

Minutes
Board of Directors Meeting
December 15th, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Johnson, Judson Edel, Frank Greer, Ladelle Russell, Jim Koeppen & Sy McLain.

Suggestion was made to fix the voting problems. Article 17 of By-laws address the voting.

Guest, Todd Rodgers attended the meeting with an offer to help, when we are in need of assistance, with lighting and with some of the landscaping out front on 49 or other problems that may arise. The use of the routing equipment for the making of signs has been offered for our use. He also would like for us to let people in on Monday if they are coming to the golf course.

Visions Landscaping ~~has~~ bid for 2005 at a cost of \$117,850.
Motion made + carried

John Gregory attended the meeting to discuss his contract for 2005. He has agreed to submit a letter to the board concerning not holding us responsible for any accident he might have during working for SWRA. He is to furnish his liability insurance.

Decision to move \$5000.00 from the Alabama Power account to the Bank of Dadeville to finish payments for the month of December.

Add to the building permits "No Sunday Work".

Nominating Committee is made up of 2 board members and 3 residents – submit a list of 5 people, who are under the 87 covenants, and also have 1 leaving member and 1 member remaining to be on the committee. The following is the list for the committee: Dr. Eldon Johnson, Ladelle Russell, Bob Mathis, Dr. Wayne Teague and Buddy McCrary.

The SWRA office will be closed on Friday, December 24th and 31st.

Jim Koeppen has a clean up crew in process – suggestion was made for a \$1000 fine for anyone caught dumping on any property in StillWaters.

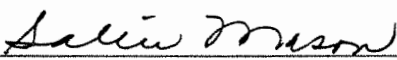
Frank Greer to notify the ARC board about writing a letter to Sy McLain, concerning the garage next door to his property.

Contact Neighborhood Council to request who might need their road blown off – StillWaters Golf Club has offered this service to us.

Board approved to pay the sewage bill for the year for Pineview Pool. The total for the year is \$810; this is a \$90 savings.

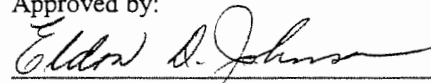
Adjourned at 12:30

Submitted by:



Sallie Mason
Community Manager
cc: Board Members

Approved by:



Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
December 8, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Johnson, John Durr, Judson Edel, Frank Greer, Ladelle Russell, & Sy McLain.

Guest – Howard Raymond with concerns on the boat storage would like to have a five month option for his boat. Board approved the agreement for the boat storage to remain in tact as is.

Bill Allen, with the Profile Group, gave a presentation on the condos that are in the process at SunSet Pointe. Proposal is for 9 buildings with 25 units each.

Send the Christmas Bonus in a Christmas card for security.

Motion was passed for the law suit to be filed on Collins Trucking.

Board agreed to not have a meeting for the Wednesday before Christmas. The next board meeting will be January 5th.

Motion was passed for the \$100 assessment to be mandatory for the 87 covenant properties.

John Durr - Bids received have been from \$75,000 - \$78,000. Also, received a new bid from US Lawns out of Montgomery.

Gate card information proposal should be in the next newsletter.

Frank Greer – House addition^{Edwards} was approved by the ARC board. The board requested that the ARC board do a follow-up after beginning construction to make sure they are following the plans.

Increases for security will be evaluated in January.

Herbert Bruce reported two ways of entry into StillWaters, this is being investigated. ^{other than the gates}

Request was made by Richard Lauderdale to carry a 4¹⁰ shot gun in his vehicle to take care of animals. Due to the slow response from the Tallapoosa Sheriff's office when called about the rabid coon. Motion was passed by the board for Richard to carry the gun in his vehicle.

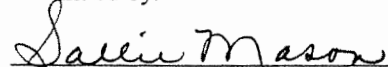
Todd Rogers was contacted to change the wording of his sign at gate 49 to read as follows: "StillWaters County Club & Golf open to the public".

Board approved for security to be off on Christmas Day. Security will open at 9:30 pm on the 25th.

Boat Storage – can another light be added?

Adjourned at 1:15

Submitted by:



Sallie Mason
Community Manager
cc: Board Members

Approved by:



Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
December 1, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Johnson, John Durr, Judson Edel, Frank Greer, Ladelle Russell, & Sy McLain.

Send letter to Walnut Hill about the painting of property identifying water meters and ask that they not paint, but to use the flags.

Minutes approved as read for the November 17th meeting.

Suggestion was made for lights to be turned on at gate 49 and turn some off at Moonbrook Park. Draw up plans and give to Kevin Author or Ted Steele on improvement of lightening at gate 49. Timers on lights for Moonbrook Park to be turned off at 8:00 p.m.

Letter to Sy McLain for donations made to the SWRA office.

Purchase computer for gate 49 – John Durr to check with an associate to see what would be needed.

Christmas bonus approved for all security guards for \$25 and for the gate captain \$50. Office personnel was approved for assistant \$25 and community manager \$50.

Jeff Pike's contract was approved for 2005. Decision was made to make a punch list each week to give to Jeff.

All contract labor must have a certificate for proof of insurance.

Invite George Hammond to the Neighborhood Meetings.

Estimate for checking leaks at the pool will be \$275 for 2 ½ hours and \$105 there after.

Judson Edel – increase gate captain rate of pay in January.

Ladelle Russell – good comments from the Neighborhood Reps. On the presentations. Suggestion from one rep. for a box at gate 49 for newsletters.

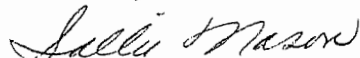
John Durr – 3 evaluations on landscaping bids. The boat storage area has been reviewed for planting of scrubs. Moonbrook Park needs some shrubbery replaced.

Sy McLain to review the 2005 budget.

No meeting the Wednesday before Christmas.

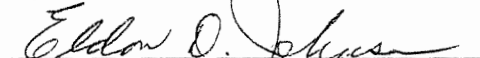
Adjourned at 12:40

Submitted by:



Sallie Mason
Community Manager
cc: Board Members

Approved by:



Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
November 17, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Johnson, John Durr, Judson Edel, Frank Greer, Jim Koeppen, Ladelle Russell, & Sy McLain.

Guest – J. S. Lanier representative – Rusty Melnick

Rusty Melnick to return the 1st or 2nd week in December with insurance information.

Minutes of the November 10th meeting were read and approved as amended.

Motion was made and accepted to not allow RV's or travel trailers in the boat storage area at this time. Tarps are allowed on boats for coverings.

Include in building information package about "No Sunday Work".

Sign is needed at boat storage – Tom Handley to send suggestion for sign.

Order soap dispenser for the men's restroom at Moonbrook Park.

Check on price for the pressure test for the Pineview Pool, due to the leak.

Call Sherri at the golf course to see about using court side for the residential meetings.

On each bill for 2005 ask for a voluntary \$100 fee. This was approved by the board with one opposed.

Table the deer project for a later date.

Judson Edel reported that security is in good shape.

Frank Greer reported a seawall to review at the next ARC meeting.

John Durr reported that 4 bids are being reviewed for the grounds maintenance and also for landscaping around the boat storage.

Sy McLain reported that the PAC was formed to represent StillWaters and they needed some suggestions from the board on upcoming projects. Would like to have a representative from StillWaters on the board at Walnut Hill Water. Sy also would like some help with selling ads for the newsletter.

