

# Walnut Mountain Meeting of the Board of Directors Minutes of May 21, 2016

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

Homeowners Present: Greg Gamble, Allie Frasher, Mike Hanna, Howard Halliburton, Craig Massey and Ron Hollifield

President Kelly called the meeting to order at 8:30 a.m.

**MOTION** made by Sandra Hanna to accept minutes from April meeting which corrections to be made, seconded by, Terry Frazier, **MOTION PASSED.**

Property Owner Concerns/Questions: None

## Report of Fire and Safety

- No Report

## 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

- Barbara reported that there are several interested potential candidates for the Annual Election, the Nominating Committee is always hoping that other candidates will express an interest in serving on the Board. Candidates can express an interest in serving up until 14 days before the Election and Nominations can be made from the floor the day of the election, in order to be on the Proxy Ballot and featured in the July Newsletter, Bio's should be submitted to a member of the Nominating Committee, Barbara Halliburton, Mike Hanna or Howard Halliburton no later than the month of June.
- Barbara discussed the correct way for homeowners to fill out their Proxy Ballot in 2016.

**MOTION** made by Barbara Halliburton that homeowners be given the same and correct procedure used in 2015 in order to submit a valid Proxy Ballot in 2016, **MOTION PASSED.**

## Report of the Secretary

- No Report given

## Report of the Events Coordinator

- It was noted that not all Clubhouse Events have been posted on the Website, and therefore, it needs to be updated going forward.
- The Garden Club meets the second Thursday of each Month and is having difficulty accessing the Clubhouse to decorate since the Exercise Classes that now meet on Thursday morning is creating a conflict. Sandra Hanna stated that the classes are being suspended for the summer and if they resume in the Fall, we could rework the schedule to help solve the situation.

- The issue of having a Water Aerobics Class in the Pool was broached by Marjory. There is a proposal for a non-residential instructor to teach 2 classes/week in the WM Swimming Pool with participating homeowners the instructor \$5 each per session.
- The subject of the Wedding Party scheduled to be held at the Clubhouse the weekend of June 24<sup>th</sup>-26<sup>th</sup> was then discussed with Marjory expressing that the Wedding Party would be charged \$40/day for the Upstairs and \$25/day for the Downstairs. The total expected would be \$125, plus the cost of the use of a Pool Attendant (\$35/hour) dedicated to overseeing the Clubhouse Parking Area to be designated for the use of the Wedding Party attendees.
- Further discussion re: the use of Clubhouse chairs taken downstairs or whether Rental Chairs would have to be provided by the Renter.
- Discussion concerning the Blank Concrete Slab located on the left as you enter the WM property. Marjory reported that she, as Events Coordinator, and Linda, as Beautifications Chair, have discussed upgrading the area to improve its attractiveness by planting deer resistant plants and its use for future events. The subject was tabled to be taken up at the next Board Meeting.
- Marjory has chosen The Pink Pig for our catering needs this year, since it has a variety of menu options.
- The Pool Opening Date is TBD, so the Grand Opening Party and the Meet the Candidates Session will be a joint Event.
- When the subject of Rental of our Amentities to Non-residents was voiced, it was, again stated, that we needed to check with our Insurance Provider to determine if Non-residents would be covered in the event of a mishap accident, etc.
- Marjory discussed the rental of the Clubhouse for a Long-term renter's mother's 95<sup>th</sup> Birthday. It was agreed that the long-term Renter's cost would be equal to a resident's rental cost.
- The Annual Garage Sale in the Fall should probably be at participating Residents' homes as it was in 2015, but with no Sale in the Clubhouse for WM.

**MOTION** made by Marjory Walsh that WM secure a signed Release Form from both the instructor and each Participant(s), motion amended by Pat Dear to include the participants, seconded by Marjory Walsh, **MOTION PASSED.**

#### Report of Beautification

- Linda also discussed the joint decision regarding the Slab with the Event's Coordinator.
- Mentioned the heavy visitation by Bears this year. It is felt that they are, perhaps, being fed, which is not only against WM's rules, it is against the law. Linda agreed to communicate this to homeowner's via NextDoor, Email Blasts from the Office and by getting in touch with DNR. It was also stated that a message on the Community's Marquee should address a message regarding the danger associated with feeding the Bears.
- The Committee's focus will center on maintaining the garden areas around the Welcome Center and the Mail Kiosk; they will endeavor to beautify the space along the road leading to the Waste Disposal Area.
- Due to lack interest in establishing a Community Garden, that idea has been dropped.

#### Report of the Treasurer

- Sandra reviewed the April Financial Statements and distributed the Capital Budget Expenditures. Sandra stated that revenue collected during April was \$38, 109.
- The bank balances as of May 18<sup>th</sup>, 2016 were \$623,381.61.
- The average expenses for the first 4 months of 2016 is \$45,027.
- Letter's were sent to the homeowner's regarding 2016 past-due assessments for 2015 and before.
- The Crown Castle Agreement will be reviewed again with our attorney, but Crown Castle agreed to a non-conclusive use of the road to the tower and water tanks.
- WM's past attorney, Herman Clark, returned \$1,000 of the \$2,000 Retainer paid to him years ago.

- The Financial Statement Review is complete and Sandra is very pleased with it; there will be full presentations to the BOD and the POA at the July Annual Meeting. The Review and all related info has been sent to WM's tax accountants for the completion of the 2015 tax return.

#### Report on Rules and Regulations

- Pat reported that after 7 months of working to produce the final copy of the Revised Rules and Regulations, the committee was happy to present a final draft for Board approval. Pat took the Board on a Section by Section Review of the entire document, with occasional questions and comments being addressed.

**MOTION** made by Pat Dear to approve the Revised Rules and Regulations with the understanding that several issues discussed will be further clarified and voted on by the Board at the Special BOD Meeting, Wednesday, May 25<sup>th</sup>, 2016, seconded by Sandra Hanna, **MOTION PASSED.**

#### Report of Vice President

- Terry announced that the Pepsi Machines have been removed and that two other beverage machines have been purchased with one to be in the Snack Shack across the Mail Kiosk and the other downstairs in the Clubhouse, accessible to the Pool users. These machines will be conducted to determine if they should be kept on site.
- The Welcome Center is working well with Ken and Jim sharing the FT position; several PT employees including Linda and Jeremy have kept it covered during vacations, etc.
- Thanks to the volunteers that have covered for Connie in the Office when needed.
- The Welcome Center needs rehabilitation, plans are underway to replace the rotten floor in the Bathroom as well as other things.

#### Report of the President

- Sleepy Hollow is on the schedule to be repaved.
- Discussed a letter from a homeowner asking for relief from high fine associated with the abuse of Trees Cut that the ACC had not approved.
- Discussed an issue with the misuse of the Roll-Off Dumpsters with the abuse cited by a homeowner who had abused the ruling of the ACC on tree-cutting. Howard Halliburton read the CCR Section XI, A, 7, that spells off the misuse of such if it inconveniences other homeowners. A fine was mentioned.
- Attorney has sent/is sending a letter to the ladies over the Garage Sales that had raised \$7,000 with donations from the WM Community for Clubhouse Improvements. A date to meet was given which was not good for the Executives, and an alternative date suggestive resulted in the homeowner hanging up on the President.

#### OLD BUSINESS

- No old business was discussed.

**MOTION** made by Terry Frazier to adjourn, seconded by Sandra Hanna, **MOTION PASSED.**

*Kelly Russell*

*Wynoka Chitty*

Kelly Russell, President

Wynoka Chitty, Secretary