

Walnut Mountain Meeting of the Board of Directors Minutes of February 18th, 2017

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

Homeowners Present: Jerry and Joy Ward, David Brooks, Paula Davis, Bob DeMeo, Greg Gamble, Howard Halliburton, Mike Hanna

The Board Meeting was called to order at 8:35 AM, Sat, February 18th, by President, Barbara Halliburton.

MOTION made by Barbara Halliburton to accept the January 21st minutes with corrections, seconded by Linda Dickerson, **MOTION PASSED.**

MOTION made by Barbara Halliburton to approve the February 2nd, Special Meeting, seconded by Terry Frazier, **MOTION PASSED.**

MOTION made by Barbara Halliburton to accept the February 13th, Special Meeting, seconded by Linda Dickerson, **MOTION PASSED.**

Homeowners Concerns:

Jerry Ward - He asked if there is a recycling program in place for Walnut Mountain. Barbara explained that the Recycling Center is located on 52 East beside the Gilmer County Jail.

Bob Demeo- asked about the Directory, KDA Communications was contracted, the company stated that the Directory is in final stages. Was there a decision made concerning the gate system? The decision concerning the gates has not been made, but will be discussed today.

David Brooks – Stated that he has asked Connie to close discussions that she posts for the Board or her office on Nextdoor. The Board agreed that it's okay for Connie to close her posts for discussion. Allen Dennis stated that he feels the website is an excellent source for announcements and alerts for the community. David stated that his wish that the website does not become a site for debate or grievances. Paula Davis stated that she feels that NextDoor is becoming too personal and the behavior of some neighbors are using the site inappropriately. Greg Gamble asked if we can allow access but close the topics for reply's. David's responded by stating by saying maybe muting a person is possible. Allen stated that he thinks that we are dealing with two issues: 1) The Board should make a motion to accept NextDoor as an additional information source, and (2) he also suggested that we come up with a paragraph that serves to remind the community that any questions for the Board need to go through proper channels, and post it once a month on NextDoor. Pat Dear addressed Terry, David and Don stating that when anyone puts anything in an electronic form (their name is there) on NextDoor, that can be construed as a threat either real or imagined, the individual becomes immediately liable for their actions. Pat also stated that if anything were to happen to a Board Member or the Board as a collective body, it puts the community in a liability state if the post was construed as a threat. Howard Halliburton stated that the NextDoor forum has absolutely nothing to do with the Board of Walnut Mountain; it is an open forum. He stated that the Board should not respond to any post that is negative. Howard also stated that the best avenue is to refer to the leads of the website to remove the post.

President's Report: Barbara Halliburton

Eric Dykes with EPD/Safe Dams came on site Thursday, January 19th, to determine that Lake McClure is still a Category 2 Dam. He took pictures from the top side of the Dam, and the backside of the Dam. Barbara called Eric and asked if WM would receive a letter stating that the Dam is still a Category 2, and Mr. Dykes responded with no letter will be issued, all he needed was to submit his pictures and onsite notes. Barbara also mentioned a toe drain for the Dam at McClure. Barbara stated that Dale, Maintenance Manager, feels confident that the maintenance staff can put the toe drain in.

Vice President's Report: Terry Frazier

Terry discussed the 50 meters that have been installed, and the additional 50 that have been ordered. WM ordered 200 meters for the upcoming year under a "blanket" order meaning that the pricing will not change for the year. We are recording the meter change out in an Excel spreadsheet for warranty purposes. Terry discussed the Welcome Station remodel. The bathroom is complete, the heaters have been changed out; although, Heather is still painting, and Dale will be changing the doors and windows. The water tanks are going to be cleaned. It will take approximately 3 weeks for the tank to be cleaned, and the paint to cure. We have two quotes for the gate upgrade. The first quote came in at \$29,000 for the belt driven gate, the second quote came in at \$39,000 which is, the magnetic driven arm. The contract with Technical Support Systems (our current gate system) expires on April 1, 2017. Sandra Hanna stated the funds that were obtained from Crown Castle, \$53,000, will be used to purchase a truck for \$24,500, an extra \$12,000 for roads and the remaining funds will go towards the new gate system. Terry spoke of Dale replacing the lids on the pressuring reducing valve boxes. Terry spoke of putting lights on the rock wall at the sign at 52 East. Terry said the duck decoys were replaced in the pond at the entrance of Walnut Mountain. John Cunningham will continue to treat the pool with chemicals this season. Terry spoke of giving Connie some part-time help to help lighten her load.

