

## Walnut Bend Property Owner's Quarterly Meeting Minutes-April 18, 2018

Meeting was called to order by Don Hills at 6:35pm.

Those present were Don Hills, Kevin and Kim Nelson, Brenda and Scott Siemsen, Ken Dickey, Jose and Dustin Jones and myself, Pam Mulinix.

A motion by Scott Siemsen and 2<sup>nd</sup> by Kevin Nelson to approve minutes of Dec. 9, 2017 was passed.

Treasurer's report was presented and reported on by Scott Siemsen for both Year-end and 1<sup>st</sup> Qtr. Scott will mail the Year-end Report to property owners.

Dock Committee report given by Don Hills-balance of \$2144.02 in marina account. Don will use some of that money to purchase new tires for the dock.

Security report by Scott Siemsen-Gate was damaged by a Brandon White in Dec. 2017 and the Hawkins Co. sheriff's office is suppose to be issuing a warrant. The cost for the repairs were \$835 for motor and \$250 for labor. The gate was damaged a second time in March by a Brandon Myers who was a passenger in a car driven by his girlfriend, Melinda Myers. Scott had filed a report with Hawkins Co. Sheriff's office and he was able to speak to Brandon who asked if he could work to repay the costs of \$1100 without being prosecuted. A motion was made by Don Hills for Brandon to pay back \$1100 in 6 months starting with \$100 earnest money up front. He will be allowed to repay by working for the POA. If he doesn't pay back in 6 months we will proceed with prosecution. The motion was seconded by Scott and approved.

Architect Review-Pam reported excavation work has started for Jose and Dustin Jones home. We noticed a for sale sign on the lot owned by Alesia Hybarger and not sure of the status of her building. Pam will contact her for further information. No other architectural plans have been given to the committee, which is Ken Dickey, Kevin Nelson and Pam Mulinix.

By-Laws-Brenda Siemsen had nothing to report at this time.

Mowing-Rick Mitchell sent me (Pam) a pricing list for mowing and lot cleanup in early Spring.

Road Committee-Per Don we are watching a low spot in the big long hill.

Old Business-

Gate repairs and an addition of magnetic lock-Scott reported that he was working to get card reader repaired. He had purchased a replacement card reader but it was still not working. Looking for new service provider and he had contacted a Dean Fuller about repairing the card reader and added a magnetic lock to the gate to prevent damage to the gate motor since every time the gate is forced open it has burnt up the motor. He is still waiting for a quote.

Bids for mowing-No one contacted me about finding new bids for a mowing/lot maintenance contractor. Previously Judy Schiffer had suggested we try to find somebody else. I tried to find

someone, but no one seemed interested in coming here. It was decided by the board to continue with Rick Mitchell.

Cards for contractors and Rick Mitchell were discussed after the card reader is repaired.

New business-

Scott Siemsen had spoke to the new lot owner of Lot 4, which was purchased at a tax auction by Eric Thompson. He took possession on Mar. 21, 2018. Scott made a motion to pro-rate fees from Sept. 2017-March 2018 at 75% of POA fees., 2<sup>nd</sup> by Ken Dickey. Motion passed.

Scott Siemsen proposed a Clean-up Day down by the marina area and bring in Brandon Myers to help with clean-up at \$10 an hour to go toward him paying back the \$1100 he owes for gate repairs. The first Clean-up day was set for April 28<sup>th</sup> at 10:00am.

Meeting was adjourned by Don Hills at 7:45 pm.