

## **Walnut Bend Property Owners' Association Board of Directors Meeting July 30<sup>th</sup> 2020**

**Call to Order** – President Don Hills called the meeting to order at 7:00 p.m.

**Roll Call – Board Members:** President Don Hills, Vice President Ken Dickey, Treasurer Scott Siemsen, Secretary Jose Jones.

**Others Present** –Pam Mulinex

**Approve Minutes of December 14th 2020** –Due to covid 19 pandemic no meeting was held in March 2020. Scott moved to approve the meeting minutes, seconded by Ken Dickey.

### **Treasurer's Report –**

- 1) Scott presented the January – July Income & Expense Report, Balance Sheet, Reserve Funds Report, and Transaction List By Vendor Report. Reports Attached. Pam moved to accept the financial statements, Ken seconded, motion passed.
- 2) The billing for the 2021 WBPOA dues were mailed. Payments are due by September 1, 2020.

### **Committee Reports –**

#### **Architectural Review Committee**

- 1) Pam reported there are 2 property owners who plan to start building soon. Lot 10 and Lot 12. They have not currently submitted official plans to the review committee.

#### **Road Committee**

- 1) Scott reported that he has sprayed weeds twice and plans on at least one more time this year.
- 2) We experienced a land slide in March 2020, it is been cleaned up.
- 3) Scott reported that he repainted the stripes in the road. He noticed an area that needs to be fixed that has washed away due to the excess rain we have had this year.

#### **Access Committee**

The gate stopped working in June; Scott replaced the board, and ran other tests. It is currently working.

#### **Marina Committee**

- 1) Don reported one solar light was out, but they have the replacement light to go in it.
- 2) Don and Scott pressure washed the dock in March.
- 3) Reported \$2200.24 in dock fund.

#### **Bylaws Committee**

No new reports

#### **Old Business –**

- 1) Facebook page- Scott has opened one,, working on getting everyone added.

- 2) Purchase of salt- the board decided at this time we would not buy any salt to have saved for winter.

**New Business –**

- 1) Scott stated we have an overgrowth of trees. Discussion on whether to contract this service out, or buy a pole saw for \$600 to do it their selves. Motioned by Scott to buy a pole saw seconded by Ken Dickey. All board members present agreed this was the best decision.
- 2) Scott stated while sending out the HOA dues he noticed; Lot 31 is now owned by Hawkins County, Lot 29 has been transferred to Haskell Winstead, Lot 5 is now owned by Stephen Shockley, Lot 25 sold at auction in June.
- 3) Jose brought up the weeds and declining appearance to the parking lot at the boat ramp. Scott is going to spray the weeds the next time he sprays. In the 2021 budget the board will set money to the side to put additional gravel in that area.
- 4) Next meeting set for October 13<sup>th</sup> 2020.

Scott moved to adjourn the meeting, Jose seconded, meeting adjourned at 8:05pm