

WALTON'S MOUNTAIN HOMEOWNERS ASSOCIATION (WMHA) Annual Meeting Minutes February 15, 2011

The annual meeting held at “The Lodge” of Southwood Presbyterian Church was **called to order** by Bill Lokken, President of the WMHA. The agenda was reviewed followed by the **Proof of Meeting Notice** detail which met the requirements of the current by-laws:

- Distribution of meeting notice 10 days before meeting. Notice was mailed 02/01/2010
- Meeting notice included the proposed 2011 Budget and requested a review prior to discussion and vote at the meeting

The meeting followed the agenda with PowerPoint charts for each item. Maureen Lokken, Secretary of the WHMA, reviewed the **Minutes of the 2010 Annual meeting**. The membership approved the 2010 minutes unanimously after Lori Gregory made motion to accept and Wayne Parker seconded.

The WMHA Organization was shown highlighting two changes:

- Rick Llewellyn replacing Harry Durgin as Chair of the Architectural Review Committee
- Andrew White replacing Jim Williams as the WMHA Webmaster

Officer's reports of accomplishments and planning were presented with Bill Lokken, President, presenting accomplishments and plans as follows:

Planning for the future

- Completed the landscaping of the 2 HSV Utilities lots
- Made interim improvements to entrance
- Earned a Huntsville Beautification Award
- Cleared remaining brush and growth from back slope
- Removed 3 dangerous trees from Common Area
- Managed costs to maximize building front entrance improvement fund
- Continued efforts for controlling trash

- Improved looks of vacant lots
- Utilized Video Monitoring system to support police
- Ordered “Video Monitoring” sign
- “Hired” an attorney to support WMHA when needed

Planning for the future

Continue efforts on:

- Tight financial management
 - maximize fund growth for entrance upgrade
- Building a culture of improved landscape and lot appearance among members
 - maintain upscale nature of WM and improve property values
- Supporting security improvements
- Adding a “Video Monitoring” sign for further deterrent
- Modernize the Bylaws

Issues

- Discovered Common Area still owned by Developer
 - Developer is working to deed the land to us
- West boundary of Common Area is unknown
 - Developer is researching limit of WM responsibility

The President’s report included an itemized review of the 2010 expenditures compared to the 2010 budget. In summary the collection of fees/assessments of \$34K and expenditures of \$26K resulted in additional contribution for the Mountain Entrance improvement project. The savings were from underruns in the following areas:

- video security system maintenance
- landscape maintenance
- irrigation water expense.

The underruns will be added to the Mountain Entrance improvement project fund.

Treasurer’s Report

Accomplishments

- Completed 2009 audit of books and began 2010 audit
- Supported completion of 2009 tax return
- Collected 2010 Annual Dues

The Bank account status was reported.

2010 Annual Dues/Video Status

- 102 of 102 lots paid

2011 Annual Dues Status

- 83 lots paid
- 19 lots not paid

Committee Reports

Bill Lokken gave Rick Llewellyn's Architectural Committee report, presenting the status of house lots reporting build out of 81 (2 posted for sale) of the 102 lots, leaving 17 vacant lots of which 8 are posted for sale. Percent build out is 79.4%. Status showing 5 lots requiring walks (some partial) was shown.

New Owners/Residents were welcomed and introduced

Leberte - purchased, moved in
Persaud - purchased, moved in
Lambert - construction complete, moved in
Vasquez - construction started
Rawlinson - construction complete, moved in
Little - construction complete, moved in
Gibson - construction started
Hinson - construction started
Hutton/DeGraff - construction started
McCrary - renter

Info relative to ARC standards in a "Did You Know" format was also presented.

Social Committee Report (Kim Holland)

Bill Lokken reported on the past 4 social events, Holiday "Cocoa and Caroling", Spring Block Party, the Fall Chili block party and the 2010 Christmas party at the Stringfellow's home.

- **Plans for 2011**
 - Spring Block Party
 - Fall Chili Block party
 - December Kids Caroling
 - December Holiday Social

Bill Lokken, co-chair of the **Landscape Committee**, gave the report supplemented with pictures of efforts and the Beautification Award Presentation by the Mayor.

Bill Lokken also reported the status of the Phased Entrance Implementation plan as presented at the 2008 Annual Meeting. The plan for 2011 is to begin the detailed planning and cost estimating for entrance changes. Member Peter Wright, asked if we would need to make a special assessment. President's response was "no, not per our '08 plan"

Security Committee Bill Lokken reported **Video Security System Status** System is functioning well. A recap of 2010 crime on the mountain was presented, 8 incidents.

LESSONS LEARNED

- **No successful house entries if alarms were set**
- **Cars/trucks on driveways are prime targets, day or night**
- **Interior and Exterior security lights are beneficial**

Election of Directors was addressed and a motion was made and seconded by Charlie Bonne and Lori Gregory respectively to continue with the present 5 Directors. The vote was unanimous to continue with current Directors.

Unfinished Business

The Video Monitoring plaque was budgeted and ordered

New Business

The proposed **2011 Budget** was reviewed and approved with a unanimous vote after motion to accept by Charlie Benne and seconded by Ned Hughes Bill Lokken reported a concerned resident, Joann Wellborn had requested a "No Solicitors" sign for entrance to the mountain. Bill suggested an add on to the video monitoring sign. Joyce Neighbors and Bill Kaufman moved and seconded motions which led to unanimous approval vote.

Issues/concerns from the floor

General discussions included:

Julie Nordeman appealing to members about grass cuttings going in the street and cars driving in a reckless manner on the mountain.

David Furman encouraged residents to keep parked cars off the street for safety purposes. Also an appeal was made to abide by the speed limit.

Dwayne Duke questioned the sink hole on Springhouse in front of the Gregory residency and Bob Gundy agreed to contact the city about repair. General discussion included comment on need for all streets to be repaved.

Bill Kaufman asked about City ordinance for cutting grass on vacant lots. Bill explained, lot has to have been cleared for ordinance to apply.

Lori Gregory asked about the Jones property exit to Garth Road status. Bill and Wayne Parker responded with answers as to no knowledge of intent to pursue development in the immediate future.

Thanks was expressed to **Ricky Howard** for providing the Lodge Facility and supporting the meeting set- up, to **Greg Schumann** for operating the computer, **Norm and Linda Harris** for door registration and sign-in. Special thanks to **Diane Noel** for helping coordinate proxy collection.

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The membership expressed thanks to **Bill and the Board** for their efforts.

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A motion to adjourn was made and seconded by Lloyd Bosch and Ken Helton respectively, meeting adjourned.

Maureen Lokken
WHMA Secretary

March 8, 2011

