

**Walnut Mountain POA
Meeting of the Board of Directors
Minutes of April 22, 2017**

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

Property Owners Present: Bob Demeo, Howard Halliburton, Greg Gamble, Shauna Gamble, Mike Hanna, Ron Hollifield, Nancy Hollifield, Paula Davis, Jerry Ward, Allie Frasher and Carl Frasher

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

Barbara announced that Wynoka Chitty submitted her resignation, effective immediately.

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 March Minutes amended to say, all communications be signed by the author; tabled until Executive Session, seconded by Sandra Hanna, MOTION PASSED.

MOTION made by Sandra to nominate Linda Dickerson to be Secretary for 2 ½ month, until July 2017, seconded by Marjory Walsh, MOTION PASSED.

Linda Dickerson volunteered and was then nominated to be Nominations Chair, she must also select 2 non-board members to serve on the committee until elections. There was discussion concerning the reasoning to fill the vacancy on the board for the 2 ½ months; the importance is to prevent tied voting, which is very possible with only 8 Board Members.

MOTION made by Terry Frazier to nominate Allie Frasher to fill the vacant position for 2 ½ months; seconded by Don Nickle, MOTION PASSED.

President's Report: Barbara Halliburton

- **Lake McClure is filling; fish has been added, we are awaiting the seepage analysis proposal from a professional engineer (P.E.). We need to know if we have to construct a new toe dam; or if we can modify ours. The P.E. will advise us the materials needed. If our Maintenance Crew can modify ours, it will save us almost \$30,000.**
- **The new Rules and Regulations of GA Safe Dams, has caused quite a demand on our Engineers of Record, and not of record in the State of GA. The Category I Dams for Walnut Mountain are; Lake Dakwa, Lake Atagahi and Lake Yanu. We have to have a Breach Analysis and Inundation Mapping performed by an Engineer of Record; the Engineer of Record we have signed an agreement with is Golder and Associates, our point of contact is Gregg Hudock, P.E.**
- **Connie will be writing the Emergency Action Plans (E.A.P), that every Dam owner is required to have on every dam that they own. The studies performed by Golder and Associates, will be appendices attached to the EAPs that Connie is writing. The documents must be submitted by July 1st, 2018.**
- **Barbara, Connie and Sandra visited GA Safe Dams to obtain copies for Walnut Mountain. There were 1,460 documents regarding the lakes and dams copied and obtained for our records. There**

must be Bi-Annual and Quarterly Inspections performed. The Bi-Annual inspections must be performed by a P.E. Connie and Dale are going to perform our quarterly dam inspections; Connie will write and submit the documents.

- **March 23rd, Executive Meeting—Planning the rest of the year.**
- **Hemlocks on Common Property—Bob DeMeo stated that the trees are showing signs of disease. Kevin Johnson will be treating the trees; he knows the location of the trees. The trees have been treated by Kevin in the past; and the trees need treatment every 4-5 years. Paula Davis stated that John Keown, who lives here on the mountain, will treat the trees for a fair price. The material to treat with costs less than \$50. There is an organization online called “Save the Hemlocks.” The organization is in Dahlonega, GA. Allie stated there is also an organization called “Grow it Green” in Blue Ridge, GA. Allie is very knowledgeable where this topic is concerned; Allie will oversee this project.**
- **Ga Wildlife is going to perform a study on Black Bears; to determine the number of bears in our area. They will be using hair snare fences to catch the hair from the bears for DNA studies, homeowners will be notified.**

MOTION made by Linda that we participate in the joint venture with GA Wildlife Resources, seconded by Terry Frazier, MOTION PASSED.

- **Barbara discussed a proposal from Sherri McGuff and Patrice Bowser, of the Beautification Committee. They want to oversee the landscaping around the Mail Kiosk May – September for \$250 a month. Sandra will check with insurance company to make sure they are covered by Worker’s Comp.**

MOTION made by Marjory Walsh to hire Sherri and Patrice to area cleaned, seconded by Allie Frasher, MOTION PASSED.

Vice President's Report: Terry Frazier

- **We had three major leaks in the past month on our water mains. The pipes are nearly 50 years old. We need to budget more money to work on water system. We have one tank cleaned and the other one does not need to be cleaned right now. The valve boxes have new lids; we replaced the wooden lids with stainless steel. The Water Plant will be getting a new roof.**
- **We have our new gate system installed.**
- **Connie is in her new position. Heather works with Connie on Monday, Wednesday and Friday.**
- **Dale hired a new employee, Ricky Beaver. Dale will also be hiring Summer help to weed eat and mow.**
- **The Pool is being cleaned and prepared to open for the Summer.**
- **The Campground is ready for campers.**
- **We will be installing 200 new water meters this year; we have installed 75-80 water meters to date.**
- **Lake McClure has been stocked with fingerling fish; we stocked with two different kinds of fish, and will stock the Bass in June.**
- **The side dressing of the roads will begin soon.**
- **The Summer hours for the Welcome Station and Administrative Office is 7:30-4:00.**

Treasurer's Report: Sandra Hanna

- Sandra discussed the Capital Budget as of 3/31; the budget hasn't changed much; the only change was the return of the leak detector. A new leak detector has been purchased.
- We are having conversations about the water and roads. We are working with Connie.
- We need the redundant pumps.
- Connie has been working on her own folder for water. Gary has been giving his input and being very helpful to Connie.
- Greg Gamble has mapped and the roads.
- The tax return is finished and mailed.
- Crown Castle income for 2017 is.
- Terry, Sandra and Pat met with Nancy Maddox, our Attorney.
- The By-Laws state that we can suspend water access for unpaid dues or assessments.
- Abstain from voting,
- Prohibit rentals? Amended only with 2/3 voter of POA.
- Connie will not be making decisions, not necessary to be covered by insurance.
- The board is not involved with PO disputes. The association cannot intervene between property owners.

COMMITTEE REPORTS

ACC Chair's Report: Allen Dennis

- Allie gave the report for the committee.
- There are 2 houses close to getting the occupancy certificate.
- Addressed the owner of the blue house. The county will not condemn the home.

Beautification/ Events Coordinator's Report: Marjory Walsh

- Brush to be cleaned in Campground, Picnic area, pool area and flowers to be planted. Hanging baskets have been purchased for Welcome Station.
- Pool will open on Friday, May 5th, with a Cinco De Mayo Party. Pool opens for the weekends at that point.
- The Christmas dinner is being planned. The party will be Italian themed.
- The Annual POA Meeting is being planned.
- The Craft Fair is scheduled for November 4th.

Communications Chair's Report: Don Nickle

- Don stated that all articles for the July Newsletter need to be submitted by June 10th, 2017. Don will be out of town, and he needs to mail it before he leaves.
- Jerry Ward was going to give a presentation of the WM Website; however, the TV at the Clubhouse was broken. Jerry gave out handouts for the PO's to look at.
- Nextdoor and negative postings. Don would like to see the office discontinue using Nextdoor for blasts. Don stated that other neighborhoods can see our posts.
- There are other neighborhoods seeing our Nextdoor posts.

Firewise and Safety Chair's Report: Linda Dickerson

- Linda suggested discontinuing the monthly roll-off dumpster because of homeowners abusing it. Linda asked for suggestions on controlling the abuse.
- Painting lines on the outside of the roads.
- Yielding to traffic coming up the hill.

Governance Committee's Chair Report: Pat Dear

No Report.

MOTION made to adjourn the meeting at 10:50 am, MOTION PASSED.

Respectfully Submitted,

Barbara Halliburton

Barbara Halliburton, President WMPOA

Linda Dickerson

Linda Dickerson, Acting Secretary