

Minutes of WMHA Board of Directors Meeting Dec 02, 2009

The WMHA Board of Directors met at the Lokken home for the monthly meeting on Wednesday December 2, 2009. In attendance were Bill Lokken, Jon Holland, Ken Helton, Kathy Leslie and Maureen Lokken. In addition to all the Directors, Harry Durgin, ARC Chair attended.

Bill Lokken called the meeting to order by pointing out a playback of the previous Friday security video as a demo of how it works. He pointed out how motion trips the recording. The system is fully operational although a few bugs are still being worked. There is a temperature sensitive coax connector and 2 of the cameras need minor pointing adjustments.

Bill Lokken then showed the Agenda as follows:

- **Board business**
 - **Financial status-monthly expenditures-budget performance**
 - **Social planning**
 - **Sidewalks**
 - **Sign policy**
 - **Annual meeting planning**
 - **HSV Utilities Lot status**
 - **Plaque status**
 - **Video System Status**
 - **Board/ARC Activity**
 - **Lot maintenance**
 - **Mountain landscaping**
 - **Construction**
 - **Directory**
 - **Adjourn**

Financial status-monthly expenditures-budget performance

Bill did a line by line review of the budget versus actual expenditures to date and the remaining budget for the year. A budget underrun is projected. He then presented a **draft 2010 budget** and discussion followed including postage, social committee and landscape expenditure projections. Bill took the action **to review and present again** at next Board meeting.

Dues/assessment discussion centered on the collection from resident owning 2 lots. The Board decision was to send final invoice.

Social Planning reporting included a report on the Fall Chili Cook off occurring Oct. 29 outdoors on Kahn's driveway where the Assn provided pizza, candy and utensils. Attendees brought chili, toppings and dessert. Bill reported a great success and expressed many thanks to Kim Holland and the Social Committee. The report also included the news of no volunteer to hold the 2009 Christmas Party, but that Celeste Childs volunteered for next year, 2010.

The social committee planned to meet the week of Dec 01 to plan the Christmas Caroling.

Sidewalks

Harry Durgin, Chairman of the Architectural Committee, met with the City about the Developer's Bond status only to find out that the city had extended the developer's bond for a year for all 3 phases of the Walton Mountain Development. Harry had run to ground everything to be done about the lots with open sidewalk requirements until next fall. Open requirements are:

Lots 3-6, 11, 21 (9 ft section), 25, 51 (along Springhouse),
52 east ½ only), 62, 78 (40 ft constr entrance only), 81, 82,
85, 95, 96, 102 (west ½ only), 120

Sign policy

The Board reviewed, revised and agreed to a rewrite of sign policy presented by Harry Durgin. The Board will review for compliance to existing By laws and then publish in the Newsletter.

Annual Meeting Planning

General discussion as to date, lessons learned from last year (shorter meeting and more prep work for attendance), election of officers, and approval of annual budget. Dates mentioned were Feb 22 and 24th . .

HSV Utilities Lot status was presented by Bill.

Little movement on the past 6 months, water meters were added to both lots and cement driveway was installed. Contact made by email ...no results. Decision as follows:

- Try direct contact again – done 11/30/09, reply 12/1/2009, promised plan and schedule today (12/02/09)
- Contact City Councilman
- Contact HSV Utilities upper management
- Contact Bill Yell...HSV Util Public relations manager

Plaque status Bill reported 2nd entrance plaque installed. The Board discussed a "Video Monitoring" sign and decided to **get a quote**.

Video system status reported as follows:

- Installation is complete
- Wrong DVR installed but correct one now in
- Still learning how to use it
- Installed box insulation to reduce heating/cooling cost
- Using ant poison to control ant invasion
- Jon, Jim and Bill comprise Security Committee
- Commsec has 1 year warranty
- System performance so far is excellent

- **Still need to contact local police Action by Bill and Jon**
 - So they know our new capability
 - To understand how we can best serve their needs
 - To arrange video/still transfer methodology

Board/ARC Activity Past 60 Days was reported.

- Note to lot owner to submit their past-due landscape plan. They agreed and plan to start landscape improvements soon.
- Letter to lot owner on legal procedure for lot combination
- Note sent to lot owner to remove track hoe from Lot 56 and they agreed to do it this week.
- Multiple notes and calls about Lot 57 debris and mess on the street
- Note sent to resident about apparent business activity and cars parked on the street. No response yet.
- Note sent to lot owner/resident asking to stop construction of a visible patio until plans and specs are submitted to ARC and ARC approves
- Note sent to resident about piles of trash and unkempt yard. Non responsive reply received

Lot maintenance included in discussion above

Mountain landscaping

Reported pansies planted.

Construction status as follows

- Active construction
 - Lot 11 (Rawlinson) (complaints)
 - Lot 25 (Lambert) – completion slipped from Dec 2009 to Feb 2010
 - Lot 57 (Jampala) – nearing completion
 - Lot 79 (Childs) – maybe Feb 2010
- Planned construction
 - Lot 51 (Mrs. Neighbors) – early decision process
 - Lot 56 (Gibson) – uncertain
 - Lots 98, 99 (Hinson) – delayed
 - Lot 124 (Little) – Spring start

Directory

Bill reported finished and will be **distributed this week.**

The meeting was adjourned.

Maureen Lokken

WMHA Secretary