

## Walnut Bend Property Owners Association Meeting Minutes

September 19, 2018

Called to order by President, Don Hills at 7:00Pm. Those present were: Don Hills, Scott Siemsen, Ken Dickey, Kevin Nelson, Brenda Siemsen and Pam Mulinix.

Motion was made by Scott Siemsen, second by Ken Dickey to accept the Meeting minutes from the June 20, 2018 meeting as published on website. Motion approved.

A detailed treasurer's report was given by Scott Siemsen, Treasurer. In addition he reported that only 5 POA Dues had not been received yet. Motion to accept Treasurer's report by Pam Mulinix, seconded by Ken Dickey, motion passed.

### Committee Reports:

Dock committee report by Don Hills: Wheels were replaced on dock at a cost of \$99.78 leaving \$2244 balance in the Marina Account. Discussion to add a swim platform and ladder were tabled until Spring.

Security report by Scott Siemsen: Gate is working really well and the new gate remotes are much appreciated by those owners who live here. We have more to purchase at \$31 each if interested. The security camera at the marina had a bad power supply and a new one was ordered and installed at a cost of \$180.

Architectural Review: Nothing new to report. Home is being built on Lot 13 for the Jones family.

By-Laws-Brenda Siemsen, By-Laws Chairperson presented the proposed changes to the By-Laws by the committee that had been established in the previous year. The board of directors voted on the suggested changes. The changes are being presented to our POA Lawyer for his approval of the legality by Scott Siemsen. Once this is done they will be presented to the POA Members via mail when the 2019 election ballots are mailed out.

Mowing-Reported by Pam Mulinix: Rick Mitchell completed a mowing on Labor Day weekend and several lot owners who do their own mowing or hire it out had not complied. I sent a letter out to those not in compliance. A few were still not done as of the board meeting and a subsequent letter will be sent. Due to excessive rain this summer things are extremely overgrown if not kept up with.

Road report by Scott Siemsen is that we are watching a dip in the middle of the road on the big hill. (Also noted we've had several trees to fall, some on the power lines across the road requiring Holston Electric to remove them. On one occasion a tree was completely across the road and Scott & Brenda Siemsen had to cut it up and remove it. On two other occasions Scott had to cut away the trees enough to give clearance to use the road. Scott, Brenda and Don Hills cleaned up one of the areas off the side of the road.)

### Old Business:

Gate repairs was covered under committee report. It was decided that distributing Gate access cards to vendors was not a good idea.

New Business:

Dock improvements: Picnic Table, Swim Platform and ladder will be tabled until Spring per Don Hills.

Scott Siemsen would like to make the POA Dues an even \$550. He also needs to update Quick Books at a cost of \$280 and this needs to be added to the Budget for next year.

Scott also let us know that the person who broke our gate first time last year, Brandon White has been charged and his first court date is Oct. 3<sup>rd</sup> at 10:00am. Scott and Don will attend the hearing. The second person who was caught damaging the gate, Brandon Myers had requested to make payments and work off his debt, but so far he participated in one work day and made a payment of \$50 and when confronted said he no longer has a job. He has until October 31<sup>st</sup> to pay or we will press charges.

POA Annual Meeting was set for Dec. 1 at 1pm at the conference room at Hawkins County Hospital in Rogersville, TN. A written notice will be mailed along with a Questionnaire to complete if you wish to run for an office for 2019. This Questionnaire needs to be returned by Oct. 18, 2018 to me, the secretary either my U.S. Mail or email.

Meeting was adjourned at 8:20pm by Don Hills.