

**WALNUT MOUNTAIN MONTHLY BOARD MEETING**  
**September 18, 2010**

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

Staff Present: Gerald Spavins

The WMPOA Monthly Board Meeting was called to order by President, Max Holstein, at 9:00 A.M. at the Clubhouse.

Jim Eldridge made a **MOTION** to accept the minutes from the August 21, 2010 Monthly Board Meeting. Susan Harden seconded the Motion. Jim Eldridge had a correction to the minutes on Page 3, Paragraph 6 in the last line to change “fees” to “years.” Chuck noted that the last line of Paragraph 8, Page 3, was ambiguous and thought it should be deleted from the Minutes. Max agreed that it was misleading and Jim made a **MOTION** delete said statement from the Minutes and to make the correction of “fees” to “years” in Paragraph 6. Chuck seconded the Motion. The Motion to accept the minutes as amended passed.

**OFFICER’S REPORTS:**

**Architectural Control: Jeff Long**

There are currently four houses under construction and nineteen home improvement projects.

A letter has been sent to the owners of the home at 1368 Mountain Oak Road (H131) advising them (and the bank) to clean up the property within fourteen (14 days) or it will be done by WM staff and the owner billed for the service.

**Recreation and Entertainment: Bunny DeMeo**

A Halloween party will be held on October 30<sup>th</sup> and will be hosted by Carolyn Trice.

There will be a game night on November 16<sup>th</sup> and the Annual Christmas Party will be held on December 11<sup>th</sup>.

**Beautification: Mary Alice McClure**

Some improvements need to be made to the Welcome Station, including curtains for the windows. Max told Mary to compile a list of the improvements and it will be reviewed.

**President: Max Holstein**

There was no report by the President.

**Vice-President: Lynn Robey**

The lawn maintenance letter that was approved by the Board at the August, 2010, meeting was sent to Mr. Chance. Mary Alice and Susan have been riding the mountain and taking pictures of homes in need of maintenance and will report to Jeff Long when their report is completed. The actual cleaning of property owner’s yards may not be

pursued by the Board. Letters to property owners will be sent and if there is no response, follow up letters will be sent. It was agreed that the first letter should not be aggressive, but to stress the importance of maintaining property so that everyone's property values do not decrease. There followed a discussion as to whether or not the Board should notify banks on foreclosure cleanups.

It was decided that the Board would hire outside contractors to do the actual clean up of yards and will assess the property owner and/or the bank as to the cost of the clean up.

Max brought up the subject of our web site and that we might possibly move it to a format like Gilmer News.net. The cost for this site is \$40.00 per month.

A discussion on changing the distribution of the Quarterly Newsletter by e-mail ensued. Steve stated that our costs of advertising will not change. Susan said that she had heard from several property owners objecting to the new format by e-mail. It was explained that the newsletter will be sent to property owners who want a hard copy. Nancy agreed with Susan and stated she felt the newsletter should be sent to all property owners by mail.

Max stated that any Board Member who voted for the original change from mailing to e-mail could call up the Motion for review.

Susan made a **MOTION** to reconsider. Nancy seconded the Motion. The motion passed. Discussion regarding the Motion followed and Jim thought it was a good idea to retain the newsletter in its original form by mail. Fred Trice objected to changing back to the original format as he felt many people simply ignored the newsletter and we could save money by doing it via e-mail. Jim suggested changing the approach so that the newsletter would go to all property owners by mail with e-mail being the second option.

Susan made a **MOTION** to rescind the original Motion. Bunny seconded the Motion. The Motion passed.

Chuck made a **MOTION** for the default position to be mailing the newsletter and e-mail the second choice. Nancy seconded the Motion. The Motion passed with a vote of 6 in favor and 4 objecting.

Lynn advised the Board that five large trees need to be removed and seven trees need to be trimmed in order to improve the visibility of the helicopter landing area. She had obtained an estimate of \$750.00 to do the removal, trimming, clean-up and chipping for mulch for the Garden Club.

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

Gerald requested verbal approval from the Board to remove and trim the trees around the pool. The Board gave their verbal approval.

The pool is currently under renovation. There is a problem with the concrete pool slab at the deep end of the pool. Gerald has a proposal from Starrett Grading for \$3,000.00 to jack hammer the concrete slab and to remove the broken concrete to the Lake Dakwa spillway. Part of the fencing at the south end will need to be removed for equipment

access and to build forms for the new concrete. The concrete is a special mix so that it can be pumped over distances; therefore, we will have to use a pump truck, which will incur an additional cost. Gerald is obtaining further proposals for these costs.

To date the estimated costs are as follows:

Site Removal	\$3,000.00
Concrete Finishing	\$ 600.00
Concrete	\$2,500.00
Pump Truck	\$ 350.00
Wire Mesh	\$ 291.00

Additional Purchases: PT 1X6 75 feet for forms to be left in place  
Stakes  
Rebar  
Gravel to level site (in stock)

So far this year there have been 47 water leaks. As of August 24, 2010, water leaks are being recorded in order to estimate the lost revenue created by the leaks. We are making progress in this area from approximately 76 percent to approximately 12-15 percent of revenue lost by water leaks.

The new maintenance truck is working out great and the staff is very appreciative of the new vehicle.

**Treasurers' Report: Steve Barber**

The proposed 2011 budget was handed out by Steve and will be discussed in detail in Executive Session.

The overtime is currently out of budget for 2010. The employees were notified in a meeting that no pay raises will be given in 2011 due to the economy. Also, this enables the Board to have no increase in assessments for 2011.

The current deficit for this year is projected to be \$11,100.00

Max stated that obtaining a line of credit from our bank has been discussed and the bank is requiring that the maintenance building be used as security for the line of credit. There will be closing costs involved if we obtain a secured line of credit. Max stated that he would prefer to obtain the line of credit based on our cash flow as we are more than solvent. He stated that we might possibly consider looking for a new bank if our current bank does not comply with an unsecured line of credit.

**Management Committee Report: Fred Trice**

No report given.

**Old Business:**

Chuck Burnfield brought up the Motion that was tabled at an earlier Board Meeting regarding the security system and smoke alarms for the Administrative Offices and Maintenance Building. Initial cost for the equipment and installation was \$325.00 with a monthly fee of \$25.00.

Max made a **MOTION** that the Board authorize the Management Committee to make the decision regarding the security system, Chuck Burnfield seconded the Motion. The Motion passed.

The proposed Work Management System was discussed. This system involves daily time sheets to be given to the employees to obtain additional information for required reports. This system will be implemented on October 1, 2010 and will be in place for two months.

The issue regarding the sign at the Administrative Offices stating that no concealed weapons be allowed in said offices was brought up. A discussion followed outlining the pros and cons of said sign.

Nancy Troxell made a **MOTION** that the sign regarding concealed weapons be removed. Susan Harden seconded the Motion. The Motion passed.

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

**Executive Session:**

The 2011 proposed budget was reviewed by the Board and a further meeting will be scheduled to complete the proposed budget.

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Max Holstein, President

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Nancy Troxell, Secretary