

WALNUT MOUNTAIN QUARTERLY PROPERTY OWNER'S MEETING
July 17, 2010

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

Staff Present: Gerald Spavins, Twila Knowles

The WMPOA Quarterly Property Owners meeting was called to order by President, Max Holstein at 11:00 a.m. in the Clubhouse.

A count of property owners was made for voting purposes. A quorum was present.

Max welcomed new property owners, Dick Fleming and Lynee Tryon, Dave and Judy Horner, Clyde and Madalyne Griffin

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

The minutes of the April WM Quarterly Property Owners meeting are available on the table in the back of the room.

Penny Ludwig made the MOTION to accept the minutes of the April 17, 2010, Quarterly Property Owners meeting. Rick Soukup seconded the motion. All voted in favor.

Nominating Committee: Susan Harden

Susan introduced the candidates running for the WMPOA Board of Directors today. They are Fred Trice, Nancy Troxell, Bunny DeMeo, and Mary Alice McClure.

The President asked for any nominations from the floor. There were none.

Max Holstein made the MOTION to close the nominations. Shyla Brenan seconded the motion. All voted in favor.

Rules and Regulations: Lee Gilreath

Lee reviewed the rules and procedures for the election of Directors. Ballots were marked and turned in for tabulation.

OFFICER'S REPORTS:

President: Max Holstein

Max recognized the two Board members who are going off the Board today. He thanked them both for their contribution to the Board; Anne Sweat for her job as Secretary and Pat Dear as Beautification chairman for her great job of saving our hemlocks.

Two months ago Max proposed having a three person Management Committee. They will help Vice-president and Property Manager, Lynn Robey and On-Site Property Manager; Gerald Spavins oversee issues on the Mountain and help prioritize them. Sub-committees could also be formed to allow others to work on issues of interest to the committee.

Max asked them to look at making the water plant a separate entity for accounting purposes. Our water production remains our number one priority here on the Mountain.

A few weeks ago a representative from the ISO came to review the Fire rating for Gilmer County which affects our insurance rates. Originally we were rated a 10 which is the lowest rating, but

after our fire station was built the rating dropped to a 9. Max talked with the ISO about our Firewise designation and our installation of fill-points for fire trucks. Max suggested that everyone review their insurance policy and shop around some as different insurance companies have different rates.

Vice-President: Lynn Robey

Lynn reviewed a plan to begin e-mailing the Newsletter in order to save time and money. In the future all the Newsletters (except the July issue which contain ballots of Board elections) will be e-mailed and also made available on our website. If a hard copy is needed you may contact Twila and she will send you one.

We are still looking for a lawyer who is a property owner on the Mountain and would be willing to help us with some pro bono work. So far we have had no responses. If anyone can help, please let us know.

Management Committee: Fred Trice

After talking with property owners the committee is looking at trying to prioritize issues and cost, etc. The water plant is our number one priority and they are looking at ways to make improvements. They think they can achieve a better balance to minimize over-time pay. They plan to separate the water plant and make it a separate entity for accounting purposes. They are also looking at prioritizing road issues and costs of repair. They are looking at a plan to help with ditches and culverts and whether to do the work in-house or farm it out.

On-site Property Manager Review: Gerald Spavins

Swimming Pool: The pool will need some major repairs next year. The filtration system needs new media in the filters, tiles need replacing, pool deck needs work, and the interior of the pool needs resurfacing and repainting. The stairs and rails also need attention.

The tennis courts have been resurfaced. Work on trimming the sides of roads has been held up waiting for a new blade for our sickle bar mower.

Our plans for installation of the new siphon system at Lake Dakwa (our drinking lake) are finally under review with the D.N.R. These plans were submitted in September, 2008. Hopefully, work can begin later this year or early 2011.

Treasurer: Steve Barber

Steve reported that we are on budget. Twila has been working with Steve Barber and at present 805 assessments out of 881 billed have been collected. Our budget is based on collecting 810.

