

# WMPOA BOARD OF DIRECTOR'S MEETING

July 17, 2010

Members Present: Max Holstein, Lynn Robey, Steve Barber, Anne Sweat, Fred Trice, Jeff Long, Lee Gilreath, Jim Eldridge, Pat Dear, Susan Harden, Bunny DeMeo, Chuck Burnfield

Staff Present: Twila Knowles, Gerald Spavins

The meeting was called to order in the Clubhouse at 9:01 a.m. by President, Max Holstein. A quorum was present.

Jeff Long made a MOTION to accept the minutes from the June 19, 2010, Board meeting. Fred Trice seconded the motion. All voted in favor.

## STANDING COMMITTEE REPORTS:

### **Safety and Security: Chuck Burnfield**

Neighborhood Watch Signs: After reviewing problems on the Mountain, it seems as if most of our problems are just vandalism. After discussion it was decided that we will start a Neighborhood Watch program for those interested in the program. There would be list of people to call when something was seen that needed reporting. Neighborhood Watch signs would be posted around the mountain with the thought that the signs themselves may deter actions.

### **Architectural Control: Jeff Long**

1. Four (4) new homes are now under construction.
  - a. Horton – Mountain Oak
  - b. Hollingsworth – Skyview Dr.
  - c. Thornton – Walnut Ridge
  - d. Wonder – Mountain Oak
2. There are nineteen (19) home improvement projects that are on-going.

Shyla Brenan requested that she take a break from her participation on the committee, and Rex Budd has agreed to replace her. Many thanks to Shyla for her long history and dedication to the committee.

### **Recreation and Entertainment Committee: Bunny DeMeo**

Game night last night was well attended and a good time was had by all. There will be another Game night in August. Otherwise, there are no plans for big events this summer. If you have any suggestions for functions, call Bunny at 706-698-4040.

1. The annual WM garage sale will be held in September. Start saving your items now.
2. Make plans now for the Holiday Craft Show at the Clubhouse in November.
3. A new horseshoe area is in place near the tennis courts.
4. Our annual Christmas party will be planned for December.
5. Fundraisers/Fun: A WM cookbook. Start collecting your favorite recipes.

**Questions and Answers regarding Committee Reports:**

Twila reported that ETC had requested a copy of our mailing list to send out information to customers. Also, someone had asked about using our leak detection system. Both requests were denied.

**EXECUTIVE COMMITTEE REPORTS:**

**Vice-President: Lynn Robey**

WM still owns seven (7) lots. Lynn will put out a notice that these amenity lots are available and priced from about \$1,500 to \$5,000.

Plans are for the Newsletter to be e-mailed (except the July issue). It will be available on-line, by e-mail or a hard copy may be picked up at the Administration office.

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

A filter replacement date has been move to the 21<sup>st</sup> of July. Notification will be given.

**Annual Dam Inspection: Lake Yanu**

A follow-up inspection of the reported erosion by the D.N.R. inspector was looked at by our EOR, Greg Huddock with Golder & Associates and he agreed with us that there was no erosion evident contrary to the D.N.R. report. This issue has now been resolved.

**Swimming Pool:** The swimming pool is a major concern for next year. Some of the projects will need attention include replacing old tiles, resurfacing and painting the pool, repairs to pool deck, stairs, stair railings, and some overdue updates to the filtration system.

School starts on August 18, 2010. The last day for pool monitors will be August 17<sup>th</sup>.

The plans for the rehabilitation of Lake Dakwa Dam that were submitted to the D.N.R. back in September of 2008, are finally under review. Hopefully, construction for the new siphon system will be started later this year or early 2011.

**Treasurer: Steve Barber**

A few more people have paid their assessments. At present 805 assessments have been received. Our main priority for spending now is for the dam siphon system on Lake Dakwa Steve reported that we are on budget. The cost for the treatment of our hemlocks came under Firewise expenses.

**Management Committee: Fred Trice**

The Management committee has been looking into over-time pay and ways to minimize expenses. Danny Tatum has come up with some simple changes for time spent while water is pumped to fill the tanks each morning.

As far as the books are concerned, the management committee is preparing to break out the water plant as a separate entity for accounting purposes.

The committee is looking at the aesthetics of the mountain, roads, culverts, etc. They will make a list of issues they are looking at and share the information with the Board each month at the Board meeting.

There was discussion of forming sub-committees for different issues to allow addition people to work on issues they have an interest in.

Fred Trice made a MOTION to re-table discussion of Rules and Regulations. Chuck Burnfield seconded the motion. All voted in favor.

**Old Business:**

Review of Action List for June 19, 2010

1. Walnut Mountain entrance sign at water wheel – Remove from list.
2. Golder & Associates EOR to engineer Lake Yanu -Done
3. Management Committee to come to Board with recommendations of an acceptable method of use of chimenas and firepots – on-going
4. Management committee to put together a plan to label all section of all our road ways so that each section can be prioritized as to degree of repair work required - In progress
5. A filter to be replaced on June 28. Date changed to July21st.
6. Letter to be sent to property owners who are past due on their assessments for the current year-Done
7. Letter to be sent to Jim Pardue-Done

Jeff Long will write a letter to George Haney about roof replacement without ACC approval

Tract 6 property: Pat Dear has written a letter to Owners regarding hemlock infestation on their property.

Chuck Burnfield made a MOTION to adjourn. Fred Trice seconded the motion. All voted in favor.

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Max Holstein, President

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Anne Sweat, Secretary