

**WALNUT MOUNTAIN MONTHLY BOARD MEETING**  
**October 16, 2010**

Board Members Present: Max Holstein, Lynn Robey, Nancy Troxell, Steve Barber, Fred Trice, Bunny DeMeo, Jeff Long, Jim Eldridge, Mary McClure, Chuck Burnfield, Lee Gilreath

Staff Present: Gerald Spavins, Twila Knowles

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** to accept the minutes from the September 18, 2010 Monthly Board Meeting and the September 26, 2010 Special Meeting. Lynn Robey Seconded the motion.

There was a correction on Page 1 of the September 18<sup>th</sup> minutes changing the date of the Christmas Party to December 11<sup>th</sup> instead of December 7<sup>th</sup>. The Motion passed.

Max Holstein made a **MOTION** to amend the business agenda for the Board Meeting to remove the discussion of fines to Executive Session. Chuck Burnfield seconded the motion. The motion passed.

**OFFICER'S REPORTS:**

**Architectural Control: Jeff Long**

There are currently 3 new home constructions and 17 homes in various states of construction and/or improvement projects. The ACC has spent time seeing property owners who want to remove trees from their property. Also, the ACC meetings have been changed to Fridays @ 11:00 A.M.

The Horton home is finished and the \$3,000.00 bond has been returned to them.

The house on Skyview is still under consideration for return of their bond. The property owners are required to install wire re-enforced silt fences of protect the road – the lot still needs to be cleaned up and the ground stabilized.

**Recreation and Entertainment: Bunny DeMeo**

The adult Halloween party will be on October 30<sup>th</sup> at the clubhouse – costumes are not required, but preferred as prizes will be awarded. The cost is \$3.00 per person.

The Holiday Craft Show will be held at the Clubhouse on November 6-7.

The Annual WMPOA Christmas Party will be held on December 11<sup>th</sup> at the Clubhouse. It will be catered by Canterbury Restaurant and the charge will be \$22.50 per person.

**Management Committee: Fred Trice**

The committee is still collecting data for the evaluation on the water plant. Lynn Robey and Fred have inspected the roads in order to prioritize need of repair and the following will be put on the agenda for re-paving in 2012:

Valley View, Pine Ridge, Walnut Ridge east from Skyview,

The section on Walnut Ridge east of Skyview will require the removal of some water lines and repair of same. The committee is currently obtaining prices on the linear feet of paving required.

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

A new deck has been added to the pool area and the plastering of the pool itself will commence next week. The pool will be filled at night so as not to disrupt water to property owners during the day. It will take approximately 4-5 nights to fill the pool.

The maintenance crew has repaired 4 leaks this week totaling 35,000 gallons of water per day. The leaks were found by the leak detector which was purchased several years ago.

Max questioned if the water level in Lake Dakwa were down. Gerald advised that the lake was down about 4 feet and we may be in a drought situation once again. If we do not get some substantial rain, we may need to institute a watering ban.

Max Holstein made a MOTION to institute a watering ban effective immediately with no pressure washing unless done by a self-contained unit. Fred Trice seconded the motion. The motion passed.

Our sanitary survey inspection will probably be in August of 2011. Gerald stated that he was shooting for an 87% rating next year. We had 18 deficiencies on our last inspection and all but 3 have been addressed. The sanitary survey inspections are done every three years.

The lagoon at the back of the water plant, where the backwash water goes, has to be re-engineered. The state may force us to do it at some point in time, but no action will be taken until such time. EPD did two surprise inspections approximately two months ago. They can do inspections whenever they so choose.

The DNR required more rock at the Lake Dakwa spillway and the concrete from the pool deck renovation was used to fill the spillway. Wire mesh has been added to the pool deck on the back side to stabilize it before the concrete is poured.

A new part time employee has been added to the staff at the water plant. He is a Class 1 operator and will begin work the end of October and will most likely be used on weekends.

**Treasurers' Report: Steve Barber**

Steve advised that the 2010 budget is on target and we have had 810 property owners pay their 2010 assessments, which was the target number. We have passed the 2011 budget and will present it to the property owners. We have had more uncollected assessments this year than normal, approximately 15 more. Only lot owners are in arrears on the special assessments which were levied several years ago.

Gerald is currently working on cutting down on overtime hours from the water plant and maintenance personnel.

Max Holstein made a MOTION to adjourn and move into Executive Session. The Motion was seconded by Nancy Troxell. The Motion passed.

The following actions were taken during the Executive Session:

The board voted in favor of fining a property owner the sum of \$9,000.00 for violations in removing and side-dressing trees and also to suspend voting privileges until the fine is paid and to state that any occupants cannot use the mountain amenities until said fine is paid.

The Board voted in favor to place Gerald Spavins on salary and this is to take effect upon his acceptance of his new job description.

Max Holstein made a **MOTION** to adjourn the meeting. Nancy Troxell seconded the motion. The motion passed.

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Max Holstein, President

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Nancy Troxell, Secretary