Donations of Christmas decorations were made by Debbie Neigh.

Call Daine Sharpe for an update – Logo, Walnut Hill Water, law suit, and Collins Trucking.

Dr. Johnson to appear in court on November 23rd, on the Peele vs Buice case.

Ladelle Russell reported concerns about the painting of trees and roadways from Walnut Hill Water.

Adjourned at 12:55

Submitted by:

Sallie Mason

Approved by:

Eldon D. Johnson
Dr. Eldon Johnson

STILL WATERS Residential Association, Inc.

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF STILL WATERS RESIDENTIAL ASSOCIATION, INC.

A special meeting of the Board of Directors of Still Waters Residential Association, Inc. ("Association"), was held at the principal place of business of the Association on November 16, 1994, at 4 p.m., pursuant to the consent of all of the directors, which is evidenced by the signatures of all of the directors hereto. All of the directors of the Association were present in person or consent to this action by executing these minutes.

Stephen H. Mudge acted as chairman and Carolyn Strother acted as secretary for the meeting.

As the first order of business, the actions of the Class "B" Member in removing Pat Price, Jim Poeppelmeier, Frances Wilbanks, Rod Powers, Stephen H. Mudge and Bill Hite from their positions as directors of the Association, and in naming Stephen H. Mudge, Bill Hite, Ray McKelvey, Kathleen Williams and Earnest Hardin to serve as directors of the Association were acknowledged as being binding upon the Association, effective November 16, 1994. The new directors were present at and participated in this special meeting of the board of directors.

The purpose of the meeting was to consider and discuss the following:

1. The removal of the officers of the Association and the election of new officers.
2. Terminating the employment of Rex Evans as the Executive Director of the Association, effective November 16, 1994.
3. Adopting a policy of levying and collecting equal assessments against all residents of the Stillwaters Community, regardless of membership in the Association, based upon the availability of community services and facilities and the actual cost of the Association, including reasonable reserves for capital improvements, of providing such services and facilities.

4. Adopting a resolution changing signatures on the Associations' bank account, effective November 16, 1994.

After discussion, a vote was taken on each of the above issues. Based upon the vote, the board of directors took the following action, as documented by the resolutions of the board attached to and expressly made a part of these minutes:

1A. The following named persons were declared removed from the offices of the Association set forth below opposite their respective names, effective November 16, 1994:

Pat Price - President
Jim Poeppelmeier - Vice President
Frances Wilbanks - Secretary
Rod Powers - Treasurer

Bill made motion, Earnie seconded, all in favor, motion carried.

1B. The following named persons were elected to the office of the Association set forth opposite their respective names to serve as such officers pursuant to the By-Laws of Still Waters Residential Association, Inc., effective November 16, 1994:

Stephen H. Mudge - President
John Haygreen - Vice President
Carolyn Strother - Secretary
Earnest Hardin - Treasurer

Bill made motion, Kathleen seconded, all in favor, motion carried.

2. It was decided that Rex Evans, the Executive Director of the Association, would be terminated from such employment, effective November 16, 1994.

Bill made motion, Ray seconded, all in favor, motion carried.

NOTE: Steve recommended that Sue Anne Alexander remain as the Administrative Assistant for the Association. Mary Lou Naler will oversee the day-to-day operations of the Association until December 31, 1994, at which time the situation will be evaluated.



RESORT
&
CONFERENCE
CENTER

November 16, 1994

BOARD OF DIRECTORS
OF
STILL WATERS RESIDENTIAL ASSOCIATION, INC.

WAIVER OF NOTICE

We, being members of the Board of Directors of Still Waters Residential Association, Inc., do hereby waive written notice of the special meeting of the Board of Directors scheduled for 4:00 p.m., November 16, 1994.

A handwritten signature in cursive script, appearing to read "Earnest Hardin", written over a horizontal line.

Earnest Hardin

A handwritten signature in cursive script, appearing to read "John Haygreen", written over a horizontal line.

John Haygreen

A handwritten signature in cursive script, appearing to read "Bill Hite", written over a horizontal line.

Bill Hite

A handwritten signature in cursive script, appearing to read "Ray McKelvey", written over a horizontal line.

Ray McKelvey

A handwritten signature in cursive script, appearing to read "Stephen H. Mudge", written over a horizontal line.

Stephen H. Mudge

A handwritten signature in cursive script, appearing to read "Carolyn Strother", written over a horizontal line.

Carolyn Strother

A handwritten signature in cursive script, appearing to read "Kathleen Williams", written over a horizontal line.

Kathleen Williams

RESORT & CONFERENCE CENTER • GOLF • MARINA • RANCH • REAL ESTATE
SWRAWN.WPS

1000 Still Waters Drive Dadeville, AL 36853
205 825 7021 Fax 205 825 4273

1 • 800 • 687 • 3732

3. After discussion, it was decided that the Association should pursue a course of action whereby all members of the Stillwaters community, without regard to membership in the Association, are equally assessed in an equitable manner based upon the availability of community-wide facilities and services and the cost to the Association, including reasonable reserves for capital improvements, of providing the same.

Bill made motion, John seconded, all in favor, motion carried.

4. After discussion, it was decided that Earnest Hardin and Bill Hite would sign all checks of the Association, effective November 16, 1994.

Kathleen made motion, Carolyn seconded, all in favor, motion carried.

Board Meetings will remain static on the first Wednesday of each month, unless otherwise notified.

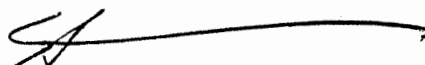
Discussion held regarding standing committees. Listing provided to each board member. Members will review and give recommendations at next board meeting.

Board members unanimously decided that "Neighborhood" program should remain in place.

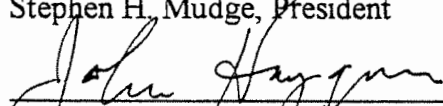
There being no further business, Kathleen made motion to adjourn, Carolyn seconded, all in favor, the meeting was adjourned at 4:30 p.m.

The undersigned, by affixing their signatures, hereto, do hereby consent to, authorize, and approve of the foregoing minutes in their capacity as the directors of the Association this 16th day of November, 1994.

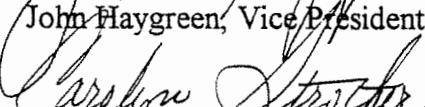
DIRECTORS:



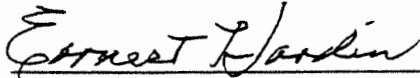
Stephen H. Mudge, President



John Haygreen, Vice President



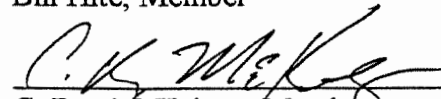
Carolyn Strother, Secretary



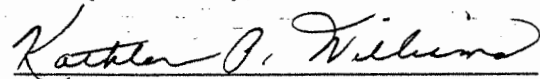
Ernest Hardin, Treasurer



Bill Hite, Member



C. Ray McKelvey, Member



Kathleen Williams, Member

CORPORATE AUTHORIZATION RESOLUTION

This is to certify: That at a meeting of the Board of Directors of the

STILL WATERS RESIDENTIAL ASSOCIATION, INC.