MOTION made by Terry Frazier to accept the bid to install the Magna-Lift (magnetic arm system), total cost \$39,691.19, seconded by Wynoka Chitty, **MOTION PASSED**. (7 votes YES, 1 OPPOSED, 1 Board Member ABSENT)

Nominations: Wynoka Chitty

Please submit bios to Wynoka for the upcoming election.

Treasurer's Report: Sandra Hanna

Sandra went over financials. Sandra stated that we have increased our equity by \$175,000. Sandra and Connie took the tax returns to Welch, Walker and Associates, the returns should be back within two weeks. We will owe taxes due to the \$50,000 that was transferred from Crown Castle. A property owner was concerned about our reserves, and this property owner brought up a Reserve Study. The study would cost \$25,000-\$30,000. Sandra discussed this study with Tacie at Welch, Walker and Associates; Tacie stated that we do not need a Reserve Study. The study spans over a 10-year period, which would be irrelevant for Walnut Mountain, considering the way plans change at Walnut Mountain. Sandra has planned to sit down with Greg Gamble, John Keown and others to discuss a 5-year plan for roads and water. After discussion among the board members; the majority of the Board agreed that yes, we should discuss a 5-year plan. Water leaks have been reduced by 800,000 gallons per month. We have reduced our usage by replacing service lines instead of repairing them. Sandra discussed our accounts; 2017 assessments to be collected are \$404,293.00, delinquent accounts are at \$123,175 as of now. Sandra asked for suggestions on enforcement actions concerning delinquent accounts and activities around the Mountain. The discussion was postponed for a month to give the board members time to think about the topic, and come up with ideas.

ACC: Allen Dennis

Ally reported for Allen. There were 17 dead trees removed. There are still several projects going on around the Mountain.

Beautification and Events Coordinator: Marjory Walsh

Marjory was absent; however, Barbara H. gave her report per Marjory's board report. The Christmas Dinner date was discussed. The Craft Sale/Garage Sale is on the calendar on the Website. Earnest Walker and Rhonda Sprague have committed to work the Pool. Wynoka is going to set a date for the Pool Opening and Meet the Candidates. Linda Dickerson will work with Connie this year to help with pool safety. Marjory will be visiting the use of amenities of those who pay per month.

Communications: Don Nickle

Jerry Ward has been helping Don with WM Website. There are more changes to be made. Jerry will be available next month to demo the Website. The articles for the April Newsletter are due on March 15th. Don spoke of the revisions that were made to Welcome Home. Sandra gave a couple of suggestions for the brochure. Barbara suggested that the brochure should state the Campground is closed during the Winter for campers, and that the brochure should state that the hours of the Campground should read the same as the Rules and Regulations; which are as follows: The campground has a gate at the entrance which will be locked after hours and will be on the same schedule as the Welcome Station hours and the restrooms will be locked at all times.

MOTION made by Don Nickle to approve the Welcome Home brochure with the changes discussed, seconded by Sandra Hanna, **MOTION PASSED**.

FireWise and Safety: Linda Dickerson

Safety: Gilmer County Sheriff's Department will be patrolling our community on a regular basis with no cost to us. We are adding speed limit signs around the Mountain. We will also be adding yield to incoming traffic signs.

FireWise: We are in the process of writing our FireWise Mitigation Grant for the 2017 year.

Governance Committee: Pat Dear

Members of the Committee are: Allen Dennis, Pat Dear, Don Nickle and Phillip Savrin. The committee has read through the CCR's; they are going to make recommendations in March to Board Members concerning the CCR's and the By-Laws. The committee removed the dollar amount for the special assessment. The water tap fee language will be revised. The committee is trying to define "What is a business?". Where, who, what and how do we enforce what is written in the CCR's and By-Laws? If we are not going to enforce it down the road, then do not say or write it. The Board will get a copy of both revised documents (CCR's will first, By-Laws will be second) to review.

New Business

The next Board Meeting will be held on Saturday, March 18th, 2017.

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

Barbara Halliburton

Barbara Halliburton, President

Wynoka Chitty

Wynoka Chitty, Secretary