

MINUTES

WALNUT BEND PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

SEPTEMBER 27, 2014

The meeting was called to order at 12:05 pm.

Board Members Present:

Ken Givens, Teddy Whitson, Valerie Whitson, Pam Mulinix and Don Hills.

Minutes:

A motion to accept the minutes from the April 12, 2014 meeting was made by Pam and 2nd by Don. All in favor.

Treasurer's Report:

Teddy reported that we had \$20,390.52 in our Checking Account and \$50,076.13 in our Money Market Savings Account for a total of \$70,466.65. He stated that all bills have been paid with no outstanding bills to be paid. He, also, reported that we had several lot owners that still had not paid their annual fee and were now delinquent. He gave Ken a list with all names and addresses, etc to take to our attorney, Jim Point for further notices to be sent out. Valerie made a motion to accept the Treasurer's Report and was 2nd by Pam. All in favor.

Committee Reports:

Don reported for the Marina Committee that we still had \$2,094. In our Marina Bank Account. Also, we still have the two boat slips for sell for a value of around \$6,815 each. Don also reported that there was a little damage that he thought needed to be repaired. He is going to contact dealer about this. Teddy brought up that he had had a couple of complaints about the light blinding boats at night. It was discussed about getting the angle of the light changed and thought that Holston Electric had originally put up the light. Don will call Holston Electric to check on this.

It was also discussed about the new residences, Scott & Brenda Siemsen, buying a boat slip. They have told Don that they have been trying buy or swap slips with Nancy Barbarito or Brian Henard. (Henards refused to sell theirs). They are currently using the Henard's slip with their permission. According to Don, the only slips available for them to buy are the two closest to the shore and they did not really want either of these. Since they have been given a "free" pass this Summer, it was decided that Ken would write them a letter inquiring about their intentions of purchasing a boat slip. It is in the by-laws that quests of property owners can use the outer slip for an allowance of no more than 48 hours at a time.

Pam reported that the Gate is still working good. Ken ask about the un-wanted traffic and was told that it has not been a problem lately. But it was discussed that Pam would change the generic gate code which needs to be done periodically for security reasons.

Old Business:

No news on any more work being done on the Wellbanks lot.

We had a discussion about the Logging that has been going on this summer. With our complaints being addressed by phone and e-mail with Ken a few weeks ago. Ken has been in contact with a representative of the Boy Scouts and was passed on to a Danny Ausband of Elizabethton @ 423-542-9221. He will check into our situation. Pam has also spoken with the logger and was assured that their truck and loads were no heavier than previous logger. We are more concerned with more damage to the road on the big hill.

New Business:

Teddy will call and find out how much salt we have left. If we have less than 10 ton, he wanted to know if he had permission to purchase more. Ken made the motion, 2nd by Pam to purchase more if needed.

Teddy will also check with Rick Mitchell about checking out the ditch lines and culverts to see if they need to be cleaned out now or wait till next spring.

Meeting was adjourned at 12:40 pm.

*per Cloud Nine
09-29-14*

P.S. In checking with Rick Mitchell about our salt in storage, we still have 23 tons of salt, so we will not need to buy any more at this time.