(Insert complete corporate title)

duly called and held November 16, 1994, the following resolution was adopted:

RESOLVED, That checks of this corporation drawn on the BANK OF DADVILLE
and orders for transfer or withdrawal of the funds of this corporation on deposit in said Bank, in whatever form, shall be
signed by any one of the following officers:
(one, two, or more)

Pres.

Sec.

Vice Pres. Earnest L. Hardin

Treas.

and countersigned by any one of the following:

William B. Hite

Be It Further Resolved, that the said Bank is hereby authorized and directed to honor and pay any
checks so drawn as above set forth, whether or not such checks be payable to the order of one of the fore-
going persons either in his individual or official capacity or deposited to his individual credit.

(Strike out the following paragraph if not desired)

And Be It Further Resolved, That any _____ of the following
(one, two, or more)

Pres.

Sec.

Vice Pres.

Treas.

are hereby authorized for and on behalf of this corporation, to borrow money of the said Bank, and to sign,
execute and deliver the notes of this corporation therefore in such amounts, for such times, such rate of in-
terest and upon such terms as (he) (they) may see fit, and (he is) (they are) hereby authorized to pledge
to said Bank the bills receivable, stocks, bonds, or other property of this corporation as security for any moneys
so borrowed, and to offer the bills receivable of this corporation to said Bank for rediscount.

In Witness Whereof, I have hereunto affixed my name as Secretary and have caused the corporate seal
of said corporation to be hereto affixed this 16th day of November
1994

IMPRINT SEAL HERE

Carolyn W. Stricker
Secretary

I, Stephen H. Mudge, A Director of said corporation, do hereby certify that the
foregoing is a copy of a resolution passed as therein set forth.

SH
Director

STILL WATERS Residential Association, Inc.

COMMITTEES & ARCHITECTURAL REVIEW BOARD

JANUARY, 1994

MAINTENANCE COMMITTEE

Buddy McCrary - Chair 825-7640
Joe Galemme - 825-8379
John Haygreen - 825-8597
Frances Wilbanks - 825-8548
Bill Williams - 825-6647

Maintenance Subcommittees:

Roads

~~Joe Galemme - Chair 825-8379~~
Earl Luka - 825-8198
Chuck Williams - 825-7021
Whit Rew - 825-8861

Environment

Carolyn & Ken Strother - Chairs 825-4048
Tami Coker - 825-6489
Mary Lou Naler - 825-7021

AUDIT COMMITTEE

Rod Powers - Chair 825-8498
Jim Poeppelmeier - 825-9235
Marilyn Isay - 825-4746
Bob Sellers - 825-9976

PUBLICITY COMMITTEE

Jean Church - Chair 825-9362
Jim Poeppelmeier - 825-9235
Sue Ann Johnson - 825-8980
Linda Powers - 825-8498
Carol Evans - 825-7377
Mary Lou Naler - 825-7021

RECREATION COMMITTEE

~~Rose Darhard - Chair 825-7927~~
Carol Evans - 825-7377 *Chair*
Jean Church - 825-9362
Helen Schoenherr - 825-7545
Holly Lunsford - 825-8864
Lee Franklin - 825-6481
Pat Johnson - 825-9109

Recreation Subcommittees:

Golf

~~Pat Price - Chair 825-7810~~
~~Buddy McCrary - 825-7640~~
~~Curtis Hasty - 825-7256~~
~~Lil Howard - 825-6623~~
~~Bob Dothard - 825-7927~~
~~Geneva Price - 825-7810~~
~~Earl Luka - 825-8198~~

Arts

~~NO CHAIR~~
~~Ellen McCrary - 825-7640~~
~~Milton Isay - 825-4746~~

ARCHITECTURAL REVIEW BOARD

Whit Rew
~~Frances Wilbanks - Chair 825-8546~~
Bob French - 825-7579
Rex Evans - 825-7377
John Haygreen - 825-8597
Whit Rew - 825-8861

STILL WATERS Residential Association, Inc.

UNANIMOUS CONSENT ACTION BY THE BOARD OF DIRECTORS OF THE STILL WATERS RESIDENTIAL ASSOCIATION, INC.

The undersigned, constituting all of the directors of Still Waters Residential Association, Inc., an Alabama corporation (the "Association"), hereby consent to and take the following actions and adopt the following resolutions:

WHEREAS, the Board of Directors of the Association finds that the best interest of the Association will be served by the removal of the present officers of the Association and the replacement of the same with newly elected officers; and

WHEREAS, the Board of Directors of the Association finds that the best interest of the Association will be served by terminating the employment of the Executive Director of the Association, Rex Evans; and

WHEREAS, the Board of Directors of the Association finds that the best interest of the Association will be served by implementing a policy of assessing and collecting assessments against all property owners of the Stillwaters community on an equitable basis, based upon the actual cost of services and facilities provided by the Association;

1.

NOW THEREFORE BE IT RESOLVED, that the following named persons are hereby declared removed from the office of the Association set forth below opposite their respective names officers pursuant to the By-Laws of Still Waters Residential Association, Inc., effective November 16, 1994:

Pat Price - President
Jim Poeppelmeier - Vice President
Frances Wilbanks - Secretary
Rod Powers - Treasurer

2.

AND BE IT FURTHER RESOLVED, that the following named persons are hereby declared elected to the offices of the Association set forth opposite their respective names to serve as such officers pursuant to the By-Laws of Still Waters Residential Association, Inc., effective November 16, 1994:

Stephen H. Mudge - President
John Haygreen - Vice President
Carolyn Strother - Secretary
Earnest Hardin - Treasurer

3.

AND BE IT FURTHER RESOLVED, that Rex Evans, presently employed as the Executive Director of the Association be terminated from such employment, effective November 16, 1994.

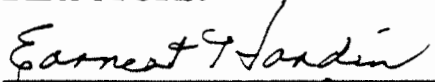
4.

AND BE IT FURTHER RESOLVED, that the Association shall pursue a course of action whereby all members of the Stillwaters community, without regard to membership in the Association, are assessed in an equitable manner based upon the availability of community-wide facilities and services and the cost to the Association, including reasonable reserves for capital improvements, of providing the same.

This Consent Action may be executed in one or more counterparts, each of which may be deemed an original, but all of which, when taken together, shall constitute one and the same Consent Action.

IN WITNESS WHEREOF, the undersigned have hereunto set forth their hands
as of this 16th day of November 1994.

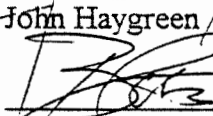
DIRECTORS:



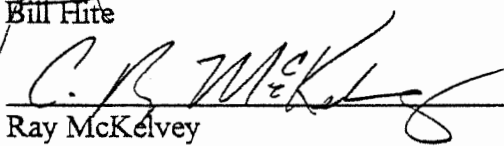
Earnest Hardin



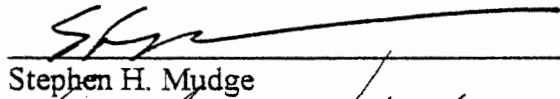
John Haygreen



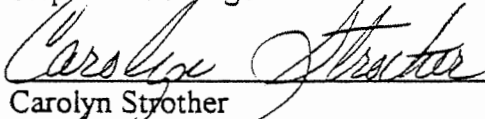
Bill Hite



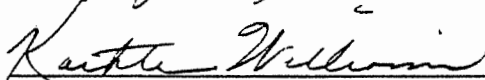
Ray McKelvey



Stephen H. Mudge



Carolyn Strother



Kathleen Williams

Minutes
Board of Directors Meeting
November 10, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Johnson, John Durr, Judson Edel, Frank Greer, & Sy McLain.

