

Board Meeting Minutes

5/13/2024

Attendance

- Board Members present: Nicholas Norfolk (Vice President), Dillon Bevill-Smith (Secretary), Lara Jolley, Carissa Frost, and Angela Mull, Jenny Bishop, Kathy Uekman and Treeca Dyer-Cotton
- Board Members absent: John Payne (President)

Announcements

Call to Order

- The Walnut Valley Homes Association (WVHA) Board meeting was called to order by Nicholas Norfolk at 6:42 pm.

Approval of Minutes from Past Meeting(s)

- The minutes of the April 9th 2024 meeting were reviewed by the Board and a motion was made to approve the minutes.
 - Motion – Angela Mull
 - Seconded – Kathy Uekman
 - Motion passed unanimously.

Treasurer's Report - 04/01/2024 – 04/30/2024

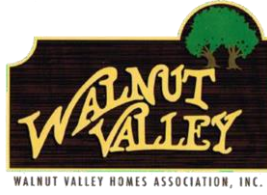
<u>Title</u>	<u>Amount</u>
Deposits: 10	\$ 60,291.17
Withdraws/Debits: 18	\$ 2,009.19
Checks Written:	\$ 38,995.37
<u>Total Starting Balance - 04/01/2024</u>	\$ 218,627.58
<u>Total Ending Balance – 4/30/2024</u>	\$ 237.914.19
<u>Total Balance Today – 5/13/2024</u>	\$233,503.32

Treasurers Report was presented to the board by Dillon Bevill-Smith.

- A motion to accept the Treasurers report was made.
 - Motion – Angela Mull
 - Seconded – Jenny Bishop
 - Motion passed unanimously.

Committee Reports / Old Business

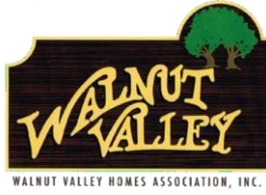
- Architecture Committee:
 - House Plans Submitted
 - 11325 Jamestown Dr
 - Approved
 - 11500 Ethan Allen Dr
 - House plans were submitted and did not meet the Bill of Assurance standards. Jarred informed them of this and we are waiting for a response.



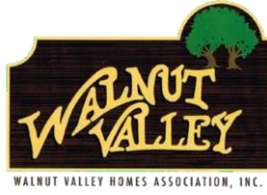
- New Builds that do not meet BOA
 - 10 Cobble Hill
 - 19 Cobble Hill
 - Discussion about how to handle the non-conforming builds took place. Treeca Dyer-Cotton will draft a policy about new construction vs old construction builds and present it at the next meeting. Treeca Dyer-Cotton and Dillon Bevill-Smith will reach out to the owner of 10 Cobble Hill and ask if they would like assistance with contacting the contractor and possible legal assistance if needed.
 - A motion was made to table the discussion until next month so that more research can take place.
 - Motion - Dillon Bevill-Smith
 - Seconded – Treeca Dyer-Cotton
 - Motion passes unanimously
- IT Committee
 - Cameras at the park
 - Research is still ongoing about the costs associated with getting new camera equipment.
- Real Estate Committee
 - Treeca Dyer-Cotton gave a presentation on the plots of land and Bill of Assurances filed. She color coded a map displaying which lots are associated with each filed bill of assurance. Copy of the maps can be provided at request.
- Park Committee
 - Playground Equipment Assembly and repairs
 - Playground equipment has been fully repaired.
 - Door King
 - We are waiting for assistance from JACOR for our park entrance gate.
 - Water / Plumbing Repairs
 - Matlock Plumbing has completed the plumbing repairs at the park to restore water.
 - Window Repair/Replacement
 - Windows have been installed at the park pool house.
- Pool Committee:
 - Blue Water Pool Company has started working on cleaning the pool and will begin filling holes once the cleaning is completed.
- Community Events Committee
 - Party at the Park / 5/25/2024
 - Walnut Valley Homes Association will be hosting an event at the park for residents. We will have hotdogs, chips, flavor-ice, games and prizes for people to enjoy. Pepsi has offered to provide drinks for the event. Treeca Dyer-Cotton has volunteered to allow us to use her griddle for the event.

