

**Walnut Mountain  
Meeting of the Board of Directors  
Minutes of January 21<sup>st</sup>, 2017**

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

Homeowners Present: Ron and Nancy Hollifield, Bob DeMeo, Howard Halliburton, Mike Hanna and Paula Davis

The Board Meeting was called to order at 8:37 AM, Sat, January 21<sup>st</sup>, by President, Barbara Halliburton.

**MOTION** made by Sandra Hanna to accept the November 18<sup>th</sup> minutes with corrections, seconded by Linda Dickerson, **MOTION PASSED.**

**Homeowners Concerns:**

Paula discussed the three Crepe Myrtles that were cut down on the Dam at Lake McClure. These three Crepe Myrtles were planted by Chuck Manston. There was also a memorial tree (Blue Spruce) that was planted for Chuck Manston after his passing by Lynne Pitters. The Board will discuss replacing the Spruce in Chuck's honor. Barbara brought up keeping up with historical information that concerns Walnut Mountain in a better manner. She stated that it would have been nice to have known the history of these trees.

**President's Report: Barbara Halliburton**

Barbara gave an update on Lake McClure.

Barbara asked the members of the board to look at all the forms that apply to their committees and revise them if needed.

Final proofing has been completed on the WM Directory. Howard Halliburton asked if the directory could be linked to the WM Website. Barbara stated that she and Don will discuss this.

**Vice President's Report: Terry Frazier**

The leak detector has been ordered.

The new UTV has been purchased and is in use on the Mountain.

We have ordered 50 water meters and they are being installed. The new meters are being logged electronically and a copy is being placed in the homeowner's files.

The Welcome Station is being renovated. Terry purchased a bull horn for the Welcome Station Attendants to use.

The cleaning for the water tanks has been scheduled.

The Water Plant is getting a new roof.

The last snow event cost the Mountain \$2,890.69. The homeowners agreed that we should keep treating the roads during snow events.

Terry discussed missing out on buying a new utility truck, and the repairs that need to be made to the current truck that we own.

Terry discussed a special meeting and being able to waive the three (3) day notice.

The paving this year will include: a section of Laurel Ridge and Ridgeview is scheduled to be paved, pot holes and side dressing is also in the budget.

The water system mapping is set for later this year.

The wooden valve box lids will be replaced steel lids.

We have obtained three bids for the gate system. The gate system that we are considering is compatible with our gate passes and Door King Software.  
We now have magnetic signs on the vehicles.

### **Nominations: Wynoka Chitty**

Wynoka stated that she is going to write something to stress how important it is that we have someone with Accounting experience for the future Treasurer of Walnut Mountain. They can be a Board Member, or they can serve as Treasurer without being on the Board.

### **Treasurer's Report: Sandra Hanna**

The cell tower deal with Crown Castle closed. Crown Castle purchased a perpetual lease, agreed to \$50,000 down and \$1500 a month for 11 ½ years. We will pay taxes on the \$50,000 and the \$1,500 a month from Crown Castle. The total amount paid to Walnut Mountain including interest, will be, \$257,000.

We are required to have a yearly review. Sandra and Connie audited our books. We have collected \$216,246 so far this year in 2017 assessments. The bank accounts total \$467,494. We are going to close the Operating Account and the Debit Card Account at Bank of Ozarks. We purchased a Remote Deposit Machine for Connie from United Community Bank. Our total assets are \$1,081,707. The total revenue for 2016 was \$791,841, and the total expenses for 2016 totaled \$610,312. The 2016 Capital Budget came in under budget due to certain circumstances. There were things that we did not do, or did not purchase. Sandra gave us numbers on other expenses that were over or under budget for the year. Sandra found problems with the CPA R.L. Jennings tax returns for 2013. Sandra asked Mr. Jennings to refund the \$2,500 that we paid for the review. Mr. Jennings threatened to sue us. Sandra suggested that Walnut Mountain never use R.L. Jennings as they are not Independent due to our complaint. Walnut Mountain was incorporated in 1975.

### **ACC: Linda Dickerson**

No Report

### **Beautification and Events Coordinator: Marjory Walsh**

Marjory discussed a map of the walking trails. She stated that 50+ people attended the Christmas Party. She spoke of the Garage Sale money. Marjory wants to raise funds to make improvements, but wants it to be used for certain projects. She discussed opinions about how this affects personalities, upgrades, etc. Marjory discussed the pool for this upcoming year. Who monitors pool operations and employees?

### **Communications: Don Nickle**

The WM Website now has a copy of the trail map and the welcome package. The reports for the April Newsletter are due the middle of March.

### **FireWise and Safety: Allen Dennis**

No Report.

### **Governance Committee: Pat Dear**

Members of the Committee are: Allen Dennis, Pat Dear, Don Nickle and Phillip Savrin. The committee is continuing to review the CCR's and By-Laws. Community Concerns-Operation of businesses, fees & fines, concerns related to meetings related to contracts and other key considerations. Phillip, Pat and Allen have reviewed and agreed on areas of potential revisions.

## **New Business**

Linda visited Bent Tree concerning speeding. She asked the questions of how does Bent Tree enforce speed limit? Bent Tree uses radar guns, and have their own security team. Linda wants to investigate the purchase of a radar gun for speeding vehicles.

The next Board Meeting will be held on Saturday, February 17<sup>th</sup>, 2017.

**MOTION** made by Terry Frazier that the Meeting be Adjourned, seconded by Marjory Walsh, **MOTION PASSED.**

*Barbara Halliburton*

Barbara Halliburton, President

*Wynoka Chitty*

Wynoka Chitty, Secretary