

WALNUT MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC

Board Meeting February 20, 2021

Present Clint Shaw, Frank Randall, Rhonda Yabrow, Brad Michels, Frank Randall, pat Buono
(via ZOOM)

Mary Scott, Stephanie Kolenut-Valdez (via ZOOM)

Residents: 8 ZOOM: 32

1. Motion: By Brad to approve agenda
Vote: Unanimous approval
2. Motion: By Brad to accept the February 15, 2020 minutes
Vote: Unanimous approval

COMMITTEE REPORTS

PRESIDENT:

1. Welcome, established a quorum
2. Results of the speed bump survey (applicable to only those that travel over speed bumps)
Gate 1: 20 turned in. Effective Question: 6-Yes, 8 •No, 6 no answer
Gate 2: 27 turned in. In Favor Question: 6-Yes, 17-NO, 3 no answer. In favor now that they have been in place? 6-Yes, 20 -No, 1-NA. Effective in areas? 4-Yes, 16-No, 7-NA
3. Safety Painting and stick reflectors being considered for Walnut Ridge with steep drop off
4. Sign made up for the dumpster over the pole barn, with rules
5. Welcome Center sign being modified. Another sign prior to community entrance
6. Coyote issue recently on the mountain. Working in tandem with the DNR to address.
7. Signage needs throughout the mountain, parking, etc.

VICE PRESIDENT:

1. Several water studies underway. By April we will know the condition of the dams.
2. SCADA (water monitoring system) updated and repaired in February
3. Moving forward with engineering study on the water system in March
4. A vendor has been selected to install the back up generators for the water tanks
5. Cluster mailboxes approved and installed at a cost of \$450.00 from the operations budget
6. Board approved extended Welcome Center attendant on weekends for a 60 day trial. Will evaluate access
7. Brandy conducting a dangler access audit.
8. Adjusting the timing of the gates

SECRETARY:

1. Overview of Text Blasting Service Slick Text. Launched on 2/16. Initial blast 619 texts, 12 opted out (less than 2%), 85 were bad numbers (LAN lines, etc). Clint will send out an email and Rhonda will do article in the Mountaineer explaining how a family member can be added. Suggested that a WM Alert Contact be established using our dedicated number. The

service is billed monthly at \$79.00, with a three-month rollover. This subscription gives us 2,000 texts per month. Estimating between 600-650 active numbers once fully established.

TREASURER:

1. Bank accounts high, \$986,449.21 as of January 31 , 2021.
2. Budget includes major initiatives like the engineering study etc. Maintaining reserves is important.
3. POA Delinquency rate about the same as last year. Home sales have resulted in dues paid in a timely manner

ACC:

1. In February — 41 Requests, 25 approved, Partial Approved -2, Pending— 12
2. Pending higher due to inadequate information on the request form. Examples: property lines, and paint samples. Mary to write an article for the Mountaineer, guiding residents on the
3. The ACC is currently evaluating the rules with the intent to simplify. A streamlined process (homeowner using the same paint or stain) would not require approval.
4. Pets- clarification on barking, biting and control of animals.

BEAUTIFICATION:

- 1- Turnirptown clean up scheduled for 3/20 with a rain date of 3/27

COMMUNICATION:

1. Presented by Clint Shaw in Shyla's absence — Deadline for Mountaineer Articles is 3/19

HOME OWNER,'HOME OPERATOR COMMITTEE: (Melinda Stevens Chair)

1. Committee has met via conference calls. Working with HO's on welcoming guests to the mountain. The committee is also working in tandem with Clint and our attorney. The committee is focused against a greater understanding of STR's and GA law, as well as guidance on what the board can and cannot do with regard to leased homes.
2. Texts were requesting results of the security test by the Sheriffs department. Clint overviewed the nine issues that were handled. The test will be revisited if deemed necessary.

SPEEDING,'RECKLESS DRIVING COMMITTEE:

1. Rhonda welcomed the four volunteers and petitioned to get representation from someone on Mountain Oak. The first meeting will occur at the beginning of March. Rhonda spoke with Captain Crump to gain insight on managing, best practices, etc.

NEW BUSINESS:

1. Clint addressed the board getting continual requests to handle situations. While the CCR's list requirements, there is nothing the board can do other than fine violators. There is currently no fine schedule in place. The goal of this discussion, is to develop an enforcement agency. This is step one. Ideas and modifications will be submitted to the attorney before a vote will occur.

Motion by Brad Michels: To table any fines related to the ACC until documents have been

Vote: Unanimous Approval

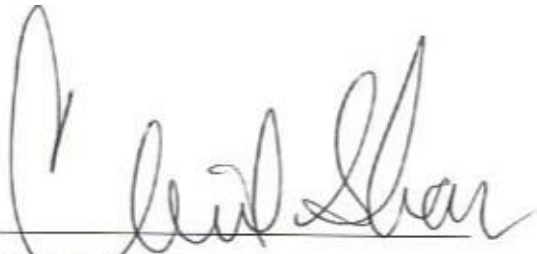
Motion by Brad Michels: To limit debate on violation schedule

Vote: Unanimous Approval

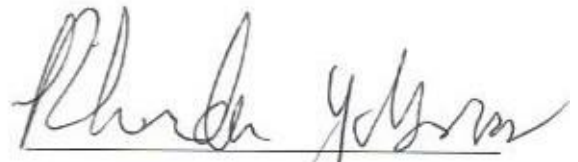
2. Discussion by board of scenarios surrounding safety, garbage, trash refuse, mountain/gate access, and parking. The revised proposed schedule, as well as a defined fining process, will be submitted to the attorney for guidance and approval.

Motion by Brad Michels: To adjourn the meeting

Vote: Unanimous Approval



Clint Shaw, President



Rhonda Yabrow, Secretary