Ladelle Russell

Kellie Coker gave the financial report for the month of October.

Motion was voted on and carried for the dues to increase by the CPI, which is 2.7%. This will increase the dues to \$296.80.

Publish in the next newsletter the CPI for 2005.

Our appreciation to Sy McLain for the generous donation of the office furniture for the SWRA office.

Minutes read and approved as amended of the November 3rd meeting.

Suggestion was made for the Neighborhood meetings to start in January with a survey form to be given to each resident.

Judson Edel made a motion for the meetings to start now and was seconded by Frank Greer. Presentation to be a 20 minute limit and they will begin with the Neighborhood Meetings on the 18th of November. The meeting with the neighborhoods will begin on the 29th of November with the presentations. Need a meeting room beginning November 29 – December 10 excluding Saturday and Sunday. The form sheet was approved as amended.

Ladelle Russell questioned the information for the newsletter for the fire department.

for charitable donations on equipment for a 12 bed AOE

Frank Greer reported that the ARC will meet on Thursday, November 11, to discuss a permit for a seawall.

John Durr reported that bids are being received for the lawn maintenance and are being reviewed.

Judson Edel asked about the construction guidelines for Sunday work and that they should be in the building permit package. Also, the clothing for security is in good shape for the winter.

Rusty Melnick from J.Smith Lanier will attend the next board meeting on the 17th. The Board to compose concerns for our insurance needs for 2005 before the meeting.

Adjourned at 12:50

Submitted by:

Sallie Mason

Sallie Mason
Community Manager
cc: Board Members

Approved by:

Eldon D. Johnson

Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
November 3, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Johnson, John Durr, Judson Edel, Frank Greer, & Sy McLain.

*Ladelle
Russell*

Guest: Dr. Teague

Changes were given to Dr. Teague for his committee on the presentation.

Boat Storage – lock is ready, signs are in place, the remainder of the keys can be ordered. Feedback for the boat storage has been positive.

Suggestion was made to add more hours to Susan due to the extra work load for November and December, beginning immediately with an increase in pay. Board voted and approved this motion.

Call and set up an appointment for a presentation on deer removal for the SWRA.

Richard Lauderdale to inventory all of the security clothing. Board decided to forget furnishing ~~bottoms~~ *parts* and only require the shirts. Also give Richard a list of all past due accounts to deactivate their gate cards. The accounts that are on a payment plan will not be deactivated.

Stan Gillies is in charge at the Fire Department and a code has been given to them for entering gate 34.

Judson Edel reported receiving payment of \$308, for the broken gate, from Lakeside Marina.

John Durr reported that bids are being received for the landscape maintenance for the roads.

Sy McLain – need help to move the donated furniture from his Georgia office to bring to the office for the SWRA. Will meet at the office on November 8th at 8:00 a.m.

Ladelle Russell – awaiting Neighborhood Council to attend meeting and stress ~~how important the~~ *the importance of the* upcoming meeting. Give information to George Hammond about changing over from the 71 and 74 covenants to the 87 and also invite him to the presentation meeting.

Nappier bankruptcy – investigate and see what we need to do. Find out if there is a lien on the property.

Frank Greer to take care of the meeting on November 9th at Camp Civitan for the Contractor/Real Estate information meeting.

Call Todd Rodgers about the deer in Beaver Lake.

Adjourned at 11:30

Submitted by:

Sallie Mason

Sallie Mason
Community Manager
cc: Board Members

Approved by:

Eldon D. Johnson

Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
October 26, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Eldon Johnson, Judson Edel, Ladelle Russell, Jim Koeppen, John Durr, & Frank Greer

Guests for the meeting are the Long Rang Planning Committee/Political Action Committee. Jim Williams presented the presentation for the board. The board approved the presentation with a few changes in the numbers and would also like to add some more information. The board agreed to have their information ready for the next meeting, to give to the committee.

Motion was made and carried to add the \$100 to the invoice for all property owners in 2005 and include a \$100 voluntary fee for the property owners under the 71 and 74 covenants.

Ladelle Russell made motion and Jim Koeppen seconded, for SWRA to pay the \$20 recording fee for anyone under the 71 and 74 that would subject their property to the 87 covenants, before the end of the year, The motion carried.

The burn site behind the Fire Department will remain open until November 15. The Golf Course has agreed to resume receiving the debris.

Judson Edel would like for the lock to be welded for the Boat Storage. He also requested a stop sign be put on the road adjacent to Stage Coach Road. Judson also gave the procedures for voting for the SWRA. ~~Jim Williams reported that the neighborhood security~~ Gate 34 was broken by a truck driver, he is willing to pay for the damages.

Jim Koeppen had nothing to report other than him being happy to be here.

Daine Sharpe to write a letter to the Collins Trucking Company, regarding the damage to the gate.

Frank Greer reported approval for building plans for Mr. and Mrs. Small and an addition approval for Dr. Flowers for a screened porch.

Motion was made and carried to record the property deeds and pay the \$20 for each, that was drawn up by Daine Sharpe, surrounding the boat storage and at gate 34.

Send letter to Jim Russell on what took place on the changing of the property at boat storage and at gate 34 entrance. Attach these minutes to the letter also.

The board approved changing the regular meetings from Tuesday to Wednesday, effective November 3rd. The time will remain the same.

Check to see if insurance meeting can be changed to the 17th of November. The meeting will be an information type to see what our needs might be for the year 2005.

Email from Peter Van Parys was approved on the lot owned by James Carlisle. *attach email*

Dr. Johnson asked the board to contact Sallie Mason with any thing they would like on the agenda, prior to the regular meeting.

Adjourned at 12:20

Submitted by:

Sallie Mason
Sallie Mason
Community Manager

Approved by:

Eldon D. Johnson
Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
October 12, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Johnson, John Durr, Judson Edel, Frank Greer, & Jim Koeppen.

Guest: Kellie Coker

Kellie Coker gave the breakdown of the September Financial report and asks for suggestions for any report the board would like to see in the future. The board was pleased with Kellie's report.

Motion was made and approved for each board member to review John Durr's letter, to the commissioner of Tallapoosa County, and report any changes for the next meeting.

Letter was approved to send to Andrew Davis concerning the paving of his road, written by Jim Koeppen.

The burn pile behind the Fire Department will be closed until Friday, due to burning, no contractor dumping allowed. Fire Department will burn on Wednesday.

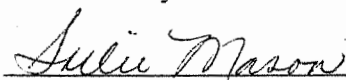
Respond to the Givenpour letter about his rights on building permits.

Judson Edel – fence is complete at boat storage and 16 loads of ^{CP Stone} ~~crush and run~~ have been delivered. The numbering of sections will correspond with the number of the gate key. Date to be finished will be sometime between November 1 – November 5. Prorating will only be on incoming trailers. Legal descriptions on the properties will be needed by Patti Richardson or Daine Sharpe.

Frank Greer – The Profile Group is buying land at SunSet Point from Bob Godard. Plans were presented ^{at} ~~to~~ the last ARC Board meeting.

