

Walnut Bend Property Owners' Association
Board of Directors Meeting May 6, 2017
Approved 8/6/17

Call to Order – President Don Hills called the meeting to order at 10:06 am.

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 (new owners of 243 Walnut Bend Dr.)

Approve Minutes of January 21, 2017 – Pam moved to approve the minutes as printed; Scott seconded; motion passed.

Treasurer's Report –

- 1) Scott presented the January – April Income & Expense Report and the Balance Sheet. Reports Attached. Pam moved to accept the financial statements, Brenda seconded, motion passed.
 - Judy asked if the vapor lights (lights at marina and gate) are a fixed fee or based on usage. Scott stated the billing is based on usage. Judy stated she thinks a fixed fee is available from Holston Electric. Scott stated he will call Holston and ask.
- 2) Scott reported that Lot #31 was auctioned by the County, no bids were received, the County took possession of the property.
- 3) Scott reported that Lot #5 will be sold at foreclosure sale on 5/30/17
- 4) Scott reported there are 6 unpaid 2017 dues. Liens were placed on the properties.

Committee Reports –

Architectural Review Committee

- 1) Pam reported that 3 property owners will begin building in the spring of 2018; Lots #12, #13 and #18.
- 2) Building has been delayed until 2018 for Lot #23.

Road Committee

Don reported the road has been fixed, curbs were put in for water drainage. There is still an issue with some of the drains. Brown Brothers need to come out and grind down the asphalt around a couple of drains. Scott offered to call them again to see when they can come out.

- Judy asked if someone could contact the County to find out the process for them taking ownership of Walnut Bend Drive from the Bingham Road to the Walnut Bend property line. She felt this would alleviate a lot of cost for the Association. There was discussion about the road running through both Hamblen and Hawkins counties; being at the mercy of the county for snow removal and road repairs. The County is not very good at fixing pot holes or providing snow removal on Bingham Rd and Lee

Valley. Also, the gate would have to be moved to the property line. Judy offered to do some research and get back with Don. Don offered to call Hawkins County.

Access Committee

Scott reported he received a quote from Watchdog in Knoxville to install a security camera that will capture vehicle tag numbers. Camera \$400 and installation of up to \$200. Ken moved to purchase and install the camera, Don second, motion passed.

Marina Committee

- 1) Don reported he will be purchasing and installing solar lights on the marina to keep boaters from running into it.
- 2) Scott reported the tires on the marina gangway are dry rotted. Don will check on tires.

Bylaws Committee

Brenda reported she is still working on the document to present the suggested changes to the bylaws.

Old Business –

- 1) Don reported Holston Electric sent Asplund Tree Service to trim the trees that were in the power lines. They did not do a very good job, there are still trees in the power lines. Don will talk with Holston again.
- 2) Pam reported she has received a cost list for lot clean up from Rick Mitchell. Pam will be contacting lot owners about lot clean-up.
- 3) Scott reported he has not contacted anyone about road striping because it is a small job and he knows of a larger development that could not get theirs done because it is too small a job. Kevin suggested the reflectors the State uses and the State might make them available to us. Judy suggested posts with reflectors. Scott will check into both options.

New Business –

- 1) Scott reported the website and domain through Go Daddy was renewed for 2 years.
- 2) Scott reported he checked with Holston Electric about using their meeting room for the annual voters' meeting in the fall. They do not provide services for conference calling. Pam suggested using a service such as Go To Meeting.
- 3) Judy Schiffer stated she will be running for the board and requested phone numbers and email addresses of property owners. Brenda, Secretary, stated that emails and phone numbers are private and will not be provided unless the property owner gives permission for their personal contact information to be shared. Names and addresses are on the State's property data website so are public. Judy asked for permission to be requested from property owners. Brenda will send out information requesting permission for phone numbers and emails to be shared.
- 4) Judy also requested that her lots not be sprayed along the road for weed control.

The next Board of Directors Meeting will be August 5th at 10am. Location to be announced. Meeting adjourned at 11:38.