

Walnut Bend Property Owners' Association
Board of Directors Meeting
January 21, 2017
Approved Minutes

Call to Order – President Don Hills called the meeting to order at 1:03 pm.

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

Others Present – No others were present.

Approve Minutes of September 24, 2016 - Don corrected the name of a committee member of the Architectural Review Committee. Eddie Boles was listed as Brian Boles.

Pam moved to approve the minutes as corrected; Ken seconded; motion passed.

Treasurer's Report –

- 1) Scott presented the 2016 Year End Income & Expense Report and the 2016 Year End Reserve Funds Report. Reports Attached.
- 2) Scott also presented the Revised 2017 Budget. The 2017 Approved Budget had an adding error and the expense total showed \$4400 which is less than the actual total. This error was discovered when the budget was entered into the Quickbooks software. The 2017 Revised Budget shows a decrease in line items Mowing, Spraying and Cutting, Ditch Cleaning and Transfers to Reserve Funds. 2017 Revised Budget attached.
Brenda moved to approve the 2017 Revised Budget; Pam seconded; Motion passed.

- 3) Scott reported there are 7 unpaid 2016 dues. 4 of those have not paid since 2013.
- 4) Scott reported lot 52 has been sold. The new owners contact information has been received.

Committee Reports –

ARC – 1) Pam reported that Ken Dickey should be starting the building process the end of March.

2) The Warwicks (Lot 3) contacted her about the process for building a home.

Roads – 1) Don reported the road has been fixed. Need to have it ground down around 2 of the drains because water is bypassing 2 of the drains. Scott will contact Brown Brothers to have that done.

2) Don will check into having the leaves blown off the roads now that all the leaves have fallen.

Access – 1) Pam reported the gate has been broken for a while due to several issues.

The motor failed again and needs replaced. Mark with Door King is trying to get the motor replaced. It was determined that the hinges were causing the gate to bind when opening and closing. The hinges need replacing before a new motor was installed.

The hinging system has been changed, it is much stronger and has zerks to allow for lubrication of the hinges.

Recently, the mother board at the control box went out and has to be replaced. Mark (Door King) has to send in the mother board before the company will replace it. The mother board at the control box has to be replaced before a new motor is installed so right now we are in a holding pattern on the gate.

2) Don asked Scott to get a quote on a camera that will capture tag numbers.

Marina – Don and Scott reported the marina is on the ground for the winter.

Bylaws – Brenda reported that suggested changes have been received from committee members.

Brenda has started putting together a document with the suggested changes and will be presented to the Board for approval prior to being presented for approval at the Annual Voters Meeting.

Ken Dickey volunteered to help with any committee.

Old Business –

- 1) Scott reported the Walnut Bend website is up and running. The website is www.walnutbendtn.com Notice was sent to all property owners that the website is available.
- 2) Don reported that the Road Committee decided reflectors on the curbing were not needed. This was a suggestion made by Mike Pappas at the September meeting.
- 3) Don contacted Holston Electric about trimming the trees hanging on and over the electrical lines. Holston's is running about 2 months behind on tree trimming but said they will take a look at our area.
- 4) Handbooks have been sent out to Property Owners requesting them. The contents of the Handbooks are also available on the website.

New Business –

- 1) Pam stated in the Spring she will be contacting lot owners about spring lot clean-up. She stated it would be nice to have some help with that task.
- 2) Scott stated that when it is foggy it is difficult to see the road. He asked if he can get quotes for placing a reflective dashed line in the middle of the road or to place reflectors on poles on either side of the road. The Board asked Scott to proceed with getting quotes.

The next Board of Directors Meeting will be April 29, 2017 at 1:00pm. Location to be announced.

Adjournment – Ken moved to adjourn; Pam seconded; motion passed. Meeting adjourned at 1:55pm.