

Walnut Mountain POA
Meeting of the Board of Directors
Minutes of May 20, 2017

Present: Barbara Halliburton, Terry Frazier, Linda Dickerson, Marjory Walsh, Don Nickle, Pat Dear
(Absent: Allen Dennis, Sandra Hanna)

Property Owners Present: Phil Savrin, Howard Halliburton, Bob DeMeo

The meeting was called to order by President, Barbara Halliburton at 8:35 a.m.

Barbara welcomed all Property Owners to the meeting; offered them 15 minutes to speak of any concerns they may have; no one had any issues to speak of.

MOTION made by Terry Frazier to accept the April Minutes; Seconded by Linda Dickerson;
MOTION PASSED.

President's Report: Barbara Halliburton

- Barbara gave updates on the Category I Dams (Ataghi, Yanu and Dakwa).
- Received our Draft of the Dam Breach Analyses and Inundation Mappings from Golder and Associates. The EAP's are due by July 1, 2017. Connie and Barb will be working on these reports. The first invoice for services rendered in the amount of \$8,480.75 has been paid. The Proposed Contract was for \$12,506.00; the remainder will be due upon completion of the project.
- Barbara gave an update on our Category 2 Dam, Lake McClure, concerning a Proposal from a Professional Engineering firm for the Cost of services and the Date of Completion for a Seepage Analysis.
Updated all on the status of the GDNR Wildlife Resources Study. The Board agreed to participate in the study; however, we agreed with the understanding that the community needs advanced notice before the installation of the barbed wire that is intended to capture bears' hair which will be analyzed by DNA. The purpose of the study is to count the number of Black Bears in the Appalachian states: TN, GA, NC, and SC.
- Informed those present of the Hanna Family situation and the reason for Sandra's absence.

Vice President's Report: Terry Frazier

- Reported that the Office, Maintenance Dept and Welcome Center have been extremely busy.
- Reported that Heather is doing great in the office and has proven to be a very fast learner.
- Reported that Connie will be on vacation June 9-June 16 and will also be absent the following week, June 19-23, to attend Water Certification classes. Heather will cover the office the two weeks that Connie is gone.
- Announced that Dale will be on vacation May 22-24.

- Discussed the issues that we are having with our dumpster company; they are short-staffed and don't always make the pick-ups on time; Walnut Mtn is getting a credit when that occurs. The roll-off dumpster is still a challenge since some PO's over fill the dumpster and abuse the privilege by putting ineligible items in it. Searching for an answer.
- Don Nickle stated that he had an issue with the gates operating too slowly. Terry stated that Access Control said that we need to place a removable speed bump between the office driveway and the loop detector on Gate 2. Don stated that in his opinion the exit loop is too wide. Terry will discuss these issues with Access Control.
- Terry asked the Board to consider paying 1/3 of the cost to a maximum of \$5,000 in order to help the residents pave their private road, Laurel Glen.

MOTION made by Terry Frazier for Walnut Mountain to pay 1/3 of the cost, up to \$5,000; seconded by Marjory Walsh; **MOTION PASSED.**

- Connie and Dale recently attended the Water Conference and classes on Jekyll Island.
- The Pool is open on weekends in the month of May and will reopen daily on May 27. While the pool has a green tinted bottom, the water is safe and is checked daily. We also have new picnic tables and small tables to use between the chairs and lounges.
- Connie will supervise the pool attendants and will oversee its operation.
- Reported that we had hired a college student to do the grass cutting and weed-eating this summer; we have also used two Isaiah House workers to catch us up on the grass cutting and weed-eating on two occasions. Be sure to welcome Chris as you see him working.
- Roads have begun to be side dressed to protect the edges; paving of designated areas will begin in approximately 4 weeks.
- New roofing and gutters have been put on the Water Receiving Building and the Storage Unit behind it on Skyview.

Treasurer's Report: Sandra Hanna

- Barbara presented Sandra's report in her absence; she discussed the attached financials. Explaining the Profit and Loss Statement is the same as an Income Statement; it covers the period from Jan - April 30, 2017. Barbara stated that, out of interest that she calculated that the WM payroll represents 39% of our expenses which is a very low percentage for most business operations.
- Barbara then discussed the Balance Sheet explaining that it is a "snapshot" in time that show the Mtn's Assets (we have various assets--current; fixed and intangible); together they must equal the Mtn's Liabilities plus the Owner's Equity. Balance Sheets are supposed to equal at the end of the day; Barbara stated that ours do.
- No questions were voiced.

