

**Walnut Mountain
Meeting of the Board of Directors
Minutes of November 19, 2016**

Present: Barbara Halliburton, Terry Frazier, Sandra Hanna, Wynoka Chitty, Linda Dickerson, Marjory Walsh, Pat Dear, Allen Dennis and Don Nickle

Homeowners Present: Ron Hollifield, Karen Kettner, Bob DeMeo, Howard Halliburton, Mike Hanna

The Board Meeting was called to order at 8:30 AM, Sat, November 19th, 2016 by President, Barbara Halliburton.

MOTION made by Sandra Hanna to accept the October 15th minutes as revised, seconded by Terry Frazier, **MOTION PASSED.**

MOTION made by Pat Dear to accept the minutes of the October 24th, Special Called Meeting, seconded by Sandra Hanna, **MOTION PASSED.**

MOTION made by Terry Frazier to accept the minutes of the November 1st, Special Called Board Meeting to approve the Budget, seconded by Pat Dear, **MOTION PASSED.**

Homeowners Concerns:

Karen Kettner: Karen brought up concerns about variances being approved by the Board. Karen expressed concerns of her property being encroached upon by Paula Davis' building/shed. Allen stated the County calls for a 10' foot variance, and WM allows a 15' foot variance. Ron Hollifield stated that WM supersedes the variances as far as the County is concerned. Karen did not get an inspection or survey before purchasing the property. Wynoka ask if Karen saw how close the building was to her house when she was going through the process of purchasing her home.

Bob DeMeo: Bob discussed concerns about the WM equipment/vehicles not being labeled with WM lettering. Terry explained to Bob that she is waiting on prices from a lady downtown for the lettering to get the vehicles lettered with magnetic signs. Bob asked what the status of the Directory for Walnut Mountain is.

President's Report: Barbara Halliburton

Barbara spoke of the action plan for Lake McClure. The action plan was derived by a group of people that included: Barbara Halliburton, Terry Frazier, Sandra Hanna, Don Nickle, Kelly Russell, Dale Davenport and Connie McVey. Phase I has begun which includes: four small pumps were delivered, and two smaller pumps malfunctioned, that left two of the four pumps running, which was moving along very slowly, a bigger pump was ordered, and set up yesterday. Barbara stated that she is hoping by Monday or Tuesday we can begin Phase II which is to rescue the fish. Ron Hollifield offered to help. Barbara said that she would like to be more proactive and communicate to the homeowners on a weekly basis concerning the project. Terry stated that Wayne Davis Concrete is ready to grout the pipe at Lake McClure on Tuesday.

Vice President's Report: Terry Frazier

The water tanks are being read on Monday, Wednesday and Friday and being compared to the Scada system at the Water Plant. Terry pointed out the street light that was added to Skyview Drive. Connie has been working hard on assessments. Terry discussed the holiday work schedule for the Office, Maintenance and the Welcome Station. Terry spoke of a new gate system. Wynoka asked if they contacted Mr. Bates, and Terry said that she will call him.

Nominations: Wynoka Chitty

Treasurer's Report: Sandra Hanna

Sandra discussed the Balance Sheet and the Profit and Loss. Sandra spoke of \$4,500 collected in assessments. WM is moving the Operating Account to United Community Bank. Using check scanning system now instead of taking it to the bank. Barbara and Sandra met with Nancy Maddox. We are waiting for the response from Nancy Maddox and Crown Castle. Assessments went out this week. We will not be accepting credit cards at this time. Sandra read an attorney letter concerning the Garden Club dispute concerning the \$7,243. A Board Member suggested that the attorney letter be read at the next POA Meeting, as to make the next Board aware of this situation.

MOTION made by Pat Dear to accept the attorney's letter from Nancy Maddox letter concerning the previous matter between Walnut Mountain and the previous Garden Club dispute and close the issue; however, the letter from Nancy Maddox will be read at the next POA, the issue will be explained with no mention of names of property owners, 6 voted in favor and 3 abstained.

ACC: Linda Dickerson

Linda discussed a moratorium on the tree cutting because of drought and damage it would do to the trees.

Beautification and Events Coordinator: Marjory Walsh

Marjory stated that the \$500 was donated to the Gilmer Arts and Heritage. The donation was split between the scholarship fund and renovation to the gallery. There are 48 people signed up for the Christmas party.

Kelly Russell donated two Walnut Trees in memory of his brother Lamar. The concrete slab plans for the walking path is on hold until after the first of the year. Marjory asked for anyone who wants to be on that committee to contact her.

The downstairs room has been swept out and cleaned very well. Marjory said that she is putting the craft fair for November back on the books.

Marjory has been working with Jerry Ward concerning the calendar that's on the new website.

Communications: Don Nickle

The Website is just about ready to go. The PayPal sections was removed. Don did a presentation of the new Website.

Don needs the newsletter articles for January by December 10th.

FireWise and Safety: Allen Dennis

Allen asked if we are going to have signage for slowing traffic, if we are not moving forward with the speed humps? Allen spoke of reflective lines for roads. The committee suggested that there be short yellow dashes instead of solid yellow lines in the center of the roads? Allen asked what procedure to follow to get these lines painted. Allen also discussed where should the fish eye mirrors be placed, and how do we determine this. The conclusion was: Allen will submit as work order for Terry to approve or bring before the Board. Allen asked if we should go ahead and order AED Signs, the signs are approved, so Allen is going to order them. Terry asked Don to add to the newsletter that traffic going up has the right of way. The Safety Committee Members are: Carl Black, Karen Kettner and Shyla Brennan.

Governance Committee: Pat Dear

The active members for the Governance Committee is: Mike Hanna, Howard Halliburton, Philip Savrin, Allen Dennis, Don Nickle and Pat Dear. The Committee is meeting most Wednesdays since October, but did not meet on Wednesday the 9th. Pat discussed two issues:

- 1) What is the interpretation of the word majority? This question is in regards to the community petition concerning the speed humps. The Board did not have to receive or consider the petition. There was no infringement conducted against anyone that was present; everyone that was present and spoke said what they said, and we moved on. As this relates to voting, what constitutes 50% or greater? There were 8 people in the room, 4 people abstained (non-vote), 3 votes supported setting the petition aside and 1 vote against. This was clearly more than a majority that agreed to set the petition aside.
- 2) The Board asked the Governance Committee to develop a statement position regarding volunteerism. The Committee came back to the Board with no recommendation for volunteer activities one way or the other.

The Committee is reviewing and will continue to review the CCR's and By-Laws. The Committee is getting new forms updated and ready to go on Website. Pat discussed issues that could be contentious and easily resolved or agreed upon.

New Business

- Barbara discussed ACC Fines. Barbara stated that the Mountain needs a procedure for fines and how to implement these fines. Barbara stated that there needs to be one document that defines the procedures for fines and the fee amounts.

MOTION made by Terry Frazier that anyone doing volunteer work on common space must first issue a work order for volunteer to do work himself/herself, no action will be taken at this point **MOTION WAS TABLED.**

The next Board Meeting will be held on Saturday, January 21st, 2017, Board and POA Meeting.

MOTION made by Barbara Halliburton that the Meeting be Adjourned, **MOTION PASSED.**

Barbara Halliburton
Barbara Halliburton, President

Wynoka Chitty
Wynoka Chitty, Secretary