

# WALNUT MOUNTAIN QUARTERLY PROPERTY OWNERS MEETING

January 22, 2011

BOARD MEMBERS PRESENT: Max Holstein, Steve Barber, Nancy Troxell, Mary Alice McClure, Bunny DeMeo, Susan Harden, Jim Eldridge, Jeff Long, Fred Trice, Chuck Burnfield

ABSENT: Lynn Robey; Lee Gilreath

STAFF PRESENT: Twila Knowles

Max Holstein called the meeting to order at 11:00 a.m. and announced that we did not have a quorum present. Jeff Long led the invocation and Max Holstein led the Pledge of Allegiance

There were no new property owners present at the meeting.

Max announced that the minutes from the Quarterly Meeting held on October 26, 2010 and Gerald Spavins report are both available on the front table. Max further advised that he was adding two items to the agenda: 1. Water Plant – Max Holstein & 2. Inclement Weather – Fred Trice

ON-SITE PROPERTY MANAGER: Gerald Spavins

As Gerald was unable to attend the meeting today, copies of his report are available to property owners.

## **OFFICERS REPORTS:**

TREASURER'S REPORT: Steve Barber

Steve reported that we had a 2010-year end surplus of \$8,953.00. Also, 810 out of 814 property owners had paid their association fees for 2010. So far, 290 property owners out of 810 have paid fees for 2011.

## **COMMITTEE REPORTS:**

RECREATION: Bunny DeMeo

Bunny listed the following upcoming activities to be held at the Clubhouse:

1. February 18 - Game night – bring a snack
2. March 18 – St. Patrick's Day party – there will be a comedy group and karaoke. Also, bring beer or wine if you so desire.
3. May 28 – Pool opening and Meet the Candidates Party

Bunny further announced that a Welcome Committee is being formed to greet new residents to the mountain. Also, there may be cooking classes starting and a possible May Kay Cosmetics show in the future.

ARCHITECTURAL CONTROL COMMITTEE: Jeff Long

Jeff reported that there are currently 13 projects in the works with 2 new houses under construction, one on Skyview and one of Mt. Oak Court.

The ACC Committee meets every Friday.

MANAGEMENT COMMITTEE: Fred Trice

Fred led a discussion with questions from the property owners regarding the recent inclement weather and the impact it had on the roads.

Fred informed that the two recent events had been handled very differently as there was a definite learning curve to clearing the roads. As to the one on Christmas day, he explained that the employees did not live on the mountain. In order to clear our roads they must be able to drive to Walnut Mountain from their homes. The weather was so bad that they had problems in getting from their homes to the Mountain.

After the first event, there were meetings with discussions on the feasibility of deploying equipment and salt to various parts of the mountain. Also that we needed to have chains for all the mountain equipment. The spreader can only hold so much salt, so salt was placed at intervals so that the employees would have it on hand. It is necessary to use the grader going up and back down the roads, with salt to follow. The ridge was cleared using our ATV a blade attachment. Fred is sure that our response to any future storms will be even better than the last one.

There were various comments from the property owners and it was suggested that anyone who absolutely has to get out in order to get to work should think about getting chains for their own vehicles and having an alternate plan in place. Suggestions were made to put weather and road information on the web site and locate additional parking at the bottom of the mountain.

PRESIDENT'S REPORT: Max Holstein

(See attached memo from Max to the Board)

There was a general discussion following Max's presentation to the property owners on the Ellijay-Gilmer County Water Authority's interest in running a water line to Walnut Mountain.

One resident suggested we look into the Phone Tree System provided by ETC, which would enable residents to be notified of road conditions. Another suggestion was to install mirrors on Walnut Mt. Road as the view on the curve is often obstructed by parked vehicles.

Shyla Brennan made a **MOTION** to adjourn the Quarterly Property Owners Meeting. The Motion was seconded and passed.

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MAX HOLSTEIN, President

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NANCY TROXELL, Secretary