

WMPOA BOARD OF DIRECTOR'S MEETING

April 17, 2010

NOTICE: THESE ARE PRELIMINARY MINUTES AND HAVE NOT BEEN APPROVED BY THE BOARD OF DIRECTORS THE MINUTES WILL BE SUBMITTED TO THE BOARD FOR APPROVAL ON MAY 15, 2010. A FINAL COPY WILL BE POSTED ONCE THEY HAVE BEEN APPROVED.

Members Present: Lynn Robey, Steve Barber, Anne Sweat, Fred Trice, Susan Harden, Jeff Long, Chuck Burnfield, Jim Eldridge

Staff Present: Twila Knowles, Gerald Spavins, Danny Tatum

The meeting was called to order in the Clubhouse at 9:00 a.m. by Vice-President, Lynn Robey.

Chuck Burnfield made a MOTION to accept the minutes from the March 20, 2010 Board meeting. Fred Trice seconded the motion. All voted in favor.

STANDING COMMITTEE REPORTS:

Safety and Security – Chuck Burnfield

Quote on Alarm System for Administration Building:

Two quotes were reviewed, one from ETC and the other from Tight Security Systems. It appears that with an approximate installation cost of about \$350.00 and a monthly service fee of about \$22.00 to \$25.00, we could enhance the security of that building with entry alarms, motion detectors and smoke alarms.

Chuck Burnfield made the MOTION to accept the ETC proposal going with the 3 year rate. There was discussion and concerns about available monies at this time.

Fred Trice made a MOTION that we rescind the motion and table it until next month. Jeff Long seconded the motion and all voted in favor.

Access Control Security Information:

Chuck plans to contact the Gilmer County Sheriff's department about implementation of a COPS (Community Oriented Police Services) program formerly known as Neighborhood Watch programs. It takes structured training of participating members as well as a well defined notification system.

Status of Cell Tower:

Last week we received the expected FAA Determination of No Hazard to Air Navigation for the retrofit of the current strobe lighting system to the former med- dual system. This will allow the red lights to return at night with the white strobes in daytime only. This was the last restricting factor for the completion of the lease extension which should more than double our annual income from Crown Castle in the near term, and afford the opportunity for annual escalations based on the CPI Index. We will also benefit from increased fees and rentals from any additional antennas added to the tower in the future.

Architectural Control: Jeff Long

1. Three new homes are now under construction.

Slemon – Lots C115-116 (Park Court, nearing completion)

Horton- Lots GO55-056 (Mountain Oak) in progress

Hollingsworth - Lots L105-106 (Skyview) – just beginning with drive way

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2. Thornton - Lot M143 (Walnut Ridge) - Plans have been submitted for new construction. Fees have been received and plans have been approved.
3. Wonder – Lot H121 (Mountain Oak Ct.) Plans have been submitted for new construction. Fees have been received and plans have been approved.
4. Twelve home improvement projects are pending completion by homeowners.

Recreation Committee – Susan Harden for Bunny DeMeo

1. Tonight- Pizza and Game Night
2. Wednesday, April 28 – CPR class: Mandatory for Staff - \$ 25.00 for anyone else interested.
3. May 14 - Game Night
4. Meet and Greet the Candidates picnic and pool opening – Barbeque from Walkers with all the trimmings.
5. June 12- Flea Market, 10 a.m. to 3 p.m. in Campground

Beautification Committee: Twila Knowles for Pat Dear

Kevin Johnson with Grow It Green is on the Mountain treating our hemlocks for the Woolly Adelgid. There are 696 trees to be treated. Any homeowner interested in instruction for treatment of trees on personal property, contact Kevin Johnson or Don Nickle.

The fountain in front of the mail kiosk will be finished in May.

Publication, Advertising & Website: Fred Trice

Fred is collecting E-mail addresses to get information out to property owners.

EXECUTIVE COMMITTEE REPORTS:

Vice-President: Lynn Robey

Marlin Humphrey, our website manager, has set up a place on the WM website exclusively for the use of property owners.

There was discussion about putting the Mountaineer on line. There could be an option of website or printed copy. The July meeting would have to be printed copy as candidates for the Board would be introduced as well as Proxy's will be enclosed.

It was suggested that bills, assessments, and other thing could be done by E-mail. It would be cost effective.

Treasurer: Steve Barber

The Budget is working, but the main focus right now is to search for creative ways to collect the over-due assessments.

Property Managers Report: Gerald Spavins

1. Review of water usage for March 2010

2. An alternate #1 to Camera/Radio proposal has just been received.

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3. The last two water zone meters are to be installed through Gate 1 on April 21st and April 22nd. It was discussed to put hand-printed notices of disruption on each door of homes to be affected.

4. DNR finally came out and inspected our three Class 1 Dams and no violations were noted.

Lynn Robey made the MOTION to go into Executive session at 10:45 a.m. The motion was seconded by Chuck Burnfield. All voted in favor.

Executive Session:

Fines and pass due assessments were discussed.

Old Business:

Action List for March 20, 2010

1. Recycling on the Mountain will be limited to aluminum cans for now. Other items can be taken to the recycling area on Hwy. 52.
2. Still no interest in sale of dump truck.
3. Paving projects on hold. Cost has gone up to \$40 a square foot.
4. New WM sign by the old Church on hold.
5. Estimates for security camera – Done
6. Redrafting form for property owners to indicate qualifications and interest in serving on Board –Done
7. Fred Trice working to develop plan for work-flow system – In progress
8. Letter to Kathy Aker with explanation of Board's decision to deny her request for paving. Need to check with Max Holstein.

Water Plant Manager- Danny Tatum

The SCADA (Supervisory Control and Data Acquisition) system is up and running smoothly.

Our old system had failed and the State requires that we keep up with pump levels and status of the pumps. This new system will indicate water levels and monitor all the systems. It has an alarm system that will indicate any failure. It will also monitor the cloudiness in the water and monitor the chlorine level. This system will significantly improve our cost of operation.

Chuck Burnfield made the MOTION to adjourn. Lynn Robey seconded the motion. All voted in favor

Max Holstein
President

Anne Sweat
Secretary