water Authority. Max informed the Board they are already starting on the 2012 Budget. All the preliminary compilations for the year to date are done as well as projects for the

remainder of the year. We will be preparing the budget between September 19 - 30th. Will contact Gerald for any unusual items and if any Board Members know of anything that is needed e-mail Max. Max will work with Lee and Greg to complete budget.

October 1st. we will give budget to all Board Members.

October 1 - 7 review and give comments

October 8 - 15 Max and Twila will review comments and finalize budget

October 15 - Board Meeting will present final budget for approval and will present the budget at the Quarterly Meeting following the Board Meeting.

Max reported he did not foresee and increase in assessments this year.

Will probably go on County Water April 1 - cost to mountain is \$10,400 per month (this will be a set monthly rate which has an increase annually for six years). The Board will keep all residents informed

OLD BUSINESS

ACTION LIST

1. Response from DNR - on going
 2. Max and Jeff to review homes needing repair – on going
 - 3,4,5,6 All completed
- Tractor tires have been purchased.

Discussion regarding the purchase of new tires for the ATV; will look into this closer to the winter months with possibility of having an additional set for the off-road as well as for paved roads.

NEW BUSINESS

Bears and dumpsters: After much bear watching it has been discovered that the bears are capable of opening the dumpsters. They have been moved forward to keep away from hill as a means of keeping them out. Several suggestions were made. At this point three of the dumpsters will be locked at 4:30 p.m. The fourth one will be left open for people as an after hours dumpster. Hopefully this will keep some of the mess down.

Jeff is looking into a company that makes bear proof dumpsters. They will fax information to him. Also research into possibility of putting some sort of roof over the dumpsters. Whatever is finally done to remedy this situation it will unfortunately be an inconvenience to some people but we must do something for safety. DNR will not get involved because we have too many people feeding the wildlife.

BOARD meeting adjourned to Executive Session.

MOTION made by Nancy Troxell to adjourn, seconded by all.

MAX HOLSTEIN, President

Evelyn Schoonejongen, Secretary