

Walnut Grove Lake Homeowners Association
Board Meeting
May 6, 2021

WGLHA Board met via Zoom, May 6, 2021. In attendance for the Zoom meeting were Jim Walsmith, Romy Schaaf, Clif Cunningham, Dave Fearn and Victor Charles.

Mr. Charles called the meeting to order at 5:10pm.

First order of business involved the recent neighborhood drive through inspections by Keith Collins Management. Keith Collins made inspections in April and again on May 5, 2021. The focus of the inspection was on lawns, landscaping and shrubs. Letters were sent to homeowners requesting their compliance with covenants and by-laws.

A homeowner of WGLHA has recently done their own drive-by inspections and sent photos and voiced concerns about compliance with upkeep of a few homes. The Board had already been made aware of these by Keith Collins. Letters have been sent to those homeowners and Keith Collins will be following up to make certain repairs are made.

Additionally, there have been some complaints made to the Board that actually are City of Memphis code violations. If an HOA member sees something that is in violation of City Ordinances, they should report those directly to Memphis 311. SeeClickFix 311 app can be downloaded to phone to report code violations. The Board's focus is compliance with WGLHA covenants. If a homeowner is uncertain, they should contact one of the Board members and not Keith Collins. The Board will investigate and take action with Keith Collins if warranted.

An HOA member who is selling their home has requested that repairs to home be put off for the new owner to handle at the new owners request. They want to use their own contractors. This was voted on and approved by the Board to let the new owner handle the repairs with their own contractors.

Additional discussions regarding HOA members contacting Keith Collins directly was then addressed. The Board will put notice on the website and in the newsletters that concerns should come to the board and HOA members should not be contacting Keith Collins directly.

Elite One Protection has begun their courtesy patrols again as of April 1st. They are contracted for 20 hours a week coverage on different days and times. Mr. Charles has requested they address dogs being off-leash at the dam and ask HOA members to comply. All dogs are required to be on leash when walking the neighborhood and at the dam for both WGLHA Covenants and City of Memphis compliance. We have had HOA members contact us about dogs rushing toward others when off leash. This will be addressed in next newsletter as well.

Mr. Cunningham noted that Elite One does not seem to be as 'visible' as in the past. He has noticed them in unmarked cars, but our purpose to have them 'visible' to all residents. Mr. Charles will address this with them are request they go back to driving the neighborhood in Elite One vehicles.

The discussion then turned to the Annual Meeting. Our Annual meeting is normally held in March of each year at Covenant Methodist Church, but due to COVID and distancing requirements, they are unable to accommodate the 125 people expected and keep us 6' apart. Board voted on having an informational ZOOM meeting that all HOA members could attend. Only President or committee chairs would be mic'd to address. All others would be on mute during the informational portion of the

meeting. Ballots would be sent for voting on new Board members. These ballots would be numbered and would be mailed in after the informational meeting is held to Keith Collins for tabulating. A majority vote quorum would be required to vote in new members. We have 3 HOA members who have expressed an interest in running for the Board. These will be announced along with their bios before the Annual meeting. The meeting will be set for a date in early August. More information to come.

The next item on the agenda was NextDoor and unofficial WGLHA FaceBook page. We have many homeowners who comment on both of these social media platforms. Most are welcoming in nature and passing along good news. As with all social media, some comments are negative and can be completely untrue when directed at our neighbors and Board members. Since both of these are 'unofficial' and not regulated by the Board, we only ask that members try to keep comments in a positive light. For any official information, all homeowners should be directed to our website, www.wglha.com. All official announcements and information will be posted there.

The Board's mission is assure the common areas are maintained and CCR's are adhered to as noted in the Covenants & Bylaws found on our website. Neighborhood events are not part of the Board's mission. In the past year's, the Board has relied on HOA member volunteers to chair the different events held that make our neighborhood special and a great place to live. Having these events is not in the by-laws and not the focus of the Board. That being said, we welcome our neighbors stepping up to help with these events to make our neighborhood a great place to live.

The Annual Dam Party is being coordinated this year by Alecia Monett. Kimberly Price heads up the Neighborhood Clean Up committee and is doing an excellent job. We appreciate her and her team's efforts in keeping the neighborhood looking nice. We are hoping that she and her committee will help with the clean-up at the dam after the Annual Fireworks. Parris Edwards has volunteered to coordinate the Annual Boat & Anything That Floats parade. Ron Wong will be handling the Annual 4th of July Fishing Rodeo again. The Fireworks handle themselves for the most part. All donations should be mailed to Keith Collins. The suggested donation per household is \$60.00. The cost of the fireworks is NOT covered by association dues. It is strictly by donations. The fireworks typically run in the neighborhood of \$7000.00 annually. Past events have raised only ½ that amount. A single individual in the neighborhood, who remains anonymous, usually steps up to pick up what was not covered. We cannot continue to count on this being the case. The HOA members need to know that donations fall short each year and we hope that more homeowners will contribute if they are made aware of this situation.

We will be having the Annual Fireworks display this year. We will follow City and County guidelines in place at that time for mask and social distancing. There will not be port-a-pottys placed at the parks or dam. Mr. Charles will place the fireworks donation signs out at the entrances of Ericson and Viking. Notice letter about 4th of July events will be emailed, mailed and posted on the website. We are still in need of a volunteer for the Mailbox Judging. June 26, 2021 will be the Fireworks Extravaganza. July 3rd will be the Fishing Rodeo & Mailbox Decorating Contest Judging. Mailboxes should be decorated as soon as possible, but for certain by noon on July 3rd to be considered. We want all our neighbors to go all out if they can, but a simple display of an American flag will enhance our neighborhood spirit! The date of the Boat/Anything That Floats Parade will be announced in the email/letter/website within the next week.

Legal issues handled by our attorneys were covered and the Board voted on how to have the attorney handle those items presented.

The DREDGE! The timetable to begin the dredge is early October. The recent lake test results show that the health of the lake is better than it has been in 5 years. Therefore, the Lake Dredge committee felt it was important to not disrupt summer activities of swimming, boating and fishing performing the dredge

during the summer. Currently, the fish are safe to eat. There was a sewer leak of waste water recently that was tested by the City of Memphis. It did not affect the health of the lake. Recent blue algae tests show below accepted levels. Tests will be done again in 2 weeks. After that, the weather will determine the frequency of lake testing. All of this information will be posted to the website and in the next newsletter.

The City of Memphis has committed to replace storm drain and put in rip rap rock at 8519 Mysen Cove. Timeline for this is sometime in September. This will provide us a good example of how projects should be done properly moving forward.

Budgets will need to be set and determined for maintaining the lake through aeration going forward. Dues to be addressed in the future once maintenance project budgets have been set.

Playgrounds are set to be cleaned up and updated soon. Replacing rubber mulch and timbers. All playgrounds will be set up and ready for summer events. Bids have been sent out for tree work to be done as well.

Having no other business, Mr. Charles adjourned the meeting at 6:40pm.