

**WALNUT MOUNTAIN MONTHLY BOARD MEETING
JULY 16, 2011**

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

Board Members Absent: Nancy Troxell

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.

Jim Eldridge made a **MOTION** to accept the Minutes of the June 18th, 2011 Monthly Board Meeting. Susan Harden seconded the Motion. The Motion passed.

COMMITTEE REPORTS:

Architectural Control: Jeff Long

Currently one new home is still under construction and approximately 26 home improvement projects underway at this time.

The Wonders house on Lot H121 (Mountain Oak Court) has completed all compliance issues and will be receiving his Builders Bond return within a week.

Jeff informed the Board that he had left a message for a home that had a chain link dog fence to remove the fence as chain link is not allowed. Susan Harden has supplied the information for homes needing clean up. Max suggested that all members of the ACC carefully study each of the homes prior to sending letters so each member would be aware of the letter . Jeff and his committee will begin the study and composing the letters. Discussion followed.

Recreation and Entertainment: Bunny DeMeo

Bunny reported on the following upcoming events:

Friday August 19th 7:30– Western party with guest singers Danny and wife

Saturday, September 17th – Vegas night at the Clubhouse

Tuesday, September 20th - Employee Appreciation Luncheon

Saturday, October 29th – Halloween Party, details later

October – Cooking classes to resume

Saturday, December 10th – A berry Christmas, Canterbury catering

The Recreation committee are planning a trip to the Gilmer County Nursing home and bringing our pets for the enjoyment of the residents; all pets must have shot records

A ladies luncheon is being scheduled, details later.

We are still collecting recipes for the Walnut Mountain cookbook.

The Welcome committee flyer is completed.

Nomination Committee – Chuck Burnfield

Chuck made farewell comments as it will be his last meeting due to completing his three year term. He assured everyone that he will still be involved and had enjoyed working

with the Board and Staff. Chuck stated that a great deal had been accomplished for Walnut Mountain including the completion of the CCR's, Acquiring the status of a debt free establishment, having stable assessment rates and with the County water coming in the near future it will further improve the property value of any lot on the Mountain as it has become a very successful Community.

OFFICER'S REPORTS:

Presidents Report: Max Holstein

Max informed the Board that the drilling on Turniptown Road had been completed and water line plans have been submitted to the state with no response yet. The Gilmer County Water Authority is considering putting a larger tank with a 100,000 gallon holding capacity which would give a 3-4 day water supply. This tank would also have a lower profile which would be easier to hide from view as there would be a bur between the tank and the street. Also with the higher capacity a fill point for the Fire dept could be established. The completion time is set for January or February of 2012. Max asked to pass out ballots to the Board members for his use to get the majority opinion of the Board so he may vote the Walnut Mountain lots accordingly.

Vice-President: Lynn Robey

Lynn stated that she had received no comments regarding Board reduction. Max will speak on this at this POA meeting to get opinions. Lynn reported that the schedule for the pool monitor will change beginning on August 12th when school begins to only have monitors on the weekends. Gerald stated that the pool has been closed twice due to feces in the pool and vandalism continues with pool furniture being thrown into the pool. Lynn informed the Board that she felt it important to continue on with a Management Committee as this will conclude her term on the Board. Bunny suggested that a non Board member should also serve on the Committee.

Property Manager's Report: Gerald Spavins

Gerald informed the Board that he had been told by the Management Committee to stop using a hired source for water leaks and chemical applications for the swimming pool. Lynn stated that it had not been in the budget for another employee however weekend pool opening for the remainder of the pool season and weekday pool closing starting on the 12th of August are now approved if accepted. Otherwise volunteers will be needed to close the pool thru the week starting on August 12th.

On July 12th the culvert at gate 4 was replaced, due to a water line placed on top of the culvert, a break in the water line occurred and water service was interrupted for four hours. The line was replaced and the culvert set in place. Concrete was used for the road repair.

The EPD Sanitary Survey will be on August 22nd this is an extremely important inspection showing our level of quality for potable drinking water, distribution system and Water Plant; the goal for this year is a score of 87%. We will still be inspected by the EPD every three years even with the County water system.

As mandated by the DNR safe Dams program I will be inspecting our three class 1 dams on July 25th using an inspection sheet and taking photos of all three dams.

Treasurer: Steve Barber

To date 793 property owners have paid their 2011 dues. We are \$12,000.00 below budget at the present time.

OLD BUSINESS:

- Action List: 1. No response
 2. Done, off list
 3. On going
 4. Done, no Motion to implement due to cost, off list
 5. On going

NEW BUSINESS: Max Holstein

Resolution to authorize President and one other officer to execute a deed to Ellijay Gilmer Water and Sewer Authority for the water tank site with a clause to return the property to Walnut Mountain in the event it is no longer used as its intended purpose. Max made a **MOTION** to authorize the signatures of the deed Fred Trice seconded, all in favor.

Max stated that we would need to reconvene after the POA meeting for the election of officers. Jeff Long made a **MOTION** to temporarily adjourn the Monthly Board Meeting. Chuck Burnfield seconded the Motion. The Motion passed.

The Board meeting was reconvened at 12:39. Max Holstein opened nominations for the Executive Board. Max Holstein was nominated for President, all in favor. Jeff Long and Lee Gilreath were nominated for Vice President. Lee Gilreath was elected Vice President by written vote 8 to 2 in favor. Steve Barber was nominated for Treasurer, all in favor. Evelyn Schoonejongen was nominated for Secretary, all in favor.

Max stated that he would speak to each Board member for committee assignment and the Management Committee. Twila will send out descriptions for each Chair of their duties.

Bunny DeMeo made a Motion to adjourn Susan Harden Seconded, all in favor

Minutes recorded by: Twila Knowles

Max Holstein, President

Nancy Troxell, Secretary