

WALNUT MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC

Board Meeting September 19, 2020

Present: Max Holstein, Hector Rivera, Frank Randall, Rhonda Yabrow, Mary Scott, Shyla Brenan, Pat Buono, Stephanie Kolenut-Valdez (ZOOM)

Residents: 19 Additional: 57 - VIA ZOOM

1. Motion: By Shyla Brenan to approve agenda
Vote: Unanimous approval
2. Motion: By Pat Buono to accept the August 15, 2020 minutes
Vote: Unanimous approval

COMMITTEE REPORTS

PRESIDENT:

1. Welcome new property owner attendees (welcome those attending remotely via ZOOM)
2. Replace Vacant Board Position
Motion: By Shyla Brenan to appoint Clint Shaw
Vote: Unanimous Approval
3. Request by property owner Georgette Lawrence to have individual reside full time with her.
Physician letter detailing the need for 24 hour care, and medical assistance
Motion: By Shyla Brenan to approve occupancy (to be reviewed in six months)
Vote: Unanimous Approval
4. Request by property owner Bill Schmid to utilize part of the campground to park his RV
A committee was formed to explore – headed by Clint Shaw – Greg Gamble, and Howard Halliburton

SECRETARY:

1. Guidelines for first ever ZOOM meeting (Use of microphones, audio off, chat option only)
2. Streamlined procedure to post minutes to website

VICE PRESIDENTS REPORT:

1. Future water systems presentation
2. Safety – exploring part time law enforcement on weekends
3. Proposal to add cameras and digital technology to three (possibly four gates)
Motion: By Mary Scott to approve \$17,000 upgrade
Vote: Unanimous Approval

Manager's Report: Connie McVey

1. Gate 1 Bridge work complete
2. Road paving to begin on Monday, September 21st
3. Pool will close September 30th
4. Recommendation for metal dumpster lids and bear locks. Also, proposing upgrade of seasonal 6 yard dumpster with permanent 8 yard.
Motion: By Rhonda Yabrow for one time cost of \$3,072.00 for lids and locks. Plus \$275 per month for additional trash service
Vote: Unanimous Approval

TREASURER:

1. Bank balances as of September 1, 2020- \$722,503.48
2. Rough draft budget for 2021 provided for preliminary board review
3. 2021 Budget to be finalized at October meeting

ACC:

1. Total requests YTD 254, 244 approved, 3 partially approved, 2 not approved, 5 pending
2. One stop work order issued, since resolved. 15 violation letters sent YTD (8 in the last month)

BEAUTIFICATION:

1. Mountaineer to be published October 1st. Article deadline – Sept. 22nd

RECOGNITION OF PROPERTY OWNERS WISHING TO SPEAK:

1. Perry Cantrell presented the assignment, research, and findings of the STR committee. The need for increased security, a webmaster to review cameras, and the number of gate passes i.e. danglers that are currently issued, were among their key findings. The committee suggested a possible impact fee to offset costs.

Special Meeting Wednesday, September 30th, 2020

VICE PRESIDENT:

1. Hector Rivera called the meeting to order. Established a quorum

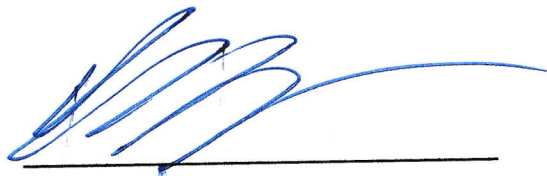
SECRETARY:

1. Rhonda Yabrow stated the purpose of the meeting. To appoint a new president to complete the term of Max Holstein, who resigned September 22, 2020

Hector asked for nominations.

Rhonda Yabrow nominated Clint Shaw

1. Motion: By Mary Scott to close the nominations, and appoint Clint Shaw President
Vote: Unanimous approval
2. Motion: By Stephanie Kolenut-Valdez to adjourn the meeting
Vote: Unanimous approval



Clint Shaw, President



Rhonda Yabrow, Secretary