

MEETING OF THE BOARD OF DIRECTORS
MINUTES OF OCTOBER 21, 2017

Present: Andy Baughcum, Nancy Soukup, Marjory Walsh, Allen Dennis, Don Nickle, Linda Dickerson, Greg Gamble, John Keown

Absent: Terry Frazier (excused)

Property Owners Present: Residents that attended were to sign in. This sheet is available at the WM Administrative Office.

The meeting was called to order by Andy Baughcum at 8:39 a.m. Andy welcomed all Property Owners to the meeting.

Nancy made a motion to not accept Marjory's resignation. Seconded by Andy. Vote was 5 ayes and 3 abstains. Allen felt this was not required, but Terry requested that this be done.

Allen made a motion to accept the Meeting Minutes of September 23 (with correction under Linda's report to read uphill traffic has the right of way). Seconded by Nancy. All in favor. Marjory made a motion to accept the October 4 Meeting Minutes (no corrections,) October 9 Meeting Minutes with (no correction), and July 15 Property Owner's Meeting Minutes. Seconded by Nancy. All in favor.

Ron Hollifield and Howard Haliburton stated there were discrepancies in the meeting minutes posted on the Website for July 15 & July 21. Andy said he would get with Connie to get this resolved. After Andy gets with Terry and corrections made, Minutes will be brought to the next meeting for approval.

Paula Davis spoke about a call she received from a board member, along with a letter. Andy offered an Executive Session with the board for further discussion. Paula said she would bring others with her. Andy stated that after Terry returns on the 29th an Executive Session will be set up.

Linda Dickerson is working on a Code of Conduct for the Board. She has discussed this with Terry and will present this in November. John Keown wants to be included in the group with Paula's Executive Session. John suggested we need an independent judiciary.

John Dean is on the agenda to speak at the Board Meeting but will do so at the POA meeting immediately following.

President's Report: Terry Frazier given by Andy

1. Maintenance has cleaned up and is continuing to clean up debris from the storm.
2. All bank accounts for WM have the new officer's signatures on them.
3. Lake Yanu continues to lose water.
4. Waiting on the engineering reports on Lake McClure.
5. On Nov 11 & 12 there will be 3 roll off dumpsters in front of emergency water faucet.

Vice President's Report: Andy Baughcum

1. Stanley Lawrence Nature Trail has been cleaned up and is now open.

2. Maintenance has added more pressure release valves. Actively working on the water system.
3. Big chipper will be rented again.
4. Library is being rehabbed.
5. Heather turned in her resignation.
6. Andy has contacted 4 water engineering companies to find out how to make our water system last. No funds have been voted on by the Board for these services.
7. Dale and Andy are looking at the roads for paving. Contact Andy with concerns about roads, potholes etc.
8. Andy requested that he be contacted before calling Dale.
9. Andy is going to do the work himself to replace "Snoopy."

Treasurer's Report: Marian Greenhill

1. Not present for this meeting and no report.

Secretary's Report: Nancy Soukup

1. No report

ACC Report: Allen Dennis

1. Docks on lakes are falling in to disrepair. Looking at old files. See no variance on land permits in these records. Looking in to liability of docks/homeowner's responsibility. If dock is on common ground, you cannot keep people off. Andy to discuss with Terry and get legal counsel. Howard Halliburton read the section in WM Rules & Regulations (Section VIII B) addressing Lakes & Streams

Events Coordinator & Beautification: Marjory Walsh

1. The Spadafora's Meet & Greet was a great success.
2. Rock painting had a turn out of 4 after many had committed to attend.
3. Upcoming event calendar reviewed.
4. Beautification planted barrels at club house, have bulbs to plant.
5. Framing project of original mountain docs is underway and will be completed soon.
6. Flea Market donations coming in today.
7. Great turnout of crafters for the upcoming event.
8. Spadafora's will have their Food Truck for Craft/Flea Event.
9. Garden Club will prepare breakfast.

Communications Committee: Don Nickle

1. No report.

Firewise & Safety Committee: Linda Dickerson

1. Fire Department will be speaking at our POA meeting today. Forestry couldn't come today.

Governance Committee: Greg Gamble

1. Greg was updated by Pat Dear on action the Governess Committee has taken to date.

2. Handout given from Cheryl Shaw of Freeman, Mathis & Gary LLP
3. No expenditures will be made concerning our Governing Documents before presenting this to the Homeowners.

Additional Discussion:

Discussion held about negative comments WM residents have made on NextDoor. Andy said this will be discussed further with Terry.

Further discussion held on Resolution that was attached to the January 2017 Newsletter.

The mountain will do their best to keep ditches cleaned out. Homeowners are responsible for culverts.

Meeting adjourned at 10:00 a.m.

Terry Frazier

Terry Frazier, President

Nancy Soukup

Nancy Soukup, Secretary

