

WMPOA QUARTERLY MEETING – OCTOBER 16, 2010

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

ABSENT: Susan Harden

STAFF PRESENT: Gerald Spavins, Twila Knowles

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

New members, Georgette Lawrence, and Fred, Gayle and Kyle Haney were welcomed.

Fred Trice made a MOTION to accept the minutes from the July 17, 2010 Quarterly Meeting. The motion was seconded by Ann Sweat. The motion passed.

Max Holstein presented the 2011 Budget to the property owners, who were encouraged to make them selves knowledgeable on the budget.

Max Holstein made a presentation on the improvements made from the Capital Expenses for 2010:

1. Pool Renovation	\$47,000.00
2. Fire Wise Program to treat hemlock trees on Walnut Mountain	\$ 8,700.00
3. Used diesel truck for the maintenance crew	\$12,950.00
4. Replacement of signage on Hwy. 52 and at the entrance to Walnut Mountain	\$ 2,800.00
5. Tennis court repaving	\$ 6,950.00
6. Water plant improvements	<u>\$36,000.00</u>
TOTAL CAPITAL IMPROVEMENTS	\$114,600.00

The 2011 budget was reviewed and discussed. The collection of past due assessments has increased this past year, plus the cell tower income has increased. The 810 estimated number of property owners paying their assessments was met for this year. The 2011 projection is 805. We currently have projected a total of \$536,000 for operating expenses and \$100,000 for capital expenses in 2011. The siphon system for Lake Dakwa will be replaced in 2011, pending approval from the DNR.

OFFICER'S REPORTS:

VICE-PRESIDENT: Lynn Robey

Lynn informed those present that a Management Committee had been formed consisting of Fred Trice, Steve Barber and Lynn. They are currently reviewing the status of roads that need repaving and will submit their report to the Board of Directors when completed.

ON-SITE PROPERTY MANAGER: Gerald Spavins

Gerald advised everyone that there was a handout on winterizing homes available; also, that there is currently a watering ban in effect. The pond at the entrance to Walnut Mountain was discussed regarding clean up and Gerald stated that the leak on Turniptown Road in front of the pond is coming from the pond and not our distribution system.

COMMITTEE REPORTS:

RECREATION: Bunny DeMeo

The Halloween Party will be held on October 30, 2010 at 7:30 at the Clubhouse. It is an adult only party and BYOB. Costumes are optional but there will be prizes in different categories of costumers. The party is being hosted by Fred and Carolyn Trice.

The Walnut Mountain Craft Show will be held on November 6-7, 2010, at the Clubhouse.

There will be another game night on November 19th and the Annual Walnut Mountain Christmas Party will be held on December 11th at the Clubhouse, starting at 6:30 P.M. – it will be \$22.50 per person and everyone is to bring a \$5.00 gift for the Chinese Auction.

ARCHITECTURAL CONTROL COMMITTEE: Jeff Long

Jeff informed everyone that they must obtain approval from the ACC for tree trimming or removal, fencing, painting and all exterior changes to a house or property.

There are currently 3 new home constructions and 17 homes in various states of improvement. No pressure washing will be allowed during the water ban unless it is from a self-contained system.

MANAGEMENT COMMITTEE: Fred Trice

The committee has been gathering data on the operating efficiency of the water plant and working on operating procedures to cut down on the amount of overtime hours we currently have. Once all the data is gathered, the committee will present its recommendations to the Board.

SPECIAL PRESENTATIONS:

1. Tony Pritchett, Gilmer County Fire, EMA and EMS Chief for Gilmer County gave a presentation of Fire Wise Initiative.
2. A presentation was give by Mike Davis on Home Ignition Zones.
3. Seth Pierce, Chief Ranger for the Forestry Commission in Gilmer and Pickens Counties, gave a presentation on Site Assessment on individual homes in Walnut Mountain.

QUESTION AND ANSWER PERIOD ON OLD AND NEW BUSINESS: Some of the topics discussed are as follows:

1. The water ban will affect new landscaping.
2. The Gilmer County ban mandated by the State of Georgia will affect our watering.
3. Rayburn Smith addressed the problem he is having with water sediment and Max Holstein referred that problem to Gerald Spavins.
4. The WMPOA Quarterly Newsletter will continue to be mailed to all residents Instead of the e-mail option

Nancy Troxell made a MOTION to adjourn the Quarterly Property Owner's Meeting. The motion was seconded by Chuck Burnfield. The motion passed.