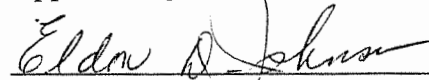
Adjourned at 12:00

Submitted by:



Sallie Mason
Community Manager
cc: Board Members

Approved by:



Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
October 5, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

Guests: Bill Thweatt, Larry Scott, and the PAC/LRPC

Dr. Johnson gave a brief detail of SWRA after the auction. Some of the questions that were asked of Bill Thweatt were:

How do we function in the county?

What services are available to us from the county?

Can we get help for removal of debris?

Do you have any control over Walnut Hill Water?

How do we get signs for the Fire Department?

Can we apply for grants?

The county appoints the board for Walnut Hill.

Building Codes, are people accountable when inspector says there is a problem? Larry Scott replies "yes" but normally the inspector can ask to correct the problem and that is usually enough. Inspections only cover the building. Larry to check and see if we can be excluded from the building inspection.

Dr. Teague will have an outline for the residents in two weeks. Presentation for the real facts to the neighborhood reps. first. Meeting to be at the office to show we need a building to accommodate meetings of all residents.

Follow-up with Daine Sharpe, how often does small claims meet, class auction suit or individual suits, what action can we take without liens, and check on copyright?

^{Russell}
Ladelle asks for help with keeping the site for storm debris free of contractor trash.

Send sympathy card to Jeff in the loss of his granddad ^{Fisher}

Send a thank you to the Fire Department for the clean-up of our roads during the storm.

Jim to get a cost incurred during the storm. Send to the attention of Katherine Brown.
^{Koepfer} ^{Braund}

Jim to follow-up on the letter from Andrew Davis (paving of their road).
^{Koepfer}

Ask Sharon to add a line to her letters in regard to de-activating gate cards on unpaid accounts. ^{Hadden}

Call Mrs. Andrews for information on business license for SWRA.

Approval of \$127,500 to be transferred to the Alabama Power Account and close the Money Market Account.

Bids are being accepted for landscape and grounds maintenance.

John Durr to outline a letter to the commissioner's office for a list of services that are available to SWRA.

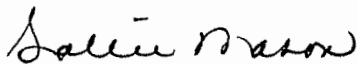
Judson Edel – main water line broke and some landscaping may need to be replaced at gate 34.

Street names are being painted by Marian. Board approved to pay for supplies used for this project and also to send her a thank you note.

Give Daine Sharpe information on Collins Trucking Company.

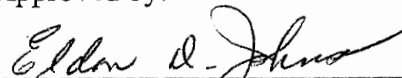
Adjourned at 12:40

Submitted by:



Sallie Mason
Community Manager
cc: Board Members

Approved by:



Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
September 28, 2004
9:00 A.M.

The President, Dr. Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Dr. Eldon Johnson, Ladelle Russell, Sy McLain, John Durr, Judson Edel and Frank Greer.

Dr. Teague was present to discuss what direction to take after the meeting with Bob Pettey. He offered to investigate StillWaters becoming incorporated with the PAC/LRPC Committee.

Set up meeting with PAC/LRPC for this week, Thursday, September 30th at 6:00 in the SWRA office.

Send letter to Water's Edge residents that have not subjected their property to the 87 covenants.

Need covenant information on the report from Sharon Hidden before we place 2004 liens.

Minutes read and approved as amended for September 20th meeting.

Bill Thweatt to attend the October 5th meeting. Please make a list of questions you would like to ask before the meeting.

Motion
~~Suggestion~~ for 2 signatures on checks when the change takes place with accountants. Also, to have 4 signatures on file at the ~~back~~ *bank* with the President, Vice President, Treasurer, and Community Manager.

Do not put United Way or any other charity to solicit funds in the newsletter, these items can be posted on the bulletin board. If it is a paid advertisement it can be added to the newsletter.

Boat Storage fence will be installed in about 2 more weeks.

Send letter to Larry Doyle (State) to inform him of the fees owed on the property.

How often does Small Claims Court meet?

Approved by the board to put Daine Sharpe on a retainer for \$300 a month, this equals to 2.5 hours @ \$125 a month beginning October 1st.

John Durr – Jim called Outlaw about removal of trees and they have not shown up yet. New bids are being accepted for grass cutting of the grounds.

Frank – pool approved for Bob Godard's group at SunSet Pointe. Blue Creek Circle trees were being cut without permission, after investigating the trees were being cut by someone other than the property owners. Letter has been sent to correct this problem, the agreement with the man that cut the trees will replace each tree.

Invite Tina to the ~~September~~ *Oct.* 19th meeting for the final financial report from Abernathy and Britton.

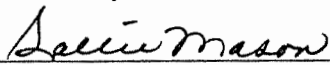
~~Sue will have a review in 2 months for possible raise and if job makes a 40 hour a week job increase the pay to \$125 per hour.~~

Sy to find out how much money is in the bank and how much money to satisfy the budget for this year.

Send Jim a gift certificate.

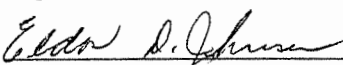
Adjourned at 12:40

Submitted by:



Sallie Mason
Community Manager
cc: Board Members

Approved by:



Eldon Johnson
President

Minutes
Board of Directors Meeting
September 20, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: Eldon Johnson, Ladelle Russell, John Durr, and Frank Greer.

Bob Pettey talked to Dr. Johnson and commented that the proposed new covenant could not be approved. Mr. Johnson suggested having a board member and a PAC representative meet with Bob to see what we can do about a new covenant. (Dr. Johnson, Dr. Teague, and Dr. Williams.)

Jim Koeppen had a heart attack while in Wisconsin, he had 2 stints put in.

Suggestion was made for the ~~see the~~ ARC to meet with the county commissioner to see where we stand for the building codes for Tallapoosa County. Invite Bill Thweatt to the next board meeting with the ARC Board and Larry Scott.

Trees on the right of way and on common areas will be taken care of by Jeff Pike.

Need a plan in place for removal of storm damage debris.

Does the county have a service for removal of debris from the roadside?

Include in the newsletter a thank you for all the help during the storm.

Minutes read and approved as amended as read for September 14th meeting.

Board voted to go forward with changing accountants as of October 1st. The new accountant for SWRA will be Kellie Coker. Notify present accountant for the changes to take place.

~~name the Co.~~

Bill Don Herring in the amount of \$75 for the removal of his unclaimed trailer. Include copies of the newsletter that contain all information for the boat storage area.

Develop a plan in the budget for emergencies and also a bad weather plan.

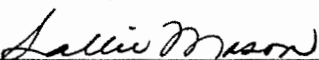
Report from Ladelle – newsletter went out on time and distributed well. Bulletin board damaged by storm. Jim Russell is working to restore it. The next report from the neighborhood meeting will be edited before putting in the newsletter.

Report on Waters Edge for covenants on all 45 lots.

Suggestion for the eliminating of redundancy of wording in the covenants.

Adjourned at 11:45

Submitted by:



Sallie Mason
Community Manager
cc: Board Members

Approved by:



Eldon Johnson
President

Minutes
Board of Directors Meeting
September 14, 2004
9:15 A.M.

The President, Eldon Johnson called the meeting to order at 9:15 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Eldon Johnson, Jim Koeppen, Ladelle Russell, John Durr, & Frank Greer.

