

**WMPOA BOARD OF DIRECTOR'S MEETING**  
**February 20, 2010**

Members Present: Chuck Burnfield, Jim Eldridge, Susan Harden, Max Holstein, Jeff Long, Bunny DeMeo, Anne Sweat, Pat Dear, Lee Gilreath, Nat McCall

Staff Present: Gerald Spavins, Twila Knowles

The meeting was called to order in the Clubhouse at 9 a.m. by President, Chuck Burnfield. A quorum was present.

Jim Eldridge made a MOTION to accept the corrected minutes of the January 16, 2010 Board meeting. Jeff Long seconded the motion. All voted in favor.

Pat Dear made a MOTION to accept the corrected minutes from the January 16, 2001, Quarterly meeting of the WMPOA. Bunny DeMeo seconded the motion. All voted in favor.

**Guest: Evelyn Schoonejongen**

Evelyn reported that the Garden Club had voted to have two trees planted in memory of Ed Sands and Gary Troxell. The trees would be located on the hill behind the mail kiosk. She asked if the Board would be responsible for appropriate markers. Chuck Burnfield volunteered that he would personally take care of the markers.

**STANDING COMMITTEE REPORTS**

**Architectural Control: Jeff Long**

1. Two new homes are still under construction.
2. Plans have been submitted by Mr. Keith Hollingsworth for construction of a home on Skyview Drive. There are a number of concerns that need to be addressed before his plans can be further considered. The ACC has been working with him and discussion is on-going.
3. There are 21 home improvement projects that are on-going.

The Board's interaction and conflict with Mr. Warren Gilbert on his property, Lots K2 and K3 on Waters Road has been on-going since at least February, 2002. He desires to complete the structure and has recently suggested two alternatives for the Board's consideration in this regard.

After discussion, the second alternative, to construct an attractive, covered breezeway connecting the garage to his existing residence was considered the best option. We would have our attorney draft an agreement that there be no residential use of the garage. The agreement will include a "Real Covenant" to ensure that the property shall be combined and sold as one lot with deed restriction in perpetuity. He must also agree to continue to pay 2 Improved assessments, one for each lot.

Max Holstein made a MOTION to allow Mr. Gilbert to complete the construction of his garage, including bathroom facilities, with the restrictions mentioned above. Bunny DeMeo seconded the motion. The vote passed with 9 voting in favor and 1 opposing.

**Recreation: Bunny DeMeo**

Friday, February 26<sup>th</sup> – Pizza and Bingo, 6:30 p.m. at the Clubhouse  
March 19 – Food and Game night, 6:30 p.m. at the Clubhouse  
St. Patrick's Day – Open for suggestions

Tuesday, March 9<sup>th</sup> - After the Rec meeting- Go to IHOP for lunch and play the Bean Auction

Chick flick movie outing - Wednesday's monthly movie night at Susan Hardin's.

May 29<sup>th</sup> – Meet the Candidates and pool-opening picnic - Walker's BBQ to provide lunch.

June 12<sup>th</sup> - Instead of the Craft Show, a Flea Market will be held in the campground.

TGIF monthly/quarterly parties.

Fundraiser – perhaps a cookbook. Start collection of your favorite recipes.

Event board is finished and ready to be painted.

### **Beautification: Pat Dear**

Kevin Johnson with Grow it Green, has gone over our mountain and presented his proposal to treat the hemlocks on the Walnut Mountain common areas / green belt for the Hemlock Woolly Adelgid. He has separated the property into three different zones.

There are a total of 629 trees in the 3 zones. Twenty-five of these are greater than 25 inches. In the Spring of 2010 treatment cost would be \$7,475.00 and would provide 4-6 years of control. In the Spring of 2011 the trees larger than 25 inches would require another treatment for a cost of \$1,445.00. If we choose to go with Grow it Green, Kevin will teach homeowners how to treat trees on their own properties.

We need to get 2 more estimates.

Bunny DeMeo made a MOTION that we approve the treatment of the hemlocks on WM with 3 estimates to be presented at the March Board meeting. Max Holstein seconded the motion and all voted in favor.

Thanks to Nat McCall for all of his good work for the WM Board. He has resigned due to new commitments that have come with a job promotion.

### **EXECUTIVE COMMITTEE REPORTS:**

#### **President: Chuck Burnfield**

Chuck Accompanied Twila to her meeting last week with our accountant Edgar Land, CPA. Land and Associates has been WMPOA'S accountant for a number of years, and it was refreshing to hear him compliment Twila's performance as our Administrator, and her attention to detail. During the meeting Chuck inquired about the cost for his staff to conduct a review of our accounting procedures. This is basically a mini-audit in which our CPA will review all of our account reconciliations and review major expenditures with regard to established dual signature procedures.

Chuck Burnfield made a MOTION that we hire Land & Associates to do a mini audit with cost not to exceed \$2,000.00. Max Holstein seconded the motion. All voted in favor.

