

**WALTON'S MOUNTAIN HOMEOWNERS
ASSOCIATION (WMHA)
Annual Meeting Minutes
February 27, 2012**

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 02/15/2012
- Meeting notice included the proposed 2012 Budget and requested a review prior to discussion and vote at the meeting

The **Minutes of the 2011 Annual meeting were reviewed.** The membership approved the 2011 minutes unanimously after Wayne Parker made motion to accept and Gregg Schumann seconded.

A quorum was reached by the combination of attendees and the assigned proxies totaling 59. 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 installation of the “Video Monitoring – No Solicitors” sign and earning a Huntsville Beautification Award with special honors. Eight other items were presented along with pictures of accomplishments.

The President's report included an itemized review of the 2011 expenditures compared to the 2011 budget. In summary the collection of fees/assessments of \$34K and expenditures of \$25K resulted in an additional contribution for the Mountain Entrance improvement project. The major savings were from underruns in landscape maintenance and upgrades and Huntsville Utilities irrigation water. Account Balances were reviewed for 2011 year end and are

\$42,713.45 for the Front Entrance Improvement Fund, Video System Maintenance Fund \$ 8,777.98 and Reserve of \$12,314.77.

The President presented a disclosure to the association membership about a Resident's dispute. The dispute concerns paying dues on an adjacent vacant lot owned by the resident.

This disclosure to the Association is to sensitize the Membership as to the risk of incurring additional fees for legal representation should a law suit be filed by the owner.

Dr. Roberts identified himself as the resident in the President's Disclosure report. A lengthy general discussion went on for some time related to Dr. Roberts' dispute with the Association about his vacant lot and the annual dues. Roberts expressed his desire not to cost his neighbors any legal fees from a law suit. Several members had inputs, questions, and opinions, resulting in motions made and then withdrawn to vote on a revision to the bylaws. Charlie Bonne advised the group to either vote on the Motions on the floor or withdraw. Mark Falkenberg and Wayne Parker withdrew their motions. Bill Lokken volunteered to send the bylaws paragraph pertaining to payment of dues on multiple lots.

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 only needs to be recorded and the transfer will be done.

Planning for the future report included planning for the transition to a new Board of Directors in 2013.

Issues reviewed were:

- Completion of landscape improvement at the front entrance
- Maintenance of west-most piece of common area
- Disposition of dues dispute with resident
- Continuing to encourage owners to maintain their homes and property

The next report was the **Treasurer** (Kathy Leslie) presented by Bill Lokken. The 2010 audit was completed along with the 2010 tax return. All 2011 Dues collected the 2011 audit initiated.

Bank account status was given as of 12/31/11; checking has \$ 38,696.12 and CD balance is \$ 25,432.41 which includes interest of \$741.74. Annual dues for 2012 paid and not paid were 90 and 12 respectively. Residents were asked to get their payments into the Treasurer.

Committee Reports

Bill Lokken gave Rick Llewellyn's Architectural Committee report presenting the status of house lots reporting build out of 83 (3 posted for sale) of the 102 lots, leaving 15 vacant lots of which 8 are posted for sale. Percent build out is 85%. Status showing 3 lots requiring sidewalks (one partial) was shown.

New Owners/Residents

Vasquez - construction underway
Gibson - construction started but completion overdue
Hinson - construction complete, moved in
Nadella - construction underway
Hutton/DeGraff - construction complete, moving in
Dashner - purchased, moved in

Resident Roger Gibson spoke to the group about completing his house. He said they were doing the house themselves and would be finished at the end of summer. He was asked if he had a schedule and he replied no. He was informed by the President that good construction progress must be made for that completion date to be credible.

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

Social Committee Report (Kim Holland)

Photos were shown of the 2011 social events where residents had an opportunity to eat and mingle and where the children gathered for holiday singing.

Plans for 2012

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

The Social Committee Developed a concept for a "Welcome to Walton's Mountain" package for new residents. A request for volunteers was made

and asked to call Kim Holland. Need a volunteer to offer their home for annual holiday event.

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 Front Entrance Implementation plan as presented at the 2008 Annual Meeting. The plan for 2012 is to start the entrance upgrade. Status was reported as follows:

- Prepared landscape spec
- Met with City 3 times
- Gathered drawings for buried Utilities from Smith Engineering
- Sent spec out for competitive bids on Feb. 13

Bill refreshed the planned upgrade detail drawings and reasons the Front Entrance was being improved.

Member Peter Wright stated that the plan was old and perhaps we did not need to upgrade and spend the money. Charlie Bonne talked about voting to reconfirm the owner's intent to spend the funds to upgrade and Peter Wright moved to vote, seconded by Charlie Bonne. The vote was in favor of moving forward with the plan, with 2 residents voting "no", Dr Roberts and Peter Wright.

Next steps on Entrance were reviewed as follows:

- Complete selection of contractor(s)
- Adjust work to fit the budget if necessary (prioritize)
- Work with City to establish an acceptable type of wall over the buried drain lines, sewer pipes and gas pipe. Get excavation authorization
- Possibly get engineering drawing prepared
- Complete construction of the amount of improvement we can afford

Security Committee Bill Lokken reported Video Security System Status

Video Security System Status

- System is functioning well
- In August, system was hit by lightning knocking out the modem and DVR. Boxes were replaced
- Color cameras were replaced due to leaks

Peter Wright asked if we had cable surge protectors, answer was reported yes.

A recap of 2011 and to- date 2012 crime on the mountain was presented, four incidents were reported. There were no home burglaries during 2011.

Security facts were presented

- 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

Bill then gave statistical data from the Police about the “timing” of Residential Burglaries.

Election of Directors was addressed and a motion was made and seconded by Norm Harris and Wayne Parker respectively to continue with the present 4 Directors and approved Jed Deason who is replacing Kathy Leslie, the Treasurer. Bill expressed our appreciation to Kathy for her work for the past 4 years. The vote was unanimous to continue with current 4 Directors and the addition of Jed.

A nominating committee was appointed with 4 volunteers to develop a slate of candidates for a new Board for 2013. Additional volunteers were asked to help. The Committee is Pam White, Debbie Schumann, Charlie Bonne and Mark Falkenberg. They were introduced to the membership.

Unfinished Business

The Video Monitoring plaque was installed and the item is now closed.

New Business

The proposed **2012 Budget** was reviewed and approved with a unanimous vote after motion to accept by Charlie Benne and seconded by Gregg Schumann.

Bill presented the potential cost threats to the WMHA in future years.

- Landscape contractor cost increase
- HSV Utilities costs
- Installation and care of flowers on 2 City lots
- Irrigation, lighting and video system maintenance cost (volunteer work may decline)
- General inflation of all costs

It was noted that a dues increase requires a majority vote.

Jed Deason asked if we would not have extra money after we no longer wanted to accumulate money for front entrance upgrade. Bill said it was dependent upon escalation of our expenses as it is becoming more and more difficult to reliably generate underruns.

Issues/concerns from the floor

No New Business issues were raised from the floor although Dr. Roberts began to address the group again with his dispute with the Board, however, Jed Deason and Tim Brooks moved to adjourn and members approved.

Maureen Lokken
WMHA Secretary
February 29, 2012