

**WMPOA QUARTERLY PROPERTY OWNER'S MEETING**  
**January 16, 2010**

Members Present: Chuck Burnfield, Anne Sweat, Jim Eldridge, Susan Harden, Max Holstein, Jeff Long, Bunny DeMeo,

Staff Present: Gerald Spavins, Twila Knowles

The WMPOA Quarterly Property Owner's meeting was called to order by President, Chuck Burnfield at 11:08 a.m. in the Clubhouse.

Welcome new property owner, Jim Siebert.

Max Holstein led us with the Invocation and Pledge of Allegiance.

Copies of minutes of the last meeting and financial statements are available on table in back.

Chuck announced that Gary Troxell, our friend and WMPOA Board Treasurer, passed away early this morning. A resolution will be sent to Nancy, Gary's wife, in recognition of Gary's outstanding contributions made over the years to the WMPOA.

This morning the Board voted to return the Welcome Station hours to previous hours including Saturday. Hours: Mon – Fri. 7:30 a.m. – 4:30 p.m. and Saturday 8 a.m.-3 p.m.

**OFFICER'S REPORTS:**

**President: Chuck Burnfield**

Chuck said his narrative that appeared in the January newsletter was not as he intended. He apologized for any turmoil it may have caused.

**Treasurer: Chuck Burnfield for Gary Troxell**

Chuck reviewed Gary's report and reported that the Mountain is in good financial shape.

**COMMITTEE REPORTS:**

**Architectural Control: Jeff Long**

1. Two new homes are now under construction.

The Horton house on Mountain Oak is to be rebuilt after a fire. The ACC has been working with the homeowners and the County on requested variances on the side of the house. The two variances have been approved.

2. About 18 home improvement projects have been reviewed by the ACC and are pending completion by homeowners.

**Recreation and Entertainment: Bunny DeMeo**

The Christmas party was a great success.

The New Year's party had low attendance, but the 11 attendees toasted in the New Year in style.

Friday, January 22- Game Night with Soup and Chili for supper

Saturday, February 13<sup>th</sup> – Valentine's Day Party with McElvis

Friday, February 26<sup>th</sup>, Pizza and Bingo

The WMPOA Garden Club meets the 2<sup>nd</sup> Tuesday of each month and all residents are invited.

**Questions and Answers:**

Chuck reminded everyone that WMPOA Board elections are coming up in July. There will be 4 slots opening up. He encouraged people to step up and make a commitment to serve the community.

There was discussion about transparency, meaning everyone having the ability to see what is going on. The WMPOA operates the same now as it always has. Minutes of meeting and financial states are and always have been available to property owners in good standing. With new technology, the Board meeting minutes, the Quarterly Property Owner's meeting minutes as well as the financial reports will all be posted on the WM website.

Board member, Nat McCall, will at a later date submit his resignation due to his promotion with his company. Fred Trice has agreed to fill the position as Nat's replacement once the resignation is received. Fred has been asked to put together a program that will take a thorough look at work requirements, work order systems, etc. He will then be able to answer many of the questions that are being asked.

Chuck introduced Barry Lee, the Board's attorney, with Clark and Clark in Ellijay. He is open for questions.

There was a question about whether there would be password protection on the WM website. That is the Board's decision.

There was a question if Executive sessions business could be posted. The decisions made in Executive session can be posted, but names and the discussion must be omitted.

Question was made about gate access for Real Estate agents. Agents now have access to obtain a code to use instead of a gate pass. Many residents voiced concerns about this. No decisions were made to eliminate the code system. To date no codes have been given due to no request from realtors to obtain a code.

Question made about use of high intensity discharge lights being used on the cell tower at night. The light should change to red at night. Crown Castle LLC will be contacted.

Questions discussed earlier about availability of Board minutes, financial reports, etc. Barry Lee replied that different categories of records are available. However, all pay rates and personnel files are strictly confidential. To request copies of available records you should state your purpose for needing records in writing. Response time to your request should be about a week.

June Keck said this was the most informative meeting in years.

Dow Hoffman thanked Chuck for all the many accomplishments he has made for the mountain during his years serving on the Board.

Shyla Brenan made a MOTION that the meeting be adjourned. Susan Harden seconded the motion. All voted in favor.