Sharon Hidden was present to discuss information from the Massey law firm. There is no law for Alabama to auction off property of home owners for maintenance fees. Therefore, our account could not be handled the same as the Fire Department. SWRA will still have to continue filing a lien, obtaining a judgment, file suit, and then the court case goes to the judge for a ruling. SWRA can go to small claims court without a lawyer.

Bob Pettey was present to give his opinion on the covenants. He could not find a loop hole. He commented that we have had several good lawyers to give us the same information that we ask of him. Suggested asking the property owners under the 71 covenants when they sell their property to get new owners to subject their property to the 87 covenants. Bob will attend the next meeting to give an overview of the new proposed covenants. Liens can only be applied to the property under the 87 covenants.

Notify all residents by e-mail of the weather conditions.

Contact Daine Sharpe to see how many hours is included in the \$300 retainer fee.

Board voted and approved an increase of \$1.25 for security guard Joe Bowen.

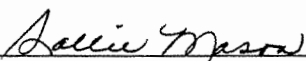
Frank Greer reported that the ARC committee met with the new county building inspector. Frank also will contact the other associations at SunSet Pointe to see what their input would be and what help they could offer for the entrance at SunSet Pointe.

John Durr reported that Jim Coffin was to call Vision Landscapes to complain of the bad job they are doing with the cutting of the side roads. No update at this time.

Minutes read and approved as amended for the August 13th meeting.

Adjourned at 12:12

Submitted by:



Sallie Mason
Community Manager
Copies: Board Members

Approved by:



Eldon Johnson
President

Minutes
Board of Directors Meeting
August 31, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Judson Edel, Jim Koeppen, Ladelle Russell, John Durr, Frank Greer, & Sy McLain.

Fred Weaver was present to interview with the board for the position on the ^{ARC}~~PAC~~ committee. The board voted to ~~except~~ ^{accept} Fred as a committee member.

Presentation was given from the PAC/LRPC by Jim Williams. Dr. Teague commented that the major concern was to correct the voting.

Bob Buice was attacked by a dog while walking (Tuesday, Aug. 31) when defending himself from the dog, the owner of the dog came out to attack him also.

Boat storage is finished with ^{grating} ~~hall~~ dozier work. Suggestion for a ~~back~~ ^{8x6} back fence. Stakes are in place, would like to haul 10 loads of crush and run, 4 loads have already been delivered. Two bids are needed for the fence, one with barbwire and one without.

Road patching and paving is complete. \$116,000 has been spent for paving. Put in newsletter next month about road policy.

Bob Pettey to attend the next board meeting.

Property tax lots will be followed up by Jim.

Back gate was open on the back side of the tennis court. A chain has been installed with the lock attached.

John Durr reported grass along roadways look really bad. John to call and complain about the cutting.

Frank Greer reported concerns of construction taking place on a lot owned by Gary Crumpton, a letter was sent to them.

Jim Koeppen reported the roads are finished for the year. Suggest to Neighborhood Reps. about cleaning up our areas. Road way signs – Bent Hickory Way needs a sign. Signs that have been painted look nice but they are hard to read, need to be block letters.

Change the Impact Fees to income for the Roads Budget.

Call Kellie Coker to see about waiting until the end of the year for changing. Continue using Peachtree Accounting until the time of changing accountants.

Ladelle Russell reported that the newsletter will go out today and September 1st. She also asked, what do you look for in the newsletter? Reply was we read from front to back.

Judson Edel reports that everything he reads on changing board members is that the election of board members is every 2 years. Suggestion was made to address this issue with the planning committee.

Suggestion was made for gate cards to be issued for immediate family only (for property owners). Provide a list of owners that have not paid maintenance fees so their cards can be deactivated. If a number of properties are owned but fees are only paid on part of them, cards need to be deactivated.

Give Dane Sharpe information of the log truck that hit the gate. Mr. Johnson to attend the grand jury on September 3 ~~September 3~~

Sy McLain reported closing his office and would like to know if the board would be interested in some nice office furniture. Motion was made and accepted to get the furniture for the cost of moving it.

Adjourned at 12:45

Submitted by:

Sallie Mason

Sallie Mason

Community Manager

Copies: Board Members

Approved by:

Eldon D. Johnson

Eldon Johnson

President

Minutes
Board of Directors Meeting
August 24, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Judson Edel, Ladelle Russell, John Durr, Frank Greer, & Sy McLain.

The Long Rang Planning Committee/Political Action Committee was present to present the bare bone 2005 budget. The letter submitted by Sy McLain was revised to reflect removing the \$100 assessment fee on homes and lots. Suggestion was made to contact a marketing group from Auburn to help with pulling our issues together and getting some good information to get our community pulling together as one.

Jim Williams gave presentation on covenants – all covenants contain “the developer”, voting rights are not the same, maintenance fees are not the same. The only common identity is the SWRA. “One” set of covenants is needed for all. Next meeting a first draft will be presented by LRPC/PAC. The new covenant would make SWRA the governing body and simplify for all so we can have a better understanding.

Dadeville Account
A motion was made and voted to move \$170,000 to the Alabama Power ^{Credit Union} Account, close the money market account, and leave \$40,000 in checking account with Dadeville.

Paul Hunt and Daine Sharpe to check on the King account and the StillWaters logo.
Call Daine to get the injunction started with the Hunt/McDaniel Group.

Fred Weaver recommended for the ARC committee, replacing Mr. Ray Johnson. Invite Fred to come to the next board meeting to meet all of the board members.

Boat Storage – one half of the left side has been cleared should finish up today, Tuesday, August 24th.

Lightening hit gate 34 on Sunday, all electronics were down. ISI has got everything back to working.

Road spikes – Harbor Point still going to install. Ask H&H if they might be able to assist with this project.

The State owned property, in StillWaters, was voted on to send the application for the total cost of purchasing.

Board also voted to raise community manager's pay ^{increase 175} ~~to~~ \$100 a month, effective September 1st.

Adjourned at 1:15

Submitted by:

Sallie Mason
Sallie Mason
Community Manager
Copies: Board Members, Stillwatersra.com

Approved by:

Eldon Johnson
President

Minutes
Board of Directors Meeting
August 17, 2004
9:00 A.M.

The Vice-President, Jim Koeppen called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: Jim Koeppen, Judson Edel, Ladelle Russell, John Durr, Frank Greer, & Sy McLain.

Kellie Coker was present to discuss her interest in handling the accounting for SWRA. Her fee charges are ~~\$250~~ ^{\$225} a week. Gave several suggestions as to making in-coming and out-going entries a benefit to handle in the office. Kellie also commented that she did not do non-profit corporate income tax but someone else in their firm could handle this for around ~~\$400~~ to \$500.

Charles Darwin joined the meeting with concerns for the transfer fees. He did not like the charge to new residents with all the other fees that they have to pay; concerned that this would discourage new comers.

D&J – no response concerning our road work. H & H presently doing the road work. Roads will be updated before Labor Day, work starts next week.

Dave Holder suppose to be here today. If not today he would not charge for equipment left at gate 34 to transmit to gate 49. Spikes, Jimmy Star was to install last week, due to the clean up in Fl. He has been unavailable this week.

