

WALNUT GROVE LAKE HOMEOWNERS ASSOCIATION
BOARD MEETING
MINUTES
OCT 15, 2019

Board President, Victor Charles called meeting to order at 6:00pm. In attendance were David Fearn, Clif Cunningham, Jim Walsmith, Margie McMillan and Romy Schaaf. Clif motioned to approve minutes from the last meeting. Dave seconded the motion. All others were in favor. Motion passed.

Mr. Charles opened the meeting discussion and set the direction for the evening. What is the Board's strategy? Are we reacting only or putting together a strategic plan? What do we need to accomplish and do? How do we get more of the HOA members involved?

Mr. Cunningham proposed that our priority and purpose should be the lake itself and the health of the lake. We need to have more professional oversight in to the lake. Our strategy should include a 5 year plan. This plan would include keeping the algae down and the fish and eco-system of the lake healthy. This would be accomplished through such things as shaded vegetation, hydro-raking, storm water filtration, oxygenating the water via solar power to aerate the water.

It was mentioned about the possibility of expanding the dock to allow for boat slips to allow more Association members to have access to the lake. Mr. Fearn is working to send out a Survey Monkey to find out what the Association members want with regards to lake access. Also noted was the option of putting together a better storage place for kayaks and stand up paddle boards.

Dredge committee which is made up of 6-8 members will be meeting in January to discuss finances for the dredge. The assessment invoices have been sent and we will know how many Association members have paid by January 2020. They will also be discussing long term strategy once the dredge is complete to maintain the lake.

If it is determined that boat slips and storage is something the majority of the Association members are interested in, a committee will need to be formed to address this. We will also look to the City of Memphis for additional funds for maintenance as an option.

Another option to maintain the health of the lake is to hire street sweeping company wherein the homeowners could blow all their leaves to curb and company would come by and vacuum them up. This will help with debris and sediment getting into drainage sewers which empty into the lake.

The Survey Monkey will be sent out in January requesting feedback from the Association members on lake improvement.

The meeting then turned to the discussion of community events. Our past annual events include the Easter egg hunt, July 4th Fireworks and the fall Dam party. Past Dam parties have been 'family-oriented' including costume contests for children & pets. With no committee chairs for this event for 2019, the Dam party will not be taking place. If an Association member is interested in chairing this event, we have information to assist on things that have been done in past and ideas of new things that could be done.

Mr. Charles then moved the discussion to the budget and the budgeting process. The process includes our operational budget, capital budget and reserved funds. Mr. Cunningham is

looking into options for our CD that is expiring on Oct 21st. We would not want to lock our funds up for longer than 12 months. Total funding for dredge will be known by Oct 2020.

Mr. Charles then turned the discussion to Keith Collins and their performance. Keith Collins is on top of compliance issues within the neighborhood. They are staying on top of this and handling covenant violations directly and timely. All in attendance are happy with the management company at this time. They have been out quarterly this year to address violations. There have been 5 complaints this year. The dam inspection points have been addressed and taken care of.

Mr. Charles has been in contact with the landscaping company that cuts grass on the dam and common areas. He has requested a formal plan summarizing where they cut, how often, etc. He also requested a proposal for improvements to the entrance sign beds. In the meantime, our neighbor, Ms. Lampkins took care of fall planting at the entrance sign beds for the cost of the plants.

The meeting then turned to 2020 events. A must is our Annual Homeowners Association meeting in March. New Board members will be elected at this meeting if a quorum of members are present to vote or send in their proxy. At this time, plans are to continue the Easter egg hunt and July 4th Fireworks, fishing rodeo, boat parade, etc. As mentioned, the Dam party is in need of a new chairperson and committee. Mr. Walsmith made the suggestion of having a 'job description' for the event chairs so Association members would know what needs to be done for a successful event. We will continue with the holiday lights contest this year.

The current newsletter was mailed with the Oct assessment. We encourage all our HOA members to sign up for electronic newsletter to keep our costs down. The newsletter is also always found on our website.

The discussion then turned to the recent blue algae issues with the lake. Signs will be made and posted at lake access areas informing people of the existence of the blue algae. The lake will be tested again in the spring. Additional testing will be done throughout the summer.

Mr. Cunningham has looked into where the Association conducts it's banking. At this time there doesn't seem to be an incentive to change banks.

Security was discussed. We encourage our homeowners to let the Board know if they have cameras on their property. The security company continues to follow a schedule of monitoring at different times of they day and at night.

Having no other new business, the meeting was adjourned at 7:07pm.