

# WALNUT MOUNTAIN PROPERTY OWNERS' ASSOCIATION, INC.

Board Meeting March 20, 2021

Present: Clint Shaw, Frank Randall, Shyla Brennan, Mary Scott (via ZOOM) & Les Johnson\_\_\_\_\_

Residents:ZOOM:  
\_\_\_\_\_

1. Motion by Shyla to approve the Agenda Vote:  
Unanimous Approval
2. Motion by Shyla to accept the February 2021 meeting's Minutes, Vote: Unanimous Approval

## COMMITTEE REPORTS

PRESIDENT:

1. Welcome. Established a quorum of five.
2. The speeding and reckless driving committee is moving forward. We have 5 members on that committee. I will get you those names shortly as we move forward.
3. We have no secretary so there is no secretary 's report.
4. We will be getting out text information for those of you who want to receive texts and are not yet getting them.

TREASURER:

1. You can see there has been a significant increase in our balances in each of the last 5 years.
2. The Profit & Loss Statements in your packets— it boils down to about 12 lines. In lieu of changes to the infrastructure, the majority of expenses on the Profit & Loss are payroll and utilities.
3. Assessments continue to roll in at a substantial rate.

ACC:

1. We had 44 ACC requests; of which 37 were approved. 13 are pending. Most of those are pending because people have not marked their property line or the trees have not been marked or we have not received paint samples. Two have not been approved and two are partial approvals.

COMMUNICATION

1. As far as my request in communications, I'm missing a report from Brad, Russ, Pat. Fire & Safety info is being gathered. Nothing to report NEW in Fire & Safety. Pat is out of the country so nothing there. Brad turned one in before he left.
2. As far as the Newsletter is concerned, communications — we want to add some things to the website; there is lots of potential things we can do. I'm Chairman over the website but don't know anything about it. Jerry Ward is over this area but for anyone listening, we'd love to have your suggestions — how to do it, let me know. We are, hopefully, gonna add some things to it, per the boss.

3. Garden Club — no one is ready to have potluck dinners yet but we hope that will come back soon.
4. Beautification — if you haven't noticed \_\_\_\_\_ the popping up everywhere, that is part of the beautification. We are adding two new pots at the Welcome Center because the whiskey barrels are so shot, they're being replaced with pots. don't foresee a problem with the pool opening on Memorial Day. Send me your questions via the WM office.

Now, the situation with the Rules & Regulations, the best way I can say it is, we submitted the fines to the lawyers to make sure it was correct. When I thought I was sending her the updated fine schedule, I wound up sending her the Rules & Regulations by mistake. That was a very good mistake from the standpoint of that thing was covered up with corrections. And that is where we stand with the Rules & Regulations. The CCRs drive the Rules & Regulations. The Fine Schedule can come out of those Rules & Regulations. So, there are some items within the fine schedule that we have to wait and get out of the Rules & Regulations. There is some information we're wanting to gather so we can do what's best for the community. In the end, the approval of the Rules & Regulations will come out of the legality that is . -if it is legally sound. that is, if our feels that she can defend it, then it should be a simple process of reading & understanding. That's where we stand with the Rules & Regulations and the fine schedule. There's not a whole lot we can do right now because we don't have exactly what we want done with them. There are two ACC things that we are waiting to get the edits on those and then we'll send that document back out. Some items under the ACC have been taken out of the ACC's hands based on the legality of the CCRs. Trailers and parking items at your house — when I read the Rules & Regulations, I misread it. I read it several times but I slowed myself down and you can park a trailer. a boat or an RV on your property. So. when it went to the lawyer's, she let us know that there are NO RESTRICTIONS. Now. as deeply unsettling as that is to a lot of people, that's what the CCRs say. There is nothing that states you cannot put a utility trailer, box trailer, etc. on your property.

Discussion on changing CCR Rules & Regulations ensued. Audience and Board talking back & forth.  
(Couldn't hear everything)

CCRs haven't been revised in 20 years.

Audience: This is not something that is going to happen in one year. IL took two years to revise the CCRs 23 years ago when I moved here. Even Bylaw changes take a long time.

Shyla made a Motion to Adjourn, Frank Randall seconded it.



Michels, Vice President