

# Walnut Mountain

## Meeting of the Board of Directors

### Minutes of April 16, 2016

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

Homeowners Present: Bob DeMeo, Howard Halliburton, Sherri McGuff, Linda Tison and Wayne Strobel.

President Kelly called the meeting to order at 8:32 a.m.

**MOTION** made by Sandra Hanna to accept minutes from March meeting which corrections to be made, seconded by, Terry Frazier, **MOTION PASSED.**

Property owner, John Cunningham, approached the board about rebuilding his home with a variance of 12 ft. instead of 25', his original home was 12' from his property line, which would make the house 32' from the road.

#### Report of Fire and Safety

- We have a FireWise grant for \$2,465.00
- We have got to use this grant soon, and have all receipts turned in to FireWise by July 31<sup>st</sup>, 2016.
- Allen proposed the concrete trash cans, and also brought up the brush cutter that would hook onto either tractor.
- Allen also asked for suggestions from the board as what to purchase.
- Maintenance went out to look at fire pits and sent letters to rental owners and let them know NO natural burning fires.

#### Report on Communications

- Don has made some changes to the terminology on the website.
- Don has been working with Marjory for putting a projected work schedule and completed work on the page. As projects are completed they will be marked completed or removed from the website.
- Don wants the members to start thinking about articles for the newsletters. The deadline for the articles is June 10, 2016.

#### Report on Nominations

- Barbara was saying that the committee is always looking for people to serve on the board.
- Barbara wanted to repeat and get the Board's approval that the proxies and will be handled in the same manner as the prior year.
- Proxy votes are for the homeowners that cannot be here for the annual meeting. The homeowner must designate the person they want to vote for.
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#### Report of the Secretary

- No Report given

#### Report of the Events Coordinator

- The toilet seats have been raised in the Clubhouse.
- There is also new TV, and kitchen equipment at the Clubhouse.
- Marjory proposed that the Pepsi machine be moved to the Clubhouse basement.

- Linda Dickerson discussed the revenue vs. expense where the Pepsi machines are concerned.
- Marjory discussed the work at the pool.
- We now have cleaning personnel for the Clubhouse and Admin Office.
- Upcoming events: Christmas Party set for December 10<sup>th</sup>, 2016.
- Investigating the possibility of using the Clubhouse for outside events, non-residence, approximately \$750. per rental. Howard suggested checking with the attorney before we rent out to non-residents.
- Alan mentioned also renting Campground to outsiders.
- Pool passes will be available May 16-May 20 at the Admin Office. Marjory will be working with Connie to get those printed or reactivated for the homeowner's who are current.

**MOTION** made by Marjory to move the Pepsi machine from front porch of Clubhouse to the Clubhouse basement, seconded by Barbara Halliburton, **MOTION PASSED.**

#### Report of Beautification

- Linda thanked the beautification committee for all their hard work. The committee has marked the walking trails, the sign at 52 E has been cleaned up nicely.
- Linda stated that there will be some work completed at the snack shack and across from the Welcome Station.
- The Garden Club planted the three plants that W.M. gave Kathy for retirement.
- Linda proposed a sign to indicate the Yard of the Month, for the Mountain. The Garden Club judges street signs around the mountain monthly.
- Linda brought up a community garden, and was asking for anyone interested, and also any suggestions.

#### Report of the Treasurer

- The bank balances as of April 13<sup>th</sup>, 2016 was \$670,733.00
- We opened a new account at United Community Bank, which makes our third bank.
- Cash In-flow: \$80,352 Cash Out- \$47,119 this did not count expenses that were capitalized.
- ALL financials are verified monthly.
- Toilets at the Clubhouse were put in, and cost \$795, we had \$1,000 budgeted for the project.
- Using our maintenance crew for the Lake McClure project saved us \$6,000.
- We made a down payment of \$6,676 for the pool work.
- Discussed delinquent assessments, 65 accounts turned over to the collection agency.
- Cell tower has sent us a revised contract- the attorney is now looking at it.
- The equipment cost after the trade-in \$65,641—excavator, attachments, trailer and tractor. The payments are \$1,094 for a 5 year term.
- Connie and Sandra are working with Tacie Jo at Edgar Land for review.
- We have a few interested in the POA lots that were quit claimed back to the Mountain.
- Sandra has written a letter to Herman Clark to ask for \$2,000 retainer back. Our new attorney is Nancy Maddox,

#### Report on Rules and Regulations

- Allen discussed the procedure for email voting. He referenced Robert's Rules, and Robert's Rules says that written voting etc. email, chat rooms and faxes do not count as a deliberative meeting. However, Skype does because the members can still vote orally. If the majority of any committee gives written consent to vote electronically, then the Walnut Mountain By-Laws may allow written voting, but this needs to be verified with Nancy Maddox.

#### Report of Vice President

- Kathy has retired from the Welcome Station.
- Ken will be working, Tuesday, Wednesday, Saturday and Sunday
- Jim will be working, Monday, Thursday and Friday.
- Connie closes the office from 12:00-12:30 for lunch.

- Flyer regarding pool updates was placed at the mail kiosk putting in news for upcoming events, planned projects, etc. A flyer will be placed down there every two weeks for communication updates for the Mountain.
- The vending machine at the Clubhouse will be moved off the porch, and relocated to the Clubhouse basement.

#### Report of the President

- Communication- Fliers etc., Newsletter, Website and Nextdoor Neighbor are all sources of the ways we are communicating.
- Lake McClure is a Class II dam, due to fact that no bodily harm would occur if the dam ever broke. Safe Dams will evaluate and inspect in the future to check if anyone builds downstream, which would result in the dam being upgraded to a Class I dam.
- The pool ramps and steps are being fixed to code.
- Working on the roads, ditches and side dressings with the new equipment.
- The water tanks need to be cleaned on the inside.
- Working on Rules & Regulations. The Fire pit rules have been revised.
- There are new alarm systems in the Office, Clubhouse and at the Welcome Station. Each committee now has a code so we can tell who is coming and going.
- The AED box now has a hot button that will call 911 instantly when opened.
- We got a bid to repave Sleepy Hollow, and the total was \$37,902.50.

#### OLD BUSINESS

- Allen discussed making sure that motions that get passed get followed up with.

**MOTION** made by Linda Dickerson to adjourn, seconded by Barbara Halliburton, **MOTION PASSED.**

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Kelly Russell, President

Wynoka Chitty, Secretary