

Walnut Bend POA Board Meeting

March 12, 2019

Call to order by President, Jose Jones at 6:55pm

Roll Call: Jose Jones, Scott Siemsen, Ken Dickey, Don Hills, Pam Mulinix, Dustin Jones

Secretary's Report was read as published. Motion to approve minutes from both the Sept. 19, 2018 Quarterly meeting and Dec. 1, 2018 New Board meeting was made by Scott Siemsen and seconded by Ken Dickey-Motion approved

Treasurer's Report by Scott Siemsen was read as published and a motion to approve was made by Pam Mulinix and seconded by Don Hills-Motion approved

COMMITTEE REPORTS:

Dock-It was noted that a cable for dock that broke loose in high waters will need to be replaced when lake levels go down and water temperatures are warmer. It was discussed that a swim ladder would be purchased with 50% of cost coming from Marina funds and 50% from general POA account. A motion by Don Hills to that effect to purchase a swim ladder of approx.. cost of \$350 would be made and it was seconded by Ken Dickey-Motion approved

Security-Scott Siemsen reported that he had worked with Maintenance Engineer, John from the Hawkins Co. Hospital and everything is working now. Don Hills and Scott Siemsen blew out the water in the conduit to dry it using a shop vacuum. Magna lock was not working and call box was not working. Scott also reported that we are not receiving restitution from the two people who had previously broke the gate. Pam is to contact Ken Givens to discuss better way to co-ordinate gate code changes for realtors who have properties to sell in Walnut Bend. We feel this needs to be updated frequently since the realtors are bad to give their codes out to the public.

Architectural-Pam says nothing new to report. The Jones home should be finished by April.

By-Laws- The board has to make recommendations to send to the POA . The POA lawyer made some recommendations for the board to approve. Once that is done it will be sent out to the POA by the next Voters Meeting in December 2019. Brenda Siemsen, the chair was not available at this meeting, but will have a committee meeting to go over those recommendations.

Mowing-Pam reported that all Lot owners will receive an email once she receives the 2019 Price list from Rick Mitchell. Don and Scott will put down crab grass prevention in the front entrance lawn.

Road-Don and Scott are watching the low spot on big hill. Scott discussed buying reflective paint to mark the middle of the road in areas where fog is bad. Motion to buy reflective paint and applicator if it is under \$700-Motion by Don Hills and seconded by Scott Siemsen-Motion approved

OLD BUSINESS:

Dock improvements (swim platform, swim ladder- Jose Jones to contact CVS Docks about swim platform. See Committee reports for Swim ladder.

Community Improvements(picnic table)- Motion by Pam Mulinix and seconded by Don Hills to purchase a picnic table for the common area at the marina. Motion was approved.

NEW BUSINESS:

Gate Repairs-See Security Report for details

Lake Clean Up day on April 27th- Jose Jones will coordinate the Holston Lake cleanup, which is set for April 27th from 9am-noon. She will order t-shirts for those participating and pick up supplies prior to the morning of the 27th and we will meet at marina lot.

Facebook page for Walnut Bend-Jose brought up the need to create a social media page for Walnut Bend so that we can publish events, meetings, etc. and share information with lot owners. A motion was made by Scott and seconded by Don to set up a page with Jose as the administrator. Motion approved.

Build a shelter over the gate access security box-Scott and Don brought up the need to place a shelter over the Security box at a cost of \$1000-1500 to keep it from getting more water damage. Don is to price out materials and present to board in an email for approval.

Next Meeting is scheduled for June 11th at 7pm at Scott Siemsen's home.

Moved to adjourn by Scott and seconded by Don-Motion approved and adjourned at 8:04pm