

# Walnut Mountain

## Meeting of the Board of Directors

### Minutes of June 18<sup>th</sup>, 2016

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

Homeowners Present: John Cunningham, James Pardue, Howard Halliburton, Ron Hollifield, Bob DeMeo, Allie Frasher

President Kelly Russell called the meeting to order at 8:36 a.m.

**MOTION** made by Pat Dear to accept the minutes from the May Meeting, seconded by Terry Frazier, **MOTION PASSED.**

Property Owner Concerns/Questions:

- John Cunningham approached the Board needing a 27' road variance, and wants to build the new home in the same spot as the old home that burned.
- James Pardue and his Attorney, Steve Smith, approached the Board concerning property easement at M39-Sleepy Hollow Road. Jim voiced his concerns that WM would be getting 6' inside his property line to do some road paving. Jim's main concern is that WM would come onto his property and put ditches in.

**MOTION** made by Barbara Halliburton that the Board, Dale and James Pardue meet at Jim's property on Sleepy Hollow Road to discuss the work and the road paving that will take place on the place, seconded by Terry Frazier, **MOTION PASSED.**

#### Report of Fire and Safety

- Letter has been written to FireWise to ask for permission to use the grant money in another area. We are waiting on the answer from Frank Riley, the Representative for FireWise.

#### Report on Communications

- The articles for the Newsletter must be submitted by June 3<sup>rd</sup> in order to be published in the Newsletter to be in compliance with the 21-day notice to homeowners in regards to the July Annual Meeting and Election. The proxy ballots will be mailed with the Newsletters, and the Candidate Bio's will be included as well.
- Don wants to know when the procedure for contacting the Board Attorney will be available. Kelly stated that a procedure will be drafted for the Board's consideration at the next Board Meeting.

#### Report on Nominations

- There are four candidates running for the Board.
- There are three positions to be filled, and Homeowners have until July 2<sup>nd</sup>, to show interest in being on the Board.
- There can be nominations from the floor the day of the election.
- Barbara and Howard discussed and explained the Election process.
- There will be 6 counters that will team up in two's, and after they count, they will check their partner's count, then Howard Halliburton and Mike Hanna will validate for the final count.
- Howard discussed that the Proxy Ballots are to be given to Wynoka, the Secretary, to disperse to the designated voter. The Proxy has to be filled in by the Homeowner with the person they want to vote for. The designated Homeowner for a Proxy cannot fill in the Proxy Ballot for you.
- The Property Owner's are only allowed one proxy vote per household.
- The Homeowner's who are not current on their assessments are not eligible to vote.

### Report of the Secretary

- No Report given

### Report of Architectural Committee

- Allie made a request to send warning letters to Property Owner's that are not maintaining their yards.

### Report of the Events Coordinator

- Marjory discussed the POA Annual Meeting. She stated that the function will be catered by The Pink Pig this year.
- Marjory discussed the Pool and some issues that have occurred since opening.
- Marjory discussed the Pool hours. The Pool hours are now 10:00-9:00 each day.
- Marjory wants to have a craft meeting once a month.
- Marjory is no longer going to help with the Garage Sale this year.
- Marjory will be taking over the Acoustic Jam from Donna.
- Marjory discussed the Welcome Station enforcing the rules of Fed-Ex, UPS, etc. She suggested no more taking packages at the Welcome Station.

**MOTION** made by Barbara Halliburton to allow Full-Time Staff to have a Pool Pass, seconded by Marjory, **MOTION PASSED.**

### Report of Beautification

Linda was absent. No Report given.

### Report of the Treasurer

Sandra was absent from meeting. No report given.

### Report on Rules and Regulations

Pat was absent from meeting. No report given.

### Report of Vice President

- Terry discussed the new employee, Alex Powell.
- Terry discussed the new Pool Monitors that were hired.
- The new equipment is being used for various projects around the Mountain.
- Dale had to rent a bigger chipper to mulch the trees that were cut for the Helicopter Pad.
- The Welcome Station is working well with Jim Waddell and Ken Johnson working it.
- The Office Parking Lot is being used as a meeting place for Homeowner's to park their cars. Terry is getting signs to put up outside the Office to restrict parking during business hours.
- No drinks inside the Pool unless, the drink is inside a plastic cup.

### Report of the President

- A trailer was stolen from the Storage Unit Area. The Property Owner wants us to replace the trailer and refund the rental fee for the Storage Unit. The Mountain will reimburse the rental fee for the Storage Unit, but will not pay for replacing the trailer.
- Kelly spoke about graffiti on a driveway on Ridgehaven Road at the new construction. We need to watch for people who are vandalizing property on WM with graffiti.

- The Pool- the contractor that was hired had sub-contractors and he did not pay them; which set back the Pool project. Marjory intervened and spoke to the sub-contractor. Marjory worked out a deal with the sub-contractor to finish the job. Eric Kelley from Kelley Pools signed a letter stating that we could pay his sub-contractor to complete the job. At this point, WM has retained 10% of the contract from Kelley Pools for 30 days. Kelly will be meeting with the attorney the upcoming week to
- We have two bids to refurbish the water tanks on top of Walnut Mountain inside and out. The bids were more than expected, so we will wait until next year to do.
- The original gate for the Clubhouse will have to be replaced and moved. Kelly presented a drawing for the new gate.
- Paving for Sleepy Hollow will take place within 2 to 3 weeks.
- We have three houses outside the gates of Walnut Mountain. Kelly proposed that we do not increase assessments for these three homes, since they are on Turniptown Road we never do road work for them.

**MOTION** made by Kelly Russell to spend \$1,095 for the construction and installation of the new gate at the Clubhouse, seconded by Terry Frazier, **MOTION PASSED.**

**MOTION** made by Kelly Russell to pay Alice Frasher \$40 per month for gas to reimburse for her ACC work, seconded by Wynoka Chitty, **MOTION PASSED.**

OLD BUSINESS

- No old business was discussed.

**MOTION** made by Kelly Russell to adjourn, seconded by Wynoka Chitty, **MOTION PASSED.**

*Kelly Rusxsell*

*Wynoka Chitty*

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Kelly Russell, President

Wynoka Chitty, Secretary