

WALNUT MOUNTAIN QUARTERLY PROPERTY OWNERS MEETING
October 15, 2011

Board members present: Nicole Hawthorne, Mary Alice McClure, Don Nickle, Jim Sweat, Lee Gilreath, Jeff Long, Max Holstein, and Evelyn Schoonejongen

Board members absent: Greg Foster, Bunny DeMeo, Susan Harden, Nancy Troxell

Staff present: Gerald Spavins, Twila Knowles

Meeting called to order by President Max Holstein at 11:00 a.m. As there was no quorum the meeting will be informational.

Max welcomed new property owners.

As this was the first meeting with the new board Max had all members introduce themselves and what their position was on the Board. Max stated that others members absent were: Greg Foster (on vacation), Susan Harden, Bunny DeMeo, and Nancy Troxell.

Max Holstein gave the invocation and led the meeting with the Pledge of Allegiance.

Max changed the agenda and had Vice President Lee Gilreath give the first report.

Vice President - Lee Gilreath

1. Due to the water shortage Lee advised property owners that if they had plans of pressure washing they should get in touch with the ACC committee, stop in the office and see Twila or Gerald to obtain ACC forms.
2. Complaints - there are forms that can be filled out available at the office, for problems such as loud noises, dog barking, etc. This form must be signed before anything can be done.
3. Fire season - it is extremely dry and leaves make great fuel for fires. There is no outside burning allowed and if you have approved outside grills or chimneys they must have screen covering the tops before they can be used.
4. Firewise Community - Twila has the renewal prepared for Walnut Mountain to remain a FireWise community in 2012. Some things done for FireWise includes the picking up of limbs and mulching for use of the homeowners. We also comply by having a Firewise Awareness Day which is done in May at the Meet the Candidates Picnic along with a presentation by the County Fire Department. Also included in this was stage two of the hemlock treatment.

Property Managers Report - Gerald Spavins

Tree limb pickup continues the Monday after the Board meetings. The mulch area will be relocated to the back of the maintenance shed. Eventually all that had previously been place on the right side of Gate 2 will be removed and the area will be totally cleaned out.

Water leaks - the water leak detection has been improved from a percentage of 76% down now to 12%.

Swimming pool - the pool and decks have all been refurbished. At this time we have a problem with some stains on the bottom of the pool. This was caused by copper sulfate added to the water to help with the algae. In March chemicals will be used to remove this problem.

Winter - we will once again do all we can to remove snow from our roads. Remember we have only one plow and one tractor. All the major roads are done first. We cannot do gravel roads.

We will again be using salt. If we again experience such a bad winter as last all residents should have supplies on hand for at least four days.

Recreation - Mary Alice McClure for Bunny DeMeo

December 10, 2011 - Christmas Party - Correction on form to dinner at 7:00 p.m.

October 29, 2011 - Halloween Party - Entertainment, games, costumes optional

November 5 & 6, 2011 - Craft Fair at Clubhouse

Cooking classes to resume in January

Still collecting recipes for upcoming Walnut Mountain Cook Book

Recreation Committee and the Board now have a Welcome Committee to inform new residents of the happenings of the mountain...

PRESIDENTS REPORT - Max Holstein

Water Project Update - Switch on date expected to be April 2012

County side - The county has much of the water lines done on Greenfield Road. Max explained the location of the water lines and the new tank site which will be a low, slightly sunken tank and will be landscaped when completed to conceal as much as possible. (100,000 gallon tank)

Walnut Mountain side - (1) Gerald and the staff have been working to identify improvements that we need to make in our SCADA system (the electronic monitoring system that will enable us to have an early warning on water leaks.) Once we start purchasing water we want to be on top of leaks. Enhancement to the SCADA system will be done by the time we go to county water.

(2) By the end of the first quarter of 2012 I have asked Gerald to come up with a plan for improvements of our distribution system for the next five years using \$50,000.00 per year. Our main and service water lines are from the 70's and need upgrading to enhance our distribution to a point where our system is more efficient. The budget will reflect that we can devote capital expense money to the 5 year plan and still have \$50,000 for other capital expenses. After five/six years after we have completely paid for the water system with the county, we will have a distribution system that will be back up to specs along with the county and hopefully enter into some negotiations with the county to take over the whole system.

2012 BUDGET and TREASURERS REPORT

We are on budget, slightly ahead on income and under on expenditures.

There is no need for increase in the assessments for 2012 on either the property or water side.

The budget is based on 805 paying lots. Max presented the budget giving in full detail all changes showing difference in expenses once we go on county water. Max also told of the capital expenditures that took place within the 2011 budget such as; initial payment to county for water, dam repair divers this past winter, concrete decking replaced, truck lift gate on maintenance truck and pipe leak locator. Max stated that we must prioritize all expenditures based on our problem areas.

Questions were taken from residents

When discussion was completed Max said he appreciated all that came and showed an interest in the mountain.

At this point Max adjourned the meeting.

Max Holstein, President

Evelyn Schoonejongen, Secretary