

MEETING OF THE BOARD OF DIRECTORS
MINUTES OF SEPTEMBER 23, 2017

Present: Terry Frazier, Andy Baughcum, Nancy Soukup, Allen Dennis, Don Nickle, Pat Dear, Linda Dickerson, John Keown

Absent: Marjory Walsh (excused)

Property Owners Present: Wendy Knowles, Nancy Farnham, Mary Scott, Paula Davis, Steve Greenhill, Linda Tison, Mel Tison, Alice Frasher, Wayne Krawczyk, Ron Hollifield, Deb Johnson, Ken Johnson, Jill Stanley, Steve Lashley, Rene Hughes, Lynn Pitters.

The meeting was called to order by Terry Frazier at 8:32 a.m. Terry welcomed all Property Owners to the meeting.

Linda made a motion to accept the meeting minutes dated July 21. Allen requested the change of separating the Board Meeting Minutes from the Executive Board Meeting Minutes; seconded by Andy. Motion passed with all in favor.

Andy made a motion to accept the meeting minutes dated August 19. Allen requested the change of separating the Board Meeting Minutes from the Executive Board Meeting Minutes: seconded by Linda. Motion passed with all in favor.

John stated that he sent Terry an e-mail that he did not accept the position of Public Works for personal and professional reasons.

President's Report: Terry Frazier

1. Due to IRMA there were lots of trees down with power and water out. Many thanks to our WM crew, Amicalola, ETC, Connie for the "Boil Water Alert" and Gary McVey for the Emergency Water Connection.
2. Terry made a motion that we keep the Emergency Tap and pay the county \$1,900. Seconded by Nancy. 6 approved and 1 abstain (Allen). Connie, Maintenance and Andy will have the key to the Emergency Tap that will be locked.
3. All board members have signed necessary documents at all the banks WM uses.
4. Due to low usage & cool water in the pool, it has been closed for the year.
5. Clean up day will be Nov 11 & 12 with 3 roll off dumpsters at the pool. Monitoring from 9:00 a.m. to 5:00 p.m. with gate closing then.
6. Terry is proposing that ACC be relaxed about taking trees down around houses due to IRMA.
7. Terry will not be present for the next Board Meeting. Andy will be directing that meeting.

Vice President's Report:

1. FEMA has been contacted about trees down from IRMA.
2. There is a budget for roads. Call Andy if you see a section that needs attention/pot holes/paving.
3. Goldmine had new gravel put down.

4. Dale took a Management Course and Connie will go next year.
5. Main concern is water and lines that need replacement. Discussion held on the water. John intercepted with his opinions.
6. Generator pros and cons for water pumps. Prices ranges are high. Further investigation will be done.
7. Next week WM crew will be picking up debris from IRMA and shredding along with large logs.
8. Yanu Dam (Class 1) needs a new study done which will cost approximately \$10,000. No action can be taken until Engineering Report is completed. Andy made a motion that up to \$10,000 be spent on the required Engineering Study. Pat seconded. All in favor. The report could take 2 to 3 months.
9. Andy wants people to call him before calling Dale if there is an issue.

Treasurer's Report: Marian Greenhill

1. Financials' were balanced thru August 2017 (Profit & Loss & Balance Sheets attached).
2. WM net worth is \$1.3 million and currently ahead \$335,000.

Secretary's Report: Nancy Soukup

1. No report

ACC Report: Allen Dennis

1. Reporting will be done in Executive Session

Events Coordinator & Beautification Report: Marjory Walsh

1. Reviewed scheduled events from October thru February.
2. Update of November Craft Fair.
3. Walking Path proposal detailed.
4. Music Jam update. Earned to date \$49. Hope to have a donation of \$250 to give to Gilmer Arts by the end of the year.
5. Andy's coffee is a great success.
6. History research is continuing with assistance from Terry Bodiford, Bill Schmidt & Harry Ludwig. Request of additional \$1,000 for this project.
7. Beautification led by Sherri MGuff. Sherri's team met this week and discussed their list of improvements for her committee and separated what is to be done by WM maintenance and committee. Additional funds of \$250 requested for adding bulbs & shrubs for common areas. The budget request is a total of \$1,250.
8. Request was made to have the upstairs of Club House be cleaned every month due to more usage. Terry made a motion to have the upstairs of the Club House cleaned every month for \$75 which would be inclusive in the quarterly cleaning of \$150. Seconded by Nancy. All approved.

Communications Report: Don Nickle

1. Jerry Ward is continuing to work on the WM Website (BOD, Bulk Mail, Password).
2. Newsletter will be ready tomorrow for Terry's approval.

Firewise & Safety Report: Linda Dickerson

1. No firearms are permitted to be fired on WM property.
2. Drivers traveling down the mountain have the right of way.
3. Gilmer County Fire Department is coming to the meeting in October. Topic will be fire pits & fire safety.
4. ACC will inspect fire pits.

Nominations

1. No report.

Governance Committee: Pat Dear

1. Spoke with Cheryl Shaw et al who has experience with Home Owner Associations. She will do a no cost review of all our documents and make recommendations.
2. Nothing to present now for Town Hall meetings.

Terry stated that Connie could not communicate by e-mail during IRMA. Therefore, communications needed to be done by Nextdoor. It is good to use in the event of an emergency or to advise of meetings.

Andy suggested that we have a committee to notify the people out of town in case of emergency. It is important to have your address and lot number on your home.

John began a discussion on water & the pump station. Andy commented on leaks. Terry asked that this be discussed in Executive Session that would follow

Meeting adjourned at 10:00 a.m.

Terry Frazier

Terry Frazier, President

Nancy Soukup

Nancy Soukup, Secretary