As has been mentioned, plans are underway to make our water system a separate entity so we can really see if it is making a profit and how to make it more cost efficient.

The new siphon system to be installed on Lake Dakwa is our number one priority. However, we do have monies set aside for this project.

COMMITTEE REPORTS:

Safety and Security: Chuck Burnfield

Cops Program-Neighborhood Watch: After reviewing the problems on the mountain, it was determined that most problems are vandalism. We do not have a big crime problem. Our plan will be to post Neighborhood Watch Program signs around the mountain. We will have contact

numbers available of the Property Manager, Administrator, and others that neighbors may call if they see something or someone that causes them concern.

Recreation and Entertainment: Bunny DeMeo

Game Night last night was a success. Another game night will be held in August.

No big parties are planned for this summer.

Garage Sale – The annual WM Garage Sale will be held the Friday and Saturday after Labor Day. You may start bringing donations to the Clubhouse the last weekend in August. No Clothes!

There will be a Halloween Party this year.

Holiday Craft Show will be held in November.

Annual Christmas Party will be in December.

There will be a new horseshoe area coming by the tennis courts.

Fund Raiser – WM Cookbook. Save your recipes.

Architectural Control: Jeff Long

The ACC Committee meets at 11:00 AM every Wednesday. The committee members are: Jeff Long, Jim Eldridge, Jerry Robey, Bob DeMeo, and Rex Budd. Rex takes Shyla Brenan's place as Shyla has requested a break from her participation on the committee. Many thanks to Shyla for her long history of involvement and dedication to the committee.

There are four houses under construction and one other has recently been completed.

There are 20 to 21 home improvement projects that are on-going.

Max Holstein commented that Walnut Mountain is holding it's own with number of houses for sale.

Publication, Advertising & Website: Fred Trice

No Report

Beautification: Pat Dear

Pat reviewed the process of treating our hemlocks for the Woolly Adelrid. We had selected Kevin Johnson with Grow It Green to treat our trees. A total of 629 trees have been treated this spring. The majority of these trees were along Turniptown Creek. Due to the volume of trees and the limited time for treatment, Kevin teamed up with Jan George with AdelRid. They worked together to "Get it done". A number of residents who have hemlocks on their property have contacted Kevin to treat their trees and he has been providing discounted rates to our neighbors on the Mountain.

Questions and Answers:

There was a question of concern about a large private property on the Mountain with many hemlocks and had they been treated? Max Holstein responded that we were aware of the situation and he would be sending a letter to the property owner.

Max reviewed the issue of the report from the D.N.R. requesting that we have our EOR come to inspect erosion damage on Lake Yanu. Our EOR did come out to inspect and found no damage. It did cost us \$1,000, but the issue is resolved.

There was a question asking if it would be possible to keep the pool open into September since the weather is still so warm. Max said he would talk with the Board, but he doubted it would be done. It is budget related.

A property owner was concerned with a speeder on Laurel Ridge. The person is a renter. The owner will be contacted as he is responsible for his renter's behavior.

Shyla Brenan made the MOTION to adjourn. Nancy Troxell seconded the motion. All voted in favor.

Max Holstein, President

Anne Sweat, Secretary

Following the WMPOA Quarterly meeting, the Board members reconvened for the election of officers.

Max Holstein called the meeting to order and declared a quorum was present.

Nominations:

Chuck Burnfield made the MOTION to elect Max Holstein as President. Nancy Troxell seconded the motion. All voted in favor.

Susan Harden made the MOTION to elect Lynn Robey as Vice-President. Lee Gilreath seconded the motion. All voted in favor.

Jim Eldridge made the MOTION to elect Steve Barber as Treasurer. Bunny DeMeo seconded the motion. All voted in favor.

Max Holstein made the MOTION to elect Nancy Troxell as Secretary. Chuck Burnfield seconded the motion. All voted in favor.

Max welcomed Nancy Troxell and Mary Alice McClure, the two newly elected Board members and Fred Trice and Bunny DeMeo as returning members.