

**W.M.P.O.A.**

**BOARD MEETING**

**FEBRUARY 20<sup>TH</sup> 2010**

**ON SITE PROPERTY MANAGERS REPORT**

**ROADS**

The past months weather has taken a toll on our gravel roads to where re-grading is not enough to bring them back to a drivable condition. We have so far added gravel to Goldmine, the top of the dam on Lake McClure, Mountain View Court, West Park Court Park Drive will be graveled as soon as large construction vehicles cease going to the new construction on Lot C115/116. Many of our gravel roads are going to have to have new gravel this year, on some of the roads, we are down to the base material.

**ROAD SALT**

We depleted what we had on hand and then some during the snow and ice in January, we greatly appreciated the thanks and cookies from residents that we ferried up and down the Mountain, we have a thankless job ,but it is a great moral booster when we do get kudos from residents.

I have been making enquires into purchasing bulk salt, rather than by the bag, it seems that Morton Salt has a monopoly on all road salt throughout the continental U.S. At this time all bulk salt through 2010 is spoken for, they told me to call July , August time to set up an account so that we can purchase bulk salt for 2011. The salt will come from Knoxville so a delivery charge will be added but it is still cheaper than bagged salt from Ace Hardware or Lowe's. We purchased a total of 7400 pounds from Ace Hardware so we at least have some on hand. Since the inclement weather is hanging with us ,up to February 17<sup>th</sup> we have purchased and used a further 12,300 pounds of rock salt, in total we have used almost 20,000 pounds of rock salt.

**WATER LEAKS.**

Once the snow and ice had melted and the thawing began we knew we were in for a treat with our aged water system, we were not disappointed, we replaced or thawed out approximately (30) residential water meters and had four (4)major water leaks in the system and five(5) leaks on the residents side of the meter ,two with water coming out under basement doors (home owners were informed and water shut off). At one point we were losing up to 75 g.p.m. The Water Plant ran approximately 72 hours straight to keep up with demand and leaks, we did on (2) two occasions exceed our permitted 100,000 gallons per day, the E.P.D. were informed, as this is a violation of our withdrawal permit. We basically received a verbal waiver due to the circumstances.

## **WELCOME STATION**

Jason Buckner our new part time Welcome Station employee is working out great I have spoken with Kathy and she is very pleased with Jason.

## **SWIMMING POOL**

Not something that is uppermost in our minds right now but we have to plan ahead, we anticipate starting on the pool around March 8<sup>th</sup>. I have already had a young lady apply for position of Pool Monitor, she worked at Gilmer County Pool for three (3) years and is also a tennis coach. When the time comes for choosing our Pool Monitors she will be first on the interview list, I am trying to get bids to re-tile the pool interior, it may not be possible in this years budget, but cost wise we will have at least some idea of what we are looking at.

## **2009 BUDGET**

Looking at the figures for 2009 we had another good year with \$16,556.08 left in the kitty, and still no line of credit. This reflects the efforts that the staff are achieving the projects set out, and work routines required to maintain Walnut Mountain within our budget restraints. On occasions we have to outsource work because we do not have the appropriate equipment. And is not cost effective to purchase large equipment that would only be used on the odd occasion.

## **SECURITY CAMERAS**

### **GATES 1-2-3**

Since October of 2009 at the request of the W.M.P.O.A Board I have been getting bids for security cameras for Gates 1-2 and 3 the existing cameras at the dumpsters are ok and will be integrated into the new system if approved. The bids I have received are from North Georgia Gates \$28,000 and a re bid at \$24,000. The low bid I received was for \$15,800.00 exclusive of Tax and monitors from Automated Creations. Monitors can be purchased at Wal-Mart for \$144:88 each we require two, this monitor is recommended for size and quality of picture and specifications as the monitor has to have a response time of 5 milli seconds. Total cost with applicable taxes for the system will be \$17,224.04

The current camera system we have on the gates is not of commercial grade and is very susceptible to heat and cold variances we have had a lot of trouble trying to retrieve data

## **Continuing Education Points & Classifications**

2010 will see an upgrade in our Water Plant staffs qualifications and licensing.

Heather McCandless currently a Class3 will be preparing to take her Class2 Operators Classification, in order to prepare for this the study material will consist of California Manuals volumes 1&2.

Eddie Bowen will be studying for his Water Distribution License which will greatly assist him in getting his Class 3 Operators Certification he will be studying from California Manuals volumes 1 & 2 Water Distribution.

Danny Tatum will be taking courses for his Class 1 and also Utility Management , Danny,s goal is to become an instructor so that we can teach classes to the staff on site and also any outside Operators that may be interested in furthering their career in Water Distribution, cost would be for materials and certificates.

Randal will be attending G.R.W.A. Annual Fall Conference in Helen Georgia, this conference will give Randal points towards his re-classification as a Class 3 Operator.

Walnut Mountain is very fortunate to have a dedicated staff that is more than willing to take the time and effort to further their careers to the benefit of Walnut Mountain. Much of the study work will be on their own time without compensation.