Secretary's Report: Linda Dickerson

- No Report Submitted.

COMMITTEE REPORTS

ACC Chair's Report: Allen Dennis

- Report given by Alice Frasher, co-chair.
- Alice reported on the Woolly Adelgid project that Bob DeMeo brought up last month. There are 459 Hemlock trees on our Common Property that need spraying or injecting at a price of \$4,475.00; and there are 52 large diameter trees that will cost an additional \$1,950.00 to be treated. The total cost will be \$6,425.00 for the 511 trees to be treated.

Alice made a motion that we use Grow It Green as the company to treat the trees; seconded by Pat Dear; Motion passed.

- The property at 195 Laurel Ridge Drive is in terrible disrepair; the ACC's and Walnut Mtn personnel have been trying to correct this issue for several years. Barbara will seek the advice and guidance from our Association's Attorney.
- Alice distributed the "Fines List" from 2005. Barbara asked that the Board members study the Fines and come prepared to discuss them at our next Special Board Meeting which will take place in the next two weeks. (Attachment: Fines Listing from 2005)
- The list of ongoing ACC projects are in the Board Report and can be an attachment for reference. (Attachment: ACC Report)

Beautification/ Events Coordinator's Report: Marjory Walsh

Beautification:

- Sherri McGuff and her Beautification crew have been working to clean up and make the 52 East Entrance area attractive, in addition to the Mail Kiosk Garden area and the Welcome Center Garden area.
- New plants have been planted around the pool area and in the clubhouse planters; their efforts are showing and are appreciated.

Events and Clubhouse:

- The Cinco De Mayo event was well attended with 42 people there, and it was a lot of fun. Special thanks are extended to: Patrice Bowser, Tammy McLaughlin, Linda Tison, Bunny DeMeo, Bernadette Lee, and Howard Halliburton for his music contribution. Thanks, too, to Connie McVey and Terry Frazier for their idea and assistance.
- Marjory welcomed Linda Baughcum as a new member.
- Activities Committee has decided that the garage sale/craft fair will be a one-day event held on November 4, 2017.

- Nancy Soukup and Bernadette Lee are the contact ladies for the garage sale. We plan on collecting items in September, so save your Spring Cleaning items for donations for that day's event.
- Nancy Hollifield and Marjory Walsh are the contacts for the craft fair. Priority for booths will be given to WM Property Owners on a first-come, first-served basis.

Communications Chair's Report: Don Nickle

- Don is still waiting for updated forms for the web site.
- Don is asking for all articles for the Newsletter to be submitted by June 5, 2017; he stated that this is a must to meet the 21-day notification deadline regarding the Annual Election of Board Members. He will need the Bios of the Nominees who are running and the Proxy Ballots to include as inserts.

Nominations Chairs' Report: Linda Dickerson & Marjory Walsh

- We currently have three people presenting Bios to the board; John Keown, Nancy Soukup, and Bernadette Lee. An email blast to homeowners will be issued soon.
- The Nominations Committee is seeking an Election Chair. Howard Halliburton agreed to provide forms and give advice to Chair.

Firewise/Safety Chair's Report: Linda Dickerson

Firewise: Linda Dickerson

- A letter re: fire pits is to be mailed out to all PO's and the PO's of rental properties, emphasizing the rules and regulations regarding the use of fire pits.

Howard H. brought up the fact that the Rules & Regulations were revised last year to state that any fire pit that was built must be approved by the ACC Committee.

- Reported that she was going to request the Fire Dept. to come out to examine the existing Fire Pits to guarantee that they meet Safety Standards.
- Linda requested a special board meeting regarding fines for violators' who do not adhere to the rules; that can be done at the Special Board Meeting that the Fines Listing is reviewed.

Crime & Safety: Linda Dickerson

- Linda asked, once again, that people slow down on the roads.; we continue to have many speeders traveling our Mtn roads.

- Governance Committee's Chair Report: Pat Dear
- The current members of the committee consist of Pat Dear, Allen Dennis, Don Nickle and Philip Savrin.
- Pat discussed the progress of the committee over the last year.
- Pat discussed the recommendations that the committee has marked for revisions concerning the big issues within the governing documents. (See the attached document)

MOTION made to adjourn the meeting at 10:51 am; Seconded by Terry Frazier; MOTION PASSED.

Respectfully Submitted,

Barbara Halliburton
Barbara Halliburton, President WMPOA

Linda Dickerson
Linda Dickerson, Acting Secretary