

Walnut Bend Property Owners' Association
Annual Voters Meeting
December 9, 2017
Approved Minutes
(Approved 12/1/18)

Call to Order – Don Hills, President at 1:11.

Roll Call – Board Members present Don Hills, Scott Siemsen, Brenda Siemsen, Ken Dickey and Pam Mulinix

Voters Present – Kim Nelson, Kevin Nelson, Jose Jones

Voters Present via Teleconferencing – Charles Humphrey

Approve Minutes of September 24, 2016 Voters' Meeting – Pam moved to approve minutes as printed; Scott seconded; motion passed.

Treasurer Report – Scott Siemsen presented the 2017 Financial Reports as of 11/30/17. The balance of the checking account 11/30/17 is \$29,277.55, the money market account is \$54,091.35 for a total of \$93,368.90. The net income over expenses is \$5,960.41. The transfer to reserve funds was \$15,094.50.

The Treasurer, Scott Siemsen, presented the 2018 Proposed Budget. Ken moved to accept the budget as presented, Pam seconded; motion passed.

Committee Reports:

ARC Committee – Pam Mulinix reported that Lot 13 will start building in the very near future. Lot 12 has submitted plans to the committee. Lot 23 has tentative plans to start building in February 2018.

Eddie Boles has resigned from the ARC Committee. Kevin Nelson volunteered to serve on the committee.

Marina Committee – Don Hills reported there is \$1944.00 in the marina fund. Don installed solar lights at the ends of each arm on the dock as a safety measure. The lights cost \$131.61. Don also ordered checks for the Marina account at a cost of \$19.37. The account had set dormant for so long that it had to be reactivated, the reactivation fee was \$20.00. Don also reported that the wheels on the ramp are dry rotted and need replaced.

Access Committee – Scott reported a tag reader camera was installed at the gate, it cost \$655. Someone forced the gate open and the force broke the mechanism on the gate. The camera captured a picture of the tag, a police report was made. The person that broke the gate contacted us and paid for the damages; a total cost of \$1500.

The card reader at the gate is not working. The Door King maintenance person is very difficult to contact. When he did return a phone our phone calls, he said the card reader is on order and he is waiting on it to be shipped.

The Door King maintenance person has also been asked to provide a quote to install a module for key fobs. He has not provided any correspondence. There was discussion about finding a new

maintenance person that might be more responsive to our needs. Scott will find out if there are other Door King reps in the area.

Bylaws Committee – Brenda reported that the bylaws review had not been completed. It will be presented at the next voters meeting.

Road Committee – Don reported that we may to look into filling the cracks in the roads.

Ken Dickey asked about cleaning the ditches. Don will contact Rick Mitchell about cleaning the ditches and checking the culverts and drains.

When the road was repaired the asphalt company did not smooth down the asphalt in front of the a drain and the water does not funnel into the drain as it should. There have been several calls made to them but they have not responded.

Lot Clean Up – Pam Mulinix reported the lot clean up season is over.

Old Business – No old business.

New Business - There was also discussion about purchasing the key fob module, the key fobs are less costly than the cards and you are not exposed to the weather to open the gate. Scott, Don and Kevin would be willing to install the module if we can order the parts ourselves.

There was discussion about people entering the sub-division using codes received from contractors or realtors that have been in the sub-division. The general consensus of the voters present was only property owners should have a code. Contractors should be issued cards and charged a \$50 per card deposit. When the job is completed and the cards are returned the contractor would be reimbursed the \$50 per card.

The delivery companies such as UPS and FedEx also have codes, however, it seems that only the regular delivery driver knows the code. If some one else is driving the route, they either do not deliver the package or leave it at the gate (this happened recently). It was suggested by Kevin to place a laminated sign on the call box with instructions on how to call the recipient from the call box for entry into the sub-division. It was the general consensus of the voters present that this was a good idea.

It was also discussed that Rick Mitchell, the road and ditch maintenance person, should have a card instead of a code.

Election of New Officers

Jose Jones and Kim Nelson opened and counted the ballots received. There were 15 ballots including Charles Humphrey via teleconferencing, no write-ins. The 5 Board positions will be filled by Ken Dickey, Don Hills, Scott Siemsen, Pam Mulinix and Kevin Nelson.

Adjournment – Scott moved to adjourn the meeting, Ken seconded, motion passed. Meeting adjourned at 2:05 pm.