

WALTON'S MOUNTAIN HOMEOWNERS ASSOCIATION (WMHA)

Annual Meeting Minutes

February 21, 2013

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 02/08/2013
- Meeting notice included the proposed 2013 Budget and requested a review prior to discussion and vote at the meeting
- The notice also contained the candidates for the election of new Board members.

The Minutes of the 2012 Annual meeting were reviewed. The membership approved the 2012 minutes unanimously after Lloyd Bosch made motion to accept and Norm Harris seconded.

A quorum was reached by the combination of attendees and the assigned proxies totaling 55. A quorum is 52 or more.

The WMHA Organization was reviewed.

Officer's reports of accomplishments were presented with Bill Lokken, President, presenting accomplishments and plans highlighting completion of the Front Entrance Improvement Project within budget, earning a Huntsville Beautification Award and utilizing the video monitoring system to support police. Pictures of accomplishments were presented.

The President's report included an itemized review of the 2012 expenditures compared to the 2012 budget. In summary, the collection of fees/assessments of \$34K and expenditures of \$24K resulted in additions to the Video System maintenance fund and the Walton's Mountain Reserve for Contingency. The major savings were from underruns in landscape maintenance, Huntsville Utilities irrigation water and Video Monitoring Expenses. Account Balances were reviewed for 2012 year end and are \$2,158.71 for the Front Entrance Improvement Fund, Video System Maintenance Fund \$ 8,777.98 and Reserve of \$12,314.77. There were no overruns in any of the 17 budget line items.

The President presented the resolution of owner's dispute with WMHA. The resolution involved the Association restating the Bylaw rule as a policy that dues must be paid on contiguous vacant lots in exchange for regular payment of dues from the lot owner. The threat of a lawsuit was withdrawn.

Next, the status of Lot 56 (Gibson) was presented and resulted in discussions on resolution and the actions of the Board. The house is incomplete after over 4 years in spite of commitment by owner at the 2012 Annual meeting. His promise was to be finished at the end of summer of 2012. Little progress was made during that time. In August, the Board instituted a weekly fine if weekly progress was not made. The fine and process was reviewed by the WMHA attorney. The President reported that beginning in September, slow but steady weekly progress has been made. Many of the residents spoke out with a common theme of increasing the fines to the maximum per the current WMHA by-laws. The President informed the group that the Board had notified the Gibsons that a \$50.00 per week fine due on the last day of each month was in effect until the following two conditions are satisfied:

- (1) receive a certificate of occupancy from the City of Huntsville for the residence at 2113 Springhouse Road; and

- (2) complete the landscaping for the residence at 2113 Springhouse Road in conformance with landscape plans approved by the ARC of WMHA.

The next report was the status of transferring ownership of the Common Area from the Developer to the Homeowners' Association. Bill Lokken reported that the deed was recorded and the transfer was completed. Bill reported that the West Common Area extends to water tank fence and that is more than we expected but is legally correct. Then a general discussion followed about future maintenance and management of the property. Bill said he was working with the City to improve the property.

The President emphasized that our mountain development had transitioned from the development phase to the maintenance phase. He further emphasized good maintenance of our homes and yards is essential to maintaining property values.

A "Planning for the Future Report" was presented and included:

- Maintaining and improving Common Areas
- Building a culture of improved landscape and house appearance among members
 - Maintain upscale nature of WM and improve property values
- Transitioning to a new Board of Directors in 2013

The President's report concluded with:

Things we need to think about

- Improvement of west-most piece of common area
- Need for increased security surveillance
- Adding landscape lights to the Ashe and water tower lots
- Need for Rules and Regulations regarding property maintenance

The next report was the treasurer (Jed Deason) presented by Bill Lokken. The 2011 audit was completed along with the 2011 tax return. All 2012 dues were collected and the 2012 audit initiated. Bank account status was given as of 12/31/12; checking has \$16,685.57 and CD balance is \$ 25,745.27 + \$312.86 int.

Annual dues for 2013 paid and not paid were 92 and 10 respectively. Residents were asked to get their payments into the Treasurer.

Committee Reports

Architectural Review Committee

Bill Lokken gave Rick Llewellyn's report presenting the status of house lots, reporting build out of 87 (4 posted for sale) of the 102 lots, leaving 15 vacant lots of which 7 are posted for sale. Percent build out is 85%. Sidewalk status showing 2 lots requiring sidewalks (one partial) was shown.

New Owners/Residents

Vasquez - Just moved in

Gibson - construction started (completion issues here)

Nadella - construction underway (move in soon)

Info relative to ARC standards in a "Did You Know" format was also presented. Resident, Harry Durgin suggested the "Did You Know Chart" be e-mailed to every resident.

Social Committee Report (Kim Holland)

Photos were shown of the 2012 social events where residents had an opportunity to eat and mingle and where the children gathered for holiday singing.

Plans for 2013

- Spring Block Party
- Fall Chili Block party
- December Kids Caroling
- December Holiday Social

Landscape Committee Report

Bill Lokken, co-chair of the Landscape Committee, gave the report supplemented with pictures of efforts and the Beautification Award Certificate. Bill also reported the status of the Phased Front Entrance Implementation plan as completed. He gave the major activities achieved to accomplish the completion highlighted with pictures.

Security Committee Report

Bill Lokken reported Video Security System Status as functioning well with no repairs in 2012.

- WMHA lawn mower stolen (caught on video but police would not pursue)
- One home burglary during the year
 - Nighttime entry through open garage, unlocked door, alarm not set, purse/credit cards stolen
 - Cameras recorded car entering and leaving and crooks were apprehended

Nominating Committee for Board of Directors Vacancies

Pam White, one of the committee members which included Debbie Schumann, Marie Lambert, Mark Falkenberg, and Charlie Bonne, explained the process they used to come up with the recommended slate of candidates for the new Board Of Directors. The candidates were then introduced and asked to tell about themselves with a brief bio. Pam moved to place the candidates for nomination and Lloyd Bosch seconded the motion. The membership vote was unanimous to accept the candidates.

New Board members are:

Jon Holland, Lot 32

Gail Brown, Lot 40

Rick Llewellyn, Lot 41

Wade Mize, Lot 126

(Jed Deason was voted into position in 2012)

A transition meeting with the existing Board will be held in a couple of weeks for a turnover from existing Board.

Unfinished Business

Lloyd Bosch expressed thanks and appreciation to the Board Members who were retiring, Maureen and Bill Lokken and Ken Helton.

New Business

The proposed 2013 Budget was reviewed and approved with a unanimous vote. A brief discussion was held concerning the need for earmarking surplus funds and the amount of surplus funds required for an HOA. Bill presented a chart with 3 Major Reasons/Risks to accumulate a reasonable amount of funds.

The meeting was adjourned after recognition and appreciation to the Nominating Committee, the Howards for coordinating and facilitating the Lodge and Marie Lambert and Barbara Little for working the sign-in desk.

Maureen Lokken
WMHA Secretary
April 4, 2013