

WALNUT MOUNTAIN MONTHLY BOARD MEETING
AUGUST 20, 2011

Board Members Present: Max Holstein, Lee Gilreath, Steve Barber, Greg Foster, Mary Alice McClure, Nicole Hawthorne, Susan Harden, Bunny DeMeo, Jeff Long, Nancy Troxell, Evelyn Schoonejongen

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.

Board Members introduced themselves to each other with the start of the new Board.

Nancy Troxell made a **MOTION**, seconded by Susan Harden, to accept the Minutes of the July 16, 2011 Monthly Board Meeting. Motion passed.

Nancy Troxell made a **MOTION**, seconded by Susan Harden, to accept the Minutes of the July 16, 2011 Quarterly Property Owners' Meeting, with two date corrections. Motion passed.

COMMITTEE REPORTS:

Architectural Control: Jeff Long

- One home (Thornton) house still being worked on, a letter will be sent to him since his six month extension will be up shortly.
- There are about ten projects ongoing at this time.
- The ACC reviewed the trees that will need cutting as the result of the new water storage tank by the water plant and the pipeline that will need to be cut for the install of county water. Leyland Cyprus may be used as a screen on Skyview Dr. Gilmer Water has not finished taking bids on the tank but they are currently looking at a low profile tank. There will be fencing surrounding the tank site, colored green.
- Susan has given Jeff pictures of some of the houses that are in disrepair and Jeff put together a form to use. The ACC committee will look at each property before anything is sent to the owners. Many of the houses are empty, abandoned or in foreclosure. Max will go with Jeff and look at the houses that need attention.

Recreation Committee: Bunny DeMeo

- Western Night was a great success.
- Garage Sale will be held September 9-10; The Clubhouse has been made available from today on for people to bring their items.
- Friday, September 16 - Vegas Night with games, more information to follow
- Tuesday, September 20 - Employee Appreciation luncheon
- Saturday, October 29 - Halloween Party
- Craft Show - November 5 – 6, recreation committee will be selling snack, etc. to raise money
- Christmas Party - December 10 - A Beary Merry Christmas
- Cooking classes with resume in October
- Still working on the Cookbook and everyone is invited to submit recipes.

OFFICER'S REPORTS:

Vice President: Lee Gilreath

- There was a luncheon that the Employees had with Lynn Robey as a thank you for all her years working with them.
- We will need another section of mailboxes, as they are only four left. They must all be rekeyed by the Post Office and will be set up next to the newspaper stand. There are forty in a section but we do not need to rekey all at once but as needed. The cost to residents for the box will be \$25.00 (this is a one time charge.)
- There were two serious water problems and both situations were due to neglect. One by a maintenance company at a rental house and the other a child left a spigot on. Letters will be sent to the property owners when these situations occur.
- Still having some complaints about dogs barking and not cleaning up yards. This is a renter and we will need to notify the property owner about the problems as the owner will be held responsible for fines. All renters are given a copy of the Rules and Regulations when they move in.

Property Manager's Report: Gerald Spavins

We are in a serious drought situation and everyone should be made aware of this. Suggestion to paint signs of water bans red to catch property owner's eyes. New signs "BEWARE OF BEARS" will be put on the dumpsters. Reports of dumpster doors being left open to see the bear show has been reported to the office. Gerald purchased a diamond blade for the pavement saw and a Wacky Packer, which will arrive in four weeks, to be used for road repair.

Gerald reported that the cost of keeping the pool open till the end of September would be \$2000.

The large tractor will need two tires before the bad weather. The cost is \$749 each. Decision was made to purchase this the first of November.

Gerald presented information on a Lift Gate for the maintenance truck. It would take one day to install and would be very beneficial for the employees. Concerns were raised regarding the ability of the truck to be on some steep roads because of the clearance with the lift gate. Gerald will research this and it was decided to purchase the Lift Gate immediately as long as clearance is okay. Another concern with the water shortage is pressure washing of homes and requested to limit the approvals to only one or two per week. Jeff Long stated that the ACC has implemented a limitation of only three per month some time ago.

Gerald completed the inspections of the dams as required. DNR will do inspections in 2013.

