

WALNUT MOUNTAIN MONTHLY BOARD MEETING
August 21, 2010

Board Members Present: Max Holstein, Lynn Robey, Nancy Troxell, Steve Barber, Fred Trice, Susan Harden, Bunny DeMeo, Jeff Long, Jim Eldridge, Mary McClure

Staff Present: Gerald Spavins, Twila Knowles

The WMPOA Monthly Board Meeting was called to order by President, Max Holstein, at 9:00 A.M. at the Clubhouse.

Max Holstein made a **MOTION** to accept the minutes from the July 17, 2010 Monthly Board Meeting. Susan Harden seconded the motion. The Motion passed.

Max Holstein made a **MOTION** to accept the minutes from the July 17, 2010 Quarterly Property Owner's Meeting. Jeff Long seconded the Motion. Jim Eldridge had a correction to the minutes on page 3, last sentence of Architectural Control Report to add "for sale" at the end of said sentence. The Motion passed.

OFFICER'S REPORTS:

Architectural Control: Jeff Long

There are currently four houses under construction and twenty home improvement projects. Jeff stated that the committee is trying to get the workers and property owners to keep the job sites clean.

Rex Budd has withdrawn from the committee and Laura Hickson has been appointed to take his place.

A letter has been sent to a property owner regarding repairs to his house. There was no response within the 14 day period. A discussion regarding various houses needing repairs followed. All yard maintenance comes under the jurisdiction of the ACC.

A letter will be sent to a property owner regarding the maintenance of his yard and providing him with 14 days in which to have the work done. If it is not done at the end of the 14 day period, WMPOA will have maintenance to clean the yard and will bill the property owner for the charges. Max stated that the letter should also be posted on the front door – also that there should be a cc: at the end of the letter noting that said letter had been posted on the property – said letter to be sent by registered mail.

Susan Harden was appointed to review and assess homes needing repairs to either the property or the yard and will send a report to Jeff Long.

Recreation and Entertainment: Bunny DeMeo

The Walnut Mountain 10th Annual Garage sale will be held on September 10-11 from 9:00 A.M. till 3:00 P.M. at the Clubhouse. Donation to the sale can be dropped off at the Clubhouse beginning Monday, August 23rd.

There were 23 people at the game night held at the Clubhouse on Friday, August 20th. The next game night will be held on September 27th.

A Halloween party will be held on October 30th and will be hosted by Carolyn Trice.

The Holiday Craft Show will be held at the Clubhouse on November 6-7. All proceeds from the money paid by vendors for their booth rental will go to the Recreation Committee.

The Annual WMPOA Christmas Party will be held on December 11th at the Clubhouse. It will be catered by Cantabury Restaurant and the charge will be \$22.50 per person.

Six new chairs have been purchased for the swimming pool at a cost of \$20.00 each.

President: Max Holstein

A new truck for the Maintenance Department has been purchased. An e-mail was sent to all Board Members with 9 voting yes by email and 3 voting yes by phone or personal contact. The old truck was uneconomical and a 2004 Cumming Diesel in excellent condition was purchased for \$12,900. The truck was inspected prior to purchase.

Max reported on the diseased hemlocks on a property owners tract. Pat Dear and Max Holstein sent a letter to the property owners regarding the problem and he responded by phone to Max and Max volunteered to do an initial survey with Grow It Green, with Pat Dear assisting Max. Grow It Green will present an estimate of the cost to treat the trees by August 26th and a letter will be sent outlining the cost. So far, only one property owner on Goldmine has responded to the letter sent by Max to all property owners bordering Turniptown Creek regarding the hemlock problem.

Regarding the quarterly WMPOA Newsletter, Max stated that no appointment has been made for the committee on Publication. He requested that any articles written for the newsletter be submitted to him first for review and he will then forward the articles to the person in charge of the newsletter. Beginning in 2011, the newsletter will no longer be mailed out to all property owners – it will be available by e-mail, on our website, or property owners not using a computer may request a hard copy from the office. A notice will be posted at the community bulletin board by the mail kiosk. Bunny DeMeo was concerned that a hard copy of the invitation to the annual Christmas party will no longer be mailed to property owners.

Max informed the Board that he had received a call from a property owner regarding people at the pool after closing. They had noted the license plate numbers on two cars. Max reported the incident to the Sheriff's office and notified them of the license plate numbers. The code on the box at the gate indicated that the code was issued to a utility company. The code has been changed and the company has been notified that any further unlawful access will be reported to the Sheriff's Department. The Sheriff advised Max that a deputy would speak with the people who trespassed and we have notified both the company and the Sheriff's office that any further unlawful entry will be prosecuted. The pool hours are posted at the pool.