All trees are removed from boat storage, bull dozer to complete work this week if weather permits. Security truck now has a siren. Problem at 34 gate – bol t was gone – Judson replaced, also camera not working at gate 34. No pictures transmitted on any of the cameras. Suggestion for installing ~~fl~~tion lights at gate 34.

Massey (law firm used by the Fire Department) has been very successful with collections. All fees are added to the bill, generally SWRA will not have a fee. Give the top ten accounts to Massey. The negative is you have to pay the taxes if no one bids on the property. Massey approved ~~to~~ for collections for dues not collectable by Sharon Hidden.

Buddy Lee (lawyer) would consider being the lawyer for SWRA, Frank to contact him.

Sy McLain's article for the newsletter will contain facts of what is happening at the present with the processes that are in place. Reviewed the letter written to the LRPC/PAC for future revenue projections.

State owned property – Jim Koeppen to follow up with Larry ~~Doyel~~ ^{Doyel^{ke}}. Also will call Steve Monk on the possibility of working with SWRA on the covenants.

^{ll}
Lynus Frey asked for suggestions, from the board, to replace the position on the ARC committee created by Mr. Ray Johnson resigning. The following names were suggested: Al Carter, Ralph Hudson, Micki Joelle, and Kenny Chase.

Permission has been given by Todd Rogers to burn "YARD WASTE" at the golf maintenance shop.

Sunday (August 15th) grading was going on at Sunset Point. Letters issued at this point have been ignored. The partners were contacted and have agreed to submit plans along with \$9700 for a permit. They asked if we would please hold off the injunction until the next Tuesday meeting. Work time for contractors are 7 a.m. to 7 p.m. Monday – Saturday.

A tree that had fallen on Stagecoach Road was removed from the roadway by the fire department but they do not remove trees from the site.

Contact Bob Petty to see where he stands and how many hours has he worked.

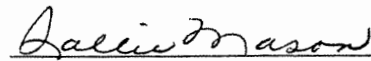
Look for someone for the pool and water fountain maintenance.

Insurance has been increased, for BOD, from 1M to 2M.

Give Buddy Mc Carey information on Eagle Peak # 28, complaint was about someone running a cleaning service from this villa.

Adjourned at 11:35

Submitted by:



Sallie Mason

Community Manager

Copies: Board Members, Stillwatersra.com

Approved by:



Eldon Johnson

President

Minutes
Board of Directors Meeting
August 10, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: Eldon Johnson, Judson Edel, Ladelle Russell, John Durr, Frank Greer, & Sy McLain.

Our first guest, Patti Richardson, came to share information on tax sales at the county courthouse. An auction is held on the court house steps every May for property that has taxes owed. Maintenance fees can be collected from date of purchase forward. If property goes to the State, no fees can be collected. There is a three year span which property can be redeemed by the owner. Larry Doyek can be notified of the Stillwaters property that is owned by the State and could possibly redeem this property.

Is an attorney required to change property lines? No, have the survey recorded at the courthouse, no attorney necessary if both parties are agreeable. Dan Cook is a retired surveyor and would possibly do the survey.

Minutes were read and approved as amended for July 27th and August 3rd meetings.

Collections – to be discussed in the next meeting to contact the lawyer that handles the collections for the fire department.

Kellie Coker to attend the next board meeting. She presently is the accountant for the Cove.

Contact Paul Mathis about the metal plate for the pool gate.

Voted and approved to replace the ladder at the pool. Jeff Pike to supply a price for replacing the ladder.

Sewage letter of apology to Reggie Gilbert and Don Herring has been issued. The meter thought to be on these properties has been identified on the property of unit 35.

Boat storage, the big trees have been cleared, grading to resume next week if dry enough. Proposal of property changes were brought by Debbi Neigh. A new survey will be needed. Present letter to Jim Russell for his approval on the changes to the property.

Voted and approved for the prorated maintenance fees from the new residents at Harbor Point, along with the transfer fee.

Contact Kim about welcome packages for the new residents.

The board on the PAC/LRPC needs budget by September. The next meeting will be August 12th at 9:00. They need budget for 2004 and 2005. A request also for projected revenue for the next five years. John Durr and Ladelle Russell to submit a budget for 2005.

Set up a special meeting with the neighborhood representatives.

Bob Petty joins the meeting at 11:00 – there are seven lawyers in the firm he works with. He does not have a clue on the covenants, but suggested reviewing all covenants and will give suggestions upon his review. Mr. Petty commented that he generally returned phone calls, since this had been a problem in the past with other lawyer firms. He prefers working by the hour at a charge of \$175.

Motion was accepted with regret for Mr. Ray Johnson's position on the ARC committee. Agreed to appoint someone for his position on the ARC committee. Would like a nomination from the ARC committee for this position.

Contact the County Health Department for the disposal of dead animals.

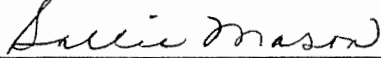
Sy McLain and Eldon Johnson to meet with plans for the future budget on Wednesday (August 11).

Contact Larry Doyle on the lots purchased by the State from the tax sale.

Suggestion was made to hold off on spending until the July financial statement is received.

Adjourned at 12:35

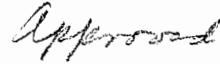
Submitted by:



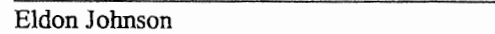
Sallie Mason

Community Manager

Copies: Board Members, Stillwatersra.com



Approved by:


Eldon Johnson

President

Board of Directors Meeting

August 3, 2004

9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: Eldon Johnson, Judson Edel, Ladelle Russell, John Durr, Frank Greer, Jim Koeppen, & Sy McLain.

Peter Van Parys gave an update on the roads. \$31,000 left in the roads budget, Harbor Pointe patched Moonbrook and StillWaters Drive. (Harbor Pointe spent \$18,000) Two patches remain to be patched on StillWaters Drive. Suggested to overlay from SunSet Pointe to the Marina, patch Dogwood Trail, and patch the remainder of StillWaters Drive. Direct all truck traffic to Lakeview Ridge. Motion was accepted and approved. Comments for the job being done on the roads have been positive. Crush and run will be added to Moonbrook to adjust for the height of the road. Peter to write a short description for newsletter on how roads are patched and overlaid. Still have not received an invoice from Hornsby for the stripping of roadways. Road to be paved only to the new house on Fern Brook (Andrew Davis).

Review the documents on how to relieve a member from a committee. The Board can evaluate committee members and appoint ~~new~~ ^{or remove} people ^{when necessary} ~~when they have served for at least one year~~. Investigate pool and tennis court locks at the end of the board meeting. Rubber wristbands need to be ordered for ~~the~~ all keys.

Frank Greer, Marian and Judson Edel identified trees in front of the boat storage that need to be removed. Debbie ~~Nye~~ ^{Nye} returns Wednesday (August 4th) and will resume this project. The lot will need to be re-surveyed.

Newsletter ads – notify all that are outstanding and send invoice for amount owed. Note on the invoice that if there are any discrepancies please notify Sallie Mason at the office (825-2990). Need list of advertisers and the size of the ads that have been sold.

Notification letters have been mailed to the violations ^{or} found by the covenant ~~board~~ ^{Committee}.

Review the meters for Moonbrook and Poplar Point.

Invite Tina Britton to the next board meeting with the financial statement for July.

Contact lawyer in Birmingham for collections that Sharon Hidden has finished with, the same one used by the Fire Department. Jim Koeppen to contact Steve Monk.

