

# WALNUT MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC

Board Meeting January 18, 2020

Meeting called to order at the Walnut Mountain Clubhouse at 9:30 am.

Present: Max Holstein, Carol Callicutt, John Dean, Tim McLaughlin, Mary Scott (by phone), Lynne Pitters, Linda Tison and Shyla Brenan

Absent: Frank Randall

Residents: 19

1. Motion: By Shyla to approve agenda.  
Vote: Unanimous approval
2. Motion: by Carol to add presentation of Revised Rules and Regulations  
Vote: Unanimous approval
3. Motion: by Shyla to approve November 9, 2019 Board Meeting Minutes  
Vote: Unanimous approval

## COMMITTEE REPORTS

### PRESIDENT:

1. Thanks to Shyla for a Newsletter that outlined 2019 accomplishments
2. Going to use some of reserve funds to replace 2.5-inch water main on N. Lake Dr (2640 feet). The new 6-inch pipe will be installed by our crew and the larger pipe will support fire hydrants. Once the cost is calculated it will come back to the board for approval.
3. Roads will be prioritized for this years budgeted road resurfacing to begin this spring.

### VICE PRESIDENT:

1. Engineer consulted for the deterioration of the bridge at Gate #1. He recommends a wood filler/sealer to be topped with asphalt. Once the cost is calculated this will return to the Board for approval. Project will take place in the spring with the other paving.
2. Walnut Ridge side dressing has been completed.
3. Pond work by the water wheel is making progress, estimated time of completion is May or June. The silt that will be removed will be utilized elsewhere on the mountain as needed.
4. Gates working well since card readers replaced.
5. Installation of redundant pumps for our water system has been completed.
6. Recent storm cleanup handled by our crew has been completed.

### SECRETARY:

1. Firewise home inspection sign up sheet is available for residents.

### ELECTION COMMITTEE

1. Tim reminds all that 3 Board positions will come due this July.

### COMMUNICATIONS/ BEAUTIFICATION

1. On our website property owners can now chose the delivery method they prefer for the Newsletter.
2. Planning a meeting in February to discuss spring plantings.

### RESIDENT CONCERNS:

1. Questions on the balance sheet will be forwarded to Frank.
2. Music Jam sessions will be held on the last Friday of each month, except in November and December.

**NEW BUSINESS**

1. Motion: by Shyla to accept offers of \$1000 each for the sale of lots G39 and G42 currently owned by the POA. The buyer to cover closing costs.  
Vote: Unanimous approval
2. Motion: by Shyla to approve changes to Rules and Regulations.  
Vote: Unanimous approval  
These changes will be posted on our website and copies available at the office.

**ADDITIONAL RESIDENT CONCERNS:**

1. Dangerous tree limb hanging over road. Carol to have crew take care of it.
2. Clubhouse sound system needs to be more usable. Operating instructions to be created for display in equipment room.
3. Speed Bumps installed have gained support for additional speed bumps. More to be added in the future.

Meeting adjourned at 10:20am

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Max Holstein, President

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John Dean, Secretary