

## **Walnut Bend Property Owners' Association Board of Directors Meeting August 6, 2017**

**Call to Order** – President Don Hills called the meeting to order at 2:00 p.m.

**Roll Call – Board Members:** President Don Hills, Vice President Ken Dickey, Treasurer Scott Siemsen, Secretary Brenda Siemsen, Director At Large Pam Mulinix.

**Others Present** – Judy Schiffer (Lots 19, 20, 21); Kevin & Kim Nelson (243 Walnut Bend Dr.), Dustin and Jose Jones (Lot 13)

**Approve Minutes of May 6, 2017** – Pam moved to approve the minutes as printed; Scott seconded; motion passed.

### **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 2018 WBPOA dues were mailed. Payments are due by September 1, 2017.

### **Committee Reports –**

#### **Architectural Review Committee**

- 1) Pam reported there are 4 property owners who plan to start building in the spring of 2018 or possibly sooner; Lots #12, #13 #18, and #23.
- 2) Pam also reported that Ken Dickey has replaced Teddy Whitson on the ARC Committee.

#### **Road Committee**

No report.

#### **Access Committee**

Scott reported the camera for reading vehicle tag numbers was installed at the gate. He has reviewed video since its installation and the picture is great, very clear and easy to read.

#### **Marina Committee**

- 1) Don reported solar lights were purchased at a cost of \$131.61 and he installed them on the marina. Don also order checks for the account at a cost of \$18.37. The balance of the marina account is \$1944.02
- 2) Don will look for tires for the gangway and possibly install them this fall.

#### **Bylaws Committee**

Brenda reported all members of the committee submitted suggested changes to the bylaws. A document was presented with all suggested changes. The Board will meet to compile a final draft to be presented at the Voters Meeting.

### **Old Business –**

- 1) Scott reported that per Judy Schiffer's request he went to Holston and inquired about a fixed rate for the lights at the gate and marina. Holston does not offer a fixed rate, all billings are per usage recorded on the meter.
- 2) Don reported he will be contacting Holston Electric again about tree trimming once the growing season is over.
- 3) Scott reported he has not checked into reflectors for the road.

### **New Business –**

- 1) Don reported 9 certified letters were mailed 6/12/17 to lot owners about cleaning/mowing their lots. Two (2) of the letters were returned as not delivered. The Association had the lots mowed and paid for the mowing. An invoice was sent to each of the lot owners.

Scott was concerned about the Association paying for the mowing and possibly not receiving reimbursement because most of the lots we paid to have mowed or bush hogged belong to habitual non-payers. Even if a lien is placed on the property, the Association is last in line for past due fees when the property is sold.

Judy Schiffer stated that having overgrown lots cause a decline in the property values for all lots. She is trying to sell a lot and believes the overgrown lots are preventing her from selling her lot. She feels the Association should be pro-active and mow the lots and cut down small trees and pay for it to make the community vibrant. She also felt the mowing of the lots that was done was not done appropriately and would like to have the board talk to other mowing companies.

Other discussion was how does the Association pay for tree clearing and mowing each year and is it fair to have to raise fees to pay for those who will not take responsibility for their property. Is it throwing good money after bad. The mowing company that was used prior to the current vendor quit because it was too hard on his equipment and it is too far out here to bring his equipment.

The Board agreed to talk to some other mowing companies.

Scott moved that the Association have overgrown lots mowed or bush hogged as needed and no more than once per year; Ken seconded, motion passed.

- 2) Don asked Scott how much salt we have and if the company that bought Cloud 9 will continue to provide, store and spread salt for us. Scott reported we do have salt, he did not have the amount with him. Scott will contact the new company.
- 3) Scott reported he was contacted about Lot 5. A bank has taken over ownership of the lot. We have received a check for all past due amounts. The \$55.00 mowing was not included in the amount given the bank. An invoice for the mowing will be sent to the bank.
- 4) Scott reported he contacted the Association's attorney for clarification on Lot 31. Notice was received that the asset was confiscated by the IRS. Scott was unsure where to send billings and correspondence. Technically Bashada's are still the owners and we should continue to bill them.

- 5) Scott reported that he has taken over from Teddy Whitson the spraying of the weeds at the edges of the roads. Scott has sprayed 2 times and requested to receive \$150.00 per spraying. This is based on what Teddy was payed for spraying.

Pam moved to pay Scott \$150.00 per spraying; Ken seconded, motion passed.

- 6) Scott and Don reported that Don was able to borrow a commercial blower for cleaning leaves and debris off the road. Scott and Don cleaned the roads and saved the Association about \$500.
- 7) Don reported TVA was here looking at the lake edge and left regulations for what can and cannot be done on TVA land, below the 1080 line.

Scott moved to adjourn the meeting, Don seconded, meeting adjourned at 3:10pm