TREASURER'S REPORT: Steve Barber

Steve reported that we are under budget on expenses in the amount of \$9,547.06. Twila has been busy with collection efforts. To date we have 796 properties paid, the budget is based on 805. Overtime is being kept at a minimum. There are currently 20 lots not accessed (8 owned by WMPOA, 5 in the Greenbelt, and 7 taken back by the county for back taxes. Assessments are mailed to 881 property owners.

Swimming Pool - Steve spoke with Lynne Fleming and had her submit a letter to the Board to request keeping the pool open beyond Labor Day. Much discussion followed because of concerns dealing with the need to have the bottom of the pool cleaned. Steve has contacted a swimming pool company that will be here next week to do a test on the bottom to see what needs to be done to remove the stains; this will not interfere with people using the pool. Their findings

will determine exactly what will need to be done, but the pool will need to be emptied and dry to be worked on before there is a problem with leaves. There were questions as to insurance and if the company was bonded and Steve felt they were.

Max made a **MOTION**, seconded by Nancy Troxell, that the pool hours will be 10:00 a.m. to 6:00 p.m., the \$1000.00 must be prepaid before Labor Day with a closing date of September 20,

2011, for this extended time and the pool is still for the community. **MOTION FAILED**. The pool will therefore be closed as was previously scheduled, September 6 after Labor Day. Steve will contact Lynne Fleming regarding the decision made by the Board.

ACTION LIST:

1. Gerald reported on; on going
2. Twila sent out position descriptions to former heads of committee to update so they can be given to new chairpersons. Twila received one update from V.P.
3. ETC has a system whereby we can send out message with recording for water problems, road problems, etc. We also have 117 E-Mail addresses. Completed
4. Letters were sent to the seven property owners

NEW BUSINESS:

Deer Population: Susan Harden reported that she was sent an e-mail from Adam Hammond of the Department of Natural Resources who was requesting that WMPOA grant use of our property as an access into the National Forest for hunters to go into to hunt deer. Max explained the access points were so steep that he didn't feel a hunter could pull deer up the incline. He said that he felt that it would not be popular with the property owners. He also stated that he could not support the idea but would have the Board vote on it.

Max made a **MOTION**, seconded by Bunny DeMeo to allow DNR controlled access through Walnut Mountain into the National Forest for deer hunting purposes. **MOTION FAILED**. Susan will relay this to Adam Hammond with the DNR

Mary Alice McClure reported that many people were just helping themselves to ice from the machine, stating they had done this for years, as it isn't always locked. Gerald will look into this.

ELECTION TO FILL VACANCY ON BOARD:

Max stated that we needed to fill two vacancies, one immediately to fill Fred Trice's position and a second one in October, as Nancy Troxell will probably be away for a time. A third vacancy may come up with Steve Barber putting his house on the market but he has agreed to stay on until such time as he has a signed contract. There is a possibility of Nancy Troxell taking Steve Barber's place if she is back at that time. Max said the three persons willing to fill the vacancies were: Jim Sweat, Mark Chitty and Don Nickle. After much discussion paper ballots were given out and the Board members were asked to name two they wanted to be on the Board. The person with the highest votes would be placed on the Board immediately and the second would fill the vacancy in October. Max counted the ballots, verified by Susan with results as follows: Jim Sweat will be on the Board starting immediately and Don Nickle will start in October. Max will call all the candidates.

COMMITTEE CHAIRPERSONS:

Nicole Hawthorne: Communications
Mary Alice McClure: Beautification
Bunny DeMeo - Recreation
Susan Harden - Rules & Firewise

Greg Foster - Work with Steve Barber as Assistant Treasurer
Jeff Long - Safety & Security

Consider Jim Sweat or Don Nickle for the ACC committee. Jeff Long will help whoever gets the position, getting them acquainted with the committee.

MANAGEMENT COMMITTEE:

Lee Gilreath, Steve Barber and Max Holstein

Tom Fowler sat in on the Board Meeting and Max asked if he wanted to say anything. He would like to see the right side of the Bulletin Board be brought up to date. This will be done soon now that all committee personal have been selected.

Nancy Troxell made a **MOTION** to adjourn, seconded by all.

Max Holstein, President

Evelyn Schoonejongen, Secretary