The cell tower lease contract is on hold until Crown Castle acquires the necessary FAA waiver for replacing the flashing strobe lights on the cell tower with blinking red lights for night-time operations. It may take up to seventy days.

Chuck reported this will be his last report as President of the WMPOA and said it has been an honor to serve the Board and the membership for the past seven years. He feels comfortable stepping aside and handing the reins to a proven leadership team. The WMPOA is essentially debt free after constructing several major capital improvements, and have adequate funds available to complete the Lake Dakwa project. We have the most competent, properly trained, and certified employees in the history of Walnut Mountain. Even during tumultuous times they have remained highly motivated and

contribute daily to the betterment of our community. We have EPD/DNR evaluation data validating the significant improvements to our water production and distribution system.

Our internal controls are to be verified by the up coming mini-audit. We should be proud of our achievements and use them as mile stones to measure any future improvements.

**Treasurer's Report:**

Chuck reviewed the treasurer's report for January 31, 2010. He pointed out that the assessments were coming in better than expected so for this year. He pointed out on the balance sheet we still showed a Building Lease Security Deposit of \$500.00. It is unclear if this should be returned to the church or retained in our accounts. Otherwise, everything looks good and we are right on budget.

**Property Manager's Report: Gerald Spavins**

Last year Walnut Mountain received official recognition as a Firewise Community. Recently a representative from the Forestry Commission requested to bring some new staff members to Walnut Mountain to show them the steps we took on the mountain to earn our Firewise Community designation. They will be coming on March 4<sup>th</sup>.

The EPD, who does our Sanitary Surveys, dropped by unexpectedly a couple of weeks ago. No infractions were found.

Due to the snow and ice we have had recently, we have had a number of leaks resulting from frozen water meters. The leaks caused excess water to be lost and on four occasions we exceeded our permitted 100,000 gallon per day. The EPD was informed, as this is a violation of our withdrawal permit. We received a verbal waiver due to the circumstances. The water meters have been replaced or thawed out. Otherwise our water losses have gone from a 76% loss to about 12% over the last few years. This will be written up in the EPD newsletter to be used as a training tool.

Swimming Pool: We anticipate starting work on the pool around March 8<sup>th</sup>, to have it ready for opening day at the end of May. Two young ladies have already been hired as pool monitors for the 2010 summer season.

Bunny will organize a CPR course to be held here on the mountain.

**Security Cameras: Gates 1-2-3**

Our existing cameras are not working well. They are not commercial grade and are very susceptible to heat and cold variances. We have had a lot of trouble trying to retrieve data for review for incidents happening at our gates. Gerald has gotten bids from 3 companies. Automated Creations came in with the lowest bit of \$17,224.04. Basically the bid includes. 3 cameras on poles, recording equipment which will be in the Administration Building, 2 monitors, Administration office and Property Manager's office.

Discussion Followed: It was decided to table this discussion until the March Board meeting at which time Gerald will get estimates together to include the gates as well as the pool.

2010 will see an upgrade in our Water Plant staff's qualifications and licensing. We have a budget line for staff education. All staff members are willing to continue to study on their own. We are fortunate to have a dedicated staff that is more than willing to take the

time and effort to further their careers for the benefit of WM. Much of the study work will be done on their own time without compensation.

**Major Projects:**

Looking into purchasing bulk salt

Re striping roads (temp) above 50 degrees

Change out of back hoe. Something smaller needed

37 water meters need change out (age-related)

Waiting for D.N.R. Dam Inspections

Waiting for approval from D.N.R. for Dakwa Dam Siphon System

F.C.C. license for SCADA System (remote water tank measuring system) has been received.

**Old Business:**

Review of Action List for January 16, 2010

1. Recycling project is on-going.
2. Hwy 52 sign – Done- have lease agreement with Steve Morris
3. Dump truck - still for sale
4. Paving projects- waiting for warmer weather and will then be discussed by Board
5. New WM sign by Church – on-going
6. Monitoring system for water plant – has been approved and waiting for FCC approval

**New Business:**

We have a request from a home owner, who rents their home as a vacation rental, to have a lock box placed at the Welcome station to allow renters easier access to enter the gates. Discussion followed.

Max Holstein made a MOTION to deny a lock box to be placed at the Welcome Station. Lee Gilreath seconded the motion and all voted in favor.

It was suggested that a link be put on the WM website for North Georgia MLS for potential buyers.

Max Holstein requested that Gerald's report be posted on the website monthly.

Max Holstein made a MOTION to adjourn, seconded by Jeff Long. All voted in favor.

**Executive Session:**

Fred Trice will take Nat McCall's position on the Board as for Publication, Advertising, and Website.

Steve Barber will serve as Treasurer through 2012 to fulfill Gary Troxell's term.

Max Holstein will take Chuck Burnfield's position as Board President.

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President, Chuck Burnfield

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Secretary, Anne Sweat