

WMPOA BOARD OF DIRECTOR'S MEETING

January 16, 2010

Members Present: Chuck Burnfield, Jim Eldridge, Susan Harden, Max Holstein, Jeff Long, Bunny DeMeo, Anne Sweat

Staff Present: Gerald Spavins, Twila Knowles

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

Chuck made the announcement that our friend and Board Treasurer, Gary Troxell, passed away early this morning. He will be sorely missed.

Bunny DeMeo made a MOTION to accept the corrected minutes of the November 21, 2009 Board meeting. Jeff Long seconded the motion. All voted in favor.

Jeff Long made a MOTION to reconsider the original motion to reduce the hours at the Welcome Station and to return to the regular scheduled hours prior to motion to reduce. Hours return to Mon. – Fri. 7:30 a.m. to 4:30 p.m. and Sat. 8a.m. to 3 p.m. Vote was unanimously in favor.

STANDING COMMITTEE REPORTS:

Architectural Control: Jeff Long

1. Two new homes are now under construction. One is on Park Court – Lots C115-116 and the other on Mountain Oak – Lots G055-056.
2. A Stop Work order continues in effect (since 6/24/08) for Lot C126 on Park Court.
3. Eighteen home improvement projects are on-going.

Recreation Committee: Bunny DeMeo

1. Friday, January 22 – Game night with soup and chili. \$5.00 a person
2. February 13 – Valentine's party featuring McElvis. Desserts only.

Guests:

Wynoka Chitty: Made requests for changes concerning scheduling and accountability of employees. She made a formal request that we begin a work log (accountability) with job descriptions and expertise. She also wanted personnel files and payroll.

Ron Hollifield: Voiced concerns for long term plans for Welcome Station and Board minutes. He requested that prior to any major changes to the Welcome Station hours, the community be notified in advance.

The WMPOA Board meeting minutes and the Property Owners meeting minutes will be posted at the Kiosk and also on the WM website. They will be a month behind as they must first be approved the following month at the Board meeting. The Board meeting is and always has been open to all property owners in good standing.

It was requested that Board meeting agenda also be posted. This can only be done about 3 days prior to the meeting.

Craig Massey: Questions about process of decision to reduce Welcome Station hours. Saturday hours are restored after finally locating a young man interested in working on Saturdays.

Chuck introduced our attorney, Barry Lee, from the Clark and Clark firm in Ellijay. Barry reviewed some of the procedures that must be followed by the Board under the law. There are different categories of records that are available for inspection. If you are requesting any records, you need to state your purpose for needing records. This is best done in writing.

Personnel and payroll records are strictly confidential and not available.

EEXECUTIVE COMMITTEE REPORTS:

President: Chuck Burnfield

Cell Tower Lease Renewal: Our attorney, Barry Lee will further review the proposed contract with Crown Castle LLC.

Board member, Nat McCall, will be submitting his resignation, at a later date, from the Board due to a promotion in his company that will make it difficult for him to serve on the Board. Fred Trice has agreed to fill Nat's place on the Board once the resignation is received from Nat McCall.

Treasurer's Report: Chuck Burnfield for Gary Troxell

Chuck reviewed the treasurer's report and reported we are in good financial shape. We have very little debt and we are still adding to the Capital account for dam repairs.

Max Holstein made a MOTION that a resolution be sent to Nancy Troxell in recognition of her husband Gary's outstanding contributions made over the years to the WMPOA. Bunny DeMeo seconded the motion. All voted in favor.

Jeff Long reported the Horton's, who want to rebuild on their lot on Mountain Oak, have requested some variances. The ACC has been working with them and the County on these variances.

Jeff Long made a MOTION that the Board approves the 2 variances on the back left and the front left on the Horton lot. Max Holstein seconded the motion and all voted in favor.

Property Manager: Gerald Spavins

Welcome Station – Jason Buckner has been hired to work at the Welcome Station on Saturdays from 8 a.m. until 3 p.m. as well as Friday's 11:30 to 4:30.

A surprise visit was made this week by the EPD to conduct our Sanitary Survey which occurs every three years. We passed with no violations noted.

The maintenance truck needs constant repair. It is not economical. We may need to look at obtaining a new truck.

In the past few weeks we have had 3 breaks in the water lines due to the snow and ice.

Also some frozen water meters have been replaced. There are about 37 other water meters that will need replacing due to age. We have a plan in place to replace them. With the recent snow and ice on the mountain as much salt as was obtainable was put down on the roads. In the future we will try to bulk store more salt.

Old Business:

Review of Action List for November 21, 2009

1. Recycling Project – on-going
2. WM sign on Hwy. 52 – 2 letters have been sent. Still no response
3. Dump Truck status –no change
4. Paving projects – weather related – waiting for Spring
5. New WM sign by church – on-going
6. Contract on proposed monitoring system for water plant- on-going
7. Contacting residents about trailers, etc. parked on property – same

Max Holstein made a MOTION to adjourn. Susan Harden seconded the motion and all voted in favor.

Chuck Burnfield, President

Anne Sweat, Secretary