

Walnut Mountain POA
Meeting of the Board of Directors
Minutes of June 17, 2017

Present: Terry Frazier, Linda Dickerson, Marjory Walsh, Don Nickle, Pat Dear

Property Owners Present: Bob Demeo, Greg Gamble, Shauna Gamble, Ron Hollifield

The meeting was called to order by Vice President and Acting President, Terry Frazier at 8:35 a.m.

Terry 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 Sandra Hanna to accept the May Minutes; Seconded by Linda Dickerson;
MOTION PASSED.

President's Report: Barbara Halliburton- Terry Delivered Report

- Terry gave an update on the EAP's that Connie has written. James Holloway, the Director of Gilmer County Planning & Regulatory Compliance was overwhelmingly impressed with Connie's reports, and even asked her for copies to help with the reports that the county must submit.
- There is a one-day seminar on Wednesday, July 12th, that Connie, Dale and a board member will be attending.
- Terry discussed the GDNR Wildlife Study. GDNR showed up without a phone call on Saturday, June 10th.
- There was a discussion concerning Fines, Outdated Infractions, etc.

Terry Frazier made a motion to table fines for the next Board to determine, Alice Frasher seconded the motion; **MOTION PASSED.**

Vice President's Report: Terry Frazier

- 80 new water meters of the 200 have been installed. It's a slow process, due to grass cutting, weed eating, etc.
- Welcome Center has been very busy with contractors, etc. It would help Ken and Jim if homeowners will give all call to them, and give a heads up when they are having visitors.
- The pool is open, and it looks bad. The pool will need to be sandblasted and redone.
- Bass fingerling was added to Lake McClure on June 1st. According to the gentleman that delivered the fish, the fish are spawning and bedding,
- There was a report of a paddle boat being damaged on Lake Dakwa.
- Connie will be attending the Water Distribution class the week of June 19-23. Heather has been covering the office for Connie.
- The roof at the Water Distribution Plant and the shed behind the building has been replaced.

- Campground is open. The bathroom had to have a new hot water heater.
- Skyview and a part of Walnut Ridge has been side dressed.

Treasurer's Report: Sandra Hanna

- Sandra thanked everyone for prayers, thoughts, cards and flowers for Mike.
- Sandra went over the P&L and Balance Sheets for June.
- The amount of assessments collected to date is \$716,900, which is up \$53,788, from last year.
- The total revenue collected so far is \$732,000.
- Total expenses to date is \$281,938, which are up \$55,900 from last year.
- Sandra discussed the 5-year plan concerning the water system.
- There was a discussion concerning Walnut Mountain hiring a bookkeeper since Sandra Hanna will no longer be Treasurer.

New (4) four-inch distribution supply line to ground storage tanks will run from the Booster Station (15) fifteen feet across the road, travel west up Walnut Ridge (1,000) one thousand feet crossing under two concrete driveways M133 & M138, cut across (20) twenty feet to M228 then through the (20) twenty-foot water line easement to the tanks.

Sandra made a motion to spend the \$30,000 that is set aside for mapping to replace the lines from the booster station on Walnut Ridge to the tanks instead, spending \$38,700, for the repairs, seconded by Terry Frazier, **MOTION PASSED.**

Secretary's Report: Linda Dickerson

- No Report Submitted.

COMMITTEE REPORTS

ACC Chair's Report: Allen Dennis/ Alice Frasher

- Allen stated that he and Alice are updating the Home Modification and the Tree Cutting Forms. The Home Modification Form has now been divided into two sections; Home Modification Construction and Home Modification Maintenance, Painting and Landscaping.
- Sandra discussed a letter from Rexx Budd that he submitted to Barbara Halliburton concerning topping of his trees. Mr. Budd was unhappy with the decision of ACC, and wanted his letter that he wrote submitted into the minutes. (The letter has been placed in the June Board Meeting file, which includes the original letter written to him, and his response, as requested by the ACC Committee).

Beautification/ Events Coordinator's Report: Marjory Walsh

Beautification:

The committee needs more volunteers.

Events and Clubhouse:

We have two private events this month. Marjory has confirmed with Pink Pig that they are going to prepare the desserts for the POA dinner for July 15th. Marjory stated that her committee will be preparing the pork, and baked beans. Meet the Candidates will be held, Sunday, June 25th, from 1:00-3:00, there will be hot dogs, chips, cookies, watermelon and drinks.

Communications Chair's Report: Don Nickle:

The July Newsletter was mailed out on Thursday, June 22nd. Don is still waiting on the updated forms for the website.

Nominations Chairs' Report: Linda Dickerson & Marjory Walsh

Nominations:

Marjory named the four candidates; Andy Baughcum, John Keown, Bernadette Lee and Nancy Soukup.

Firewise/Safety Chair's Report: Linda Dickerson

Firewise: Linda Dickerson

Linda discussed writing the letter to President Carter asking for \$30,000 for a commercial chipper. Linda is going to be speaking with a local fireman. She wants to line one up to come speak about fire pits at the July POA Meeting. Linda is going to put a brochure insert in the October newsletter concerning rental properties with fire pits.

Crime & Safety: Linda Dickerson

Linda is still working on options to control speeding. Linda is going to write a letter to Blue Sky, after there was a confrontation between them and a homeowner on Laurel Ridge. Linda brought up the speed hump issue; stated we may have to put some in around the mountain. Allen and Pat brought up that there is a tabled motion from September/October concerning the speed humps.

Governance Committee: Pat Dear

The board wants to approach Nancy Maddox Cochran and Dana Maine about re-writing or revising what we currently have for By-Laws, CCR's and Rules and Regulations. Terry stated that a discussion took place with Nancy Maddox Cochran, and that Nancy stated that if we have someone else that can work on this, to please let them. Pat then stated that Phil Savrin, Walnut Mountain homeowner, part of the governance committee and a litigator with Freeman, Mathis and Gary, a law firm near the new

stadium at Cobb Galleria. Pat stated that in Philip's firm there is a HOA Specialist, named Dana Maine, and Philip is going to try to get a meeting arranged with her, so that she can see what we have and what the committee has done with the documents. Pat would like to have all the suggested changes for the documents for the board by the first of the year. If the changes are acceptable to the new board, the committee will work on getting the vote of the 2/3rd of the community, so we can move forward to changing the documents through the law firm. Pat is hoping to have the new documents by July 2018.

MOTION made to adjourn the meeting at 11:18 am; Seconded by Terry Frazier; **MOTION PASSED.**

Respectfully Submitted,

Terry Frazier, Acting President WMPOA

Linda Dickerson, Acting Secretary