Max made a **MOTION** to reappoint Fred Trice to the Management Committee. Motion was seconded by Nancy Troxell. The Motion passed.

Vice-President: Lynn Robey

Lynn advised the board that the helicopter pad had been used last Wednesday to airlift a property owner. Everything worked fine and there were no problems.

The continuing bear problem has been escalating. Lynn said a bear had broken into a property owner's house and that the DNR had been notified. They are bringing out a cage and hope to catch the right bear. A mother bear and two cubs were seen in one of

the dumpsters and another property owner had trash bags that they had set on the ground while opening the dumpster snatched by two bears. We all need to be diligent in making sure the dumpsters are closed properly.

The pool monitors will only be working on weekends till after labor day. Lynn stated that volunteers were needed to close up the pool at night during the weekdays. A sign up sheet was passed among the board members.

Property Manager's Report: Gerald Spavin

Gerald advised that he still has not heard from DNR regarding the letter DNR is to provide agreeing that there is no erosion at the Lake Yanu dam.

The swimming pool is in need of major repair work, which includes replacing old tiles, resurfacing and painting the pool, repairing the pool deck, stairs, stair railings and some overdue updates to the filtration system. Gerald stated that he has two bids out for this work and that the best time to do the work would be in September after the pool closes.

There are numerous gravel roads in need of repair at this time. The road up to the water tanks has erosion problems and the cost to make the repairs will be approximately \$1300.00. Crown Castle has agreed to pay half of the amount for the repairs.

The water distribution system is an ongoing issue. Gerald advised that the water line on Laurel Ridge has been replaced from the ridge to Lot A-39. There have been 29 repairs over the past few years in 70 feet of water lines on Laurel Ridge.

Treasurers' Report: Steve Barber

Steve informed the board that we are currently on budget. At this time, we do not have a line of credit with any bank; however, Lynn, Max and Steve are working on this project. Steve stated that as long as we do not have to start the work on the dam, we are doing fine.

Steve and the Management Committee are working on the cost and overtime figures for the water distribution system and the water plant in an attempt to break these items out of the expenses as a separate account. Max stated that he wanted a financial report on the cost of the water supply to the mountain. The costs will be broken down by treatment and distribution in the new budget analysis.

Twila advised Steve and the Board that the mountain received \$266.00 for the cost to repair an access gate in 2004. A non resident was the person responsible for paying this cost. Also, the mountain received the sum of \$1,873.00 from AT&T for the new contract agreement.

Management Committee Report: Fred Trice

Fred stated that the committee had received two bids for the repair of the swimming pool. There was a comparison of both bids and the bid being considered is for \$36,535.00. The decking also needs repair where it is cracked along the back side of the deck. Gerald will get an estimate for this repair – the committee recommends breaking up the concrete and repairing instead of pouring new concrete.

Steve Barber reported that we will have approximately \$40,000.00 for the pool and deck repairs, which will come out of the capital improvement fund. However, this entails borrowing money from the 2011 budget to pay for the pool and, also, the purchase of the

new truck. Steve felt the pool should be repaired this fall and recommends it be done in 2010.

Fred made a **MOTION** to move forward on the pool repairs for the sum of \$36,535.00. Max seconded the Motion. The Motion passed.

Susan Harden reported the estimates she had received on the Hwy. 52 sign. Cohutta Signs recommended using redwood at a cost of \$3,831.62. Steff Vatalaro also submitted an estimate using cedar for a bid of \$3,250.00 – his bid also included the two signs at the entrance to Walnut Mountain. Susan stated that we can save \$450.00 off of Steff's bid by having our maintenance remove the existing signs.

Fred Trice made a **MOTION** to replace the signage this fall and to accept the bid offered by Steff Vatalaro. The Motion was seconded and passed.

Lynn Robey and Fred Trice are looking at the roads to assess the cost of fixing those in need of repair. Max advised that Rayburn Smith would be willing to look at the condition of the roads to assist the Management Committee. Fred will contact him. The Board will wait for the final report from the Management Committee and then will present the proposal to the Property Owners.

A discussion followed regarding property owners paying for a portion of the paving along their respective roads. Lynn Roby stated that special assessments cannot be levied to do repair work according to the CCRS.

Old Business:

Max Holstein made a **MOTION** to adjourn and move into Executive Session. The Motion was seconded by Nancy Troxell. The Motion passed.

No action was taken during the Executive Session.

Max Holstein, President

Nancy Troxell, Secretary