

WALNUT MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC

Board Meeting July 18, 2020

Present: Max Holstein, Carol Callicut, Hector Rivera, Shyla Brenan, Rhonda Yabrow, Pat Buono, Frank Randall, and Mary Scott

Absent: Stephanie Kolenut-Valdez

Residents: 19

1. Motion: By Max to approve agenda
Vote: Unanimous approval
2. Motion: By Shyla to accept the June 20, 2020 minutes
Vote: Unanimous approval

COMMITTEE REPORTS

PRESIDENT:

1. Welcome new board members

VICE PRESIDENT:

1. Recommendation to leave the office closed in light of COVID 19 – but accessible by phone
2. Alex Powell – maintenance resigned. Connie actively recruiting to fill his vacancy

TREASURER:

1. Bank balance plus 25K YTD
2. Invoiced – but still need to pay for the pond
3. 80K budgeted for roads. Three to five estimates ranging from 85K – 115K
4. Bank balance as of July 15, 2020 is \$766,309

ACC:

1. Three members – Steve Young added. Seeking additional volunteers.
2. YTD – 158 requests, 155 approved, 1 declined, 2 pending. Four violations – 2 resolved

BEAUTIFICATION:

1. Residents Jim and Betty Willis donated a magnolia tree. Patrice planted near bridge
2. Approximately 50 homes on VRBO, Air B & B rentals. Six identified as serious fire pit violations. Fines to be assessed by ACC.

COMMUNICATION:

1. Not enough content to publish a July newsletter. One planned for October.

NEW BUSINESS:

1. Speed bump request by the Davis family – first residence on Laurel Drive.
Motion by Max: To relocate the speed bump at stop sign on Walnut Ridge, to requested location
Motion by Shyla: To relocate Walnut Ridge speed bump to location in front of Donna Davis home
Vote: Unanimous Approval
2. Motion by Max to move election of officers to an executive session
Vote: 7 approved, 1 opposed
3. Ron Hollifield did a detailed presentation on vacation rentals, and the negative impact on WM. His presentation contrasted Gilmer County's taxation on businesses, vs. WM CCR's as a private residential community

Motion: By Shyla to move to Executive Session

Vote: 6 Approved, 1 opposed

Motion: By Frank to reconsider officer appointment in Executive Session

Vote: 4 approved, 2 opposed

Carol Callicut resigned from the board

Max asked for nominations for President

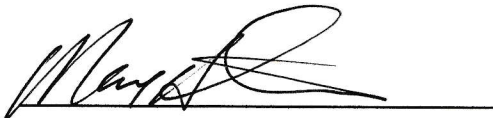
Motion: By Rhonda to nominate Hector as Vice President

Vote: Unanimous

Hector Rivera was designated as the new Vice President, since that person co manages the staff and meets with Connie frequently.

Subsequent motions unanimously approved: Frank Randall-Treasurer, Rhonda Yabrow- Secretary

Max has agreed to remain in the President position, until the unexpired term of Carol Callicut can be appointed. Recommendations by all board members needed. Max to solicit bio's from the community.



Max Holstein, President



Rhonda Yabrow, Secretary