New Business

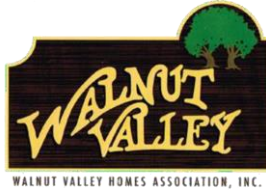
- Bills to pay
 - Chubb Insurance / Directors and Officers insurance
 - A motion to pay the renewal of \$2225 was made.
 - Motion – Treeca Dyer-Cotton



- Seconded – Kathy Uekman
 - Motion passed unanimously.
- Tri State/Albert Martinez window replacement
 - A motion to pay for the window replacement for \$1486.49 was made.
 - Motion – Treeca Dyer-Cotton
 - Seconded – Angela Mull
 - Motion passed unanimously
- The River Company (Additional Coverage)
 - A motion was made to pay the \$104 for the additional coverage for the storage shed and mowers.
 - Motion – Treeca Dyer-Cotton
 - Seconded – Carissa Frost
 - Motion passed unanimously
- Jack Wills Playground
 - A motion was made to pay for the remaining balance for the repairs completed to the playground equipment in the amount of \$877.37.
 - Motion – Treeca Dyer-Cotton
 - Seconded – Jenny Bishop
 - Motion Passed unanimously
- Matlock Plumbing
 - A motion was made to pay the remaining balance for the plumbing repairs in the amount of \$4250.00
 - Motion – Treeca Dyer-Cotton
 - Seconded – Kathy Uekman
 - Motion passed unanimously
- Green Space/Park Needs
 - Green Space cleanup (Kings Mtn area and Walnut Valley)
 - A motion to hire Tree Docs for the green space cleanup was made.
 - Motion – Treeca Dyer-Cotton
 - Seconded – Dillon Bevill-Smith
 - Green Space clean up (by the park and 1115 N Shackleford Rd) quotes
 - Tree Docs – full day of work for \$5000
 - Extreme Mulching - \$7000
 - A motion to hire Tree docs to clean the green space was made.
 - Motion – Dillon Bevill-Smith
 - Seconded - Treeca Dyer-Cotton
 - Motion passed unanimously
 - Green Space on Breckenridge that leads to the park
 - Tree Docs bid \$1000 to clear all the trees and stumps that fell because of the tornado in this area if we hire them for one of their other jobs.
 - A motion was made to hire Tree Docs to clean the green space on Breckenridge was made.
 - Motion – Jenny Bishop
 - Seconded – Treeca Dyer-Cotton
 - Motion passed unanimously



- New lights will be needed for the pool bathrooms. After discussion, Dillon volunteered to get the pricing for motion sensor lights for the bathroom and will message the board outside of a meeting for an electronic vote to purchase.
- Ant and Bug Spray
 - After discussion the board will reach out to pest control companies and get pricing to maintain the park for pests.
- Weed Killer
 - Treeca Dyer-Cotton recommended weed killer from Costco. After discussion the board will electronically vote to purchase weed killer after researching the price.
- Push Mower
 - A discussion about the need for a generic push mower arose. There are some areas that the riding mowers cannot get to and a push mower would be beneficial. Jenny Bishop will research the costs of a push mower and present it to the board.
- Trail Repair Quotes
 - Asphalt Man - \$6000
 - Red Stone - \$6250
 - After presenting the quotes a motion to hire Asphalt man was made.
 - Motion – Treeca Dyer-Cotton
 - Seconded – Dillon Bevill-Smith
 - Motion passed unanimously
- Insurance Claim – Tornado
 - WVHA received a check for \$17,048.45 for additional items that Dillon Bevill-Smith has been trying to get covered. The check was for the Windows, electrical work, awning cover, and the remaining limits for the chain link fence that had not been reimbursed yet.
 - Dillon Bevill-Smith is working with the insurance company to try and get additional items covered that were not originally on the loss claim. Additional information will be presented when available.
- Liens
 - Liens were scheduled to be applied to properties with outstanding dues effective May 1st. The WVHA board is gathering additional information and attempting to reach out to property owners again before placing the liens on the properties. There are 51 total properties that have a balance. Of those 51 properties 16 of them only owe for one year. 35 properties owe two years or more. Of the 35 properties, 16 already have liens on them, 3 are on payment arrangements, and 16 will have new liens placed on them after doing some more research. List of properties that have a balance can be found on the website.
- Real Estate Attorney
 - The board had a discussion about hiring a real estate attorney to have on retainer to assist with liens, future issues with sales and noncompliance builds, making changes to the bill of assurance/bylaws, and more. With the new construction and opportunities in the area, the WVHA Board would like to make sure to uphold the rules and regulations and getting advice and guidance from a practicing attorney will be beneficial.
 - AR Law provided us with a bid for hiring them. They ask that we put down a \$2500 retainer.
 - A motion to hire AR Law and put the down payment for the retainer was made contingent on getting confirmation that they provide itemized billing and a fee breakdown.
 - Motion – Treeca Dyer-Cotton



- Seconded – Angela Mull
 - Motion passed unanimously

Meeting Adjournment

- A motion was entered to adjourn the meeting at 9:27 pm
 - Motion - Angela Mull
 - Seconded - Carissa Frost
 - Motion passed unanimously.

Future Board Meetings

May Monthly Meeting: Monday 6/10/2024
June Monthly Meeting: Monday 7/08/2024