Mission statements from each board member due before August 9th.

Need ruling, by a lawyer, on BOD ability to change election laws. The covenants do not address the election rules and we need an official ruling from an attorney to clarify this information. Ask documents committee to review the election rules also.

Patti Richardson to attend the next board meeting.

Review Bi-laws and see if anything needs to be changed and have ready to present so changes can be made at the same time as the covenant change.

Question was proposed for an area in the boat storage to burn trees, limbs, shrubs, etc., this was not approved. The next newsletter will have directions to a dump sit in Tallapoosa County, off Dudleyville Road. Dumping in StillWaters is not allowed on any lots.

John Durr – reporting on the condition of the gates and ~~roads~~^{landscape}. Will check and see if Landscape ~~Visions~~^{Visions} will take down trees on the roadway. Whisperwood Drive and Dogwood Trail were two of the ones mentioned with trees on the roadway.

Frank Greer reported no meeting with the ARC this week and he cut the grass to the entrance at SunSet Pointe.

Ray Johnson is leaving and will also resign from the ARC due to moving from StillWaters.

Judson Edel reported for sale by owner signs at the log house on StillWaters Drive. Dave Holder contacted about gates and has been given a deadline to get them fixed. Judson was also asked to give a break down of the truck log entering the gate, by contractor, and to change key codes periodically.

Ladelle Russell reported cost savings for the newsletter by changing from the large copier sheets to the regular copier sheets also a time saver by adding a staple instead of folding.

Sy McLain to set up a meeting with Ladelle Russell and Mary Rush to discuss ads for the newsletter. Also, to write an article for the September newsletter from the Board.

~~Som~~^{Som} PAC board members met with Holiday Shores at a general meeting at Walnut Hill Water Authority with concerns for repairing of road damage by them when repairing water leaks. Nothing different came out of the meeting; they will still not repair the roads.

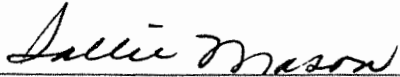
Send another letter to Harmon about replacing the junipers on Moonbrook that were destroyed while digging a sewer line.

Discussion on the neighborhood representatives: Some of the questions asked were: How to get them to deliver the newsletter? How to get the reps to respond? How to notify of meetings of the neighborhood reps?

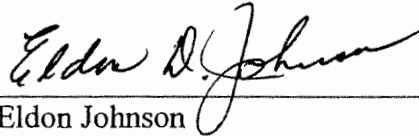
Jim Keoppen reported that Greg Darden wants to build a boat storage area behind the sewer plant, but the road (Beaver Road) is owned by SWRA. There are also 3 lots that are owned by other residents that have to be taken into consideration before fences or gates can be installed.

Board voted to take off the Tuesday following Labor Day Weekend.

Adjourn 12:08 A.M.



Sallie Mason
Community Manager



Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
July 27 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: Eldon Johnson, Judson Edel, Ladelle Russell, John Durr, Frank Greer, & Sy McLain.

Minutes: Read and approved minutes as amended from July 20th meeting.

- ☐ Diagram was discussed for the boat storage. A new survey will be needed. The lot will be cleared from the ditch back to property line to get a better view of the lot. Discussion for changing the property lines with a resident that has joining property. Two bids for the fencing has been received from Lowe's and McDaniel's Fencing. Discussion was made to use McDaniel. *Jim Russell*
- ☐ Newsletter will be available by the first of the week. Keys are available at the office for pool and tennis courts, if all maintenance fees are paid in full. Herbert Bruce to have a key for pool and tennis court.
- ☐ Develop database for key assignments for pool, tennis courts, and boat storage with same account numbers as maintenance fees.
- ☐ Board voted to accept payment from Bernice Rowe of \$1173 for back property maintenance fees. This lot was a tax sale purchase and the dues are from the time of her purchase that she has agreed to pay.
- ☐ Invite Patti Richardson to the next board meeting.
- ☐ A roving patrol is now in place.
- ☐ Varies law firms have been contacted for interviews with no success at this time.
- ☐ Suggestion was made to change to Quick Books for accounting. A price will be given at next meeting for Quick Books.
- ☐ Suggestion was made to interview for a new accountant.
- ☐ SWRA is a non-profit corporation and we do file tax returns.
- ☐ Insurance report from Judson Edel. Decision was made to change the current policy from \$1M to \$2M on the D&O. Request a new invoice *from* J. Smith Lanier.
- ☐ No plans received at this time from Gary Hunt at SunSet Point.
- ☐ Motion accepted and voted in – When board member or community manager is hospitalized with illness or surgery a gift will be sent. The gift is not to exceed \$50.
- ☐ Call Peter Van Parys and invite him to the next board meeting (concerning Harbor Pointe).
- ☐ Suggestion was made to contact Harbor Pointe to patch StillWaters Drive instead of using gravel.
- ☐ Boat and trailer for renters – where can they park? Suggestion was made (if room is available) to rent a spot in the new boat storage area for \$5 a week with a \$20 key deposit, which would be refundable when the key is returned.
- ☐ 4-wheeler reported on the golf course and the Sheriff was called to investigate.

- ☐ Judson Edel reported receiving his sepnia for court on the broken gate.
- ☐ Suggestion for using Mr. Sharpe, ^{Attorney} for a few of our current problems.
- ☐ Notify by email the pool/tennis court keys being available in the SWRA office.

Adjourn 12:20 A.M.

Submitted by:

Sallie Mason
Sallie Mason
Community Manager
Copies: Board Members, Stillwatersra.com

Approved by:

Eldon Johnson
Eldon Johnson
President

Minutes
Board of Directors Meeting
July 20, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: Eldon Johnson, Judson Edel, Ladelle Russell, Frank Greer, & Sy McLain.

Guest: Dr. Teague and Eldon Sharpe, Jr.

Minutes: Approved as amended from July 13th meeting

- ☐ Dr. Teague brought to the board's attention to a critical fact that we have in place, at the present, is *cumulative* ~~one man one vote. This developer could out vote the board if this remains in place.~~ Also, suggested changing the name of the PAC Committee to the Long Range Planning Committee. Suggestion was made to keep the PAC in the name and just add the new name. The board voted and passed the new name to be the Long Range Planning Committee/Political Action Committee. Suggestion was also made to write up in the newsletter what this committee does.
- ☐ *There was* No charge for removing the trees at the boat storage.
- ☐ Mr. Sharpe was present for an interview for SWRA's lawyer. He has been practicing law since 1992 and represents the City of Dadeville, Jackson's Gap Water Authority, and the Bank of Dadeville. Some of the questions asked were: Do the covenants conflict? Can by-laws be changed by the board? How much time can you devote to this board? He commented he would have a problem suing ~~the board~~, but could have his partner handle the case. Would be willing to work by the hour or by retainer. The retainer is \$300 a month @ 125 dollars an hour but would bill for extra hours if more hours are required. Studying of the covenants charge would be \$100 per hour.
- ☐ Suggestion was made to make a list of questions for the next lawyer interviews.
- ☐ Harbor Point would like to see a night patrol and would be willing to help with this cost. Suggestion made to get with Harbor Point and SunSet Point for a plan that would work for all concerned.
- ☐ The dozier cost for the boat storage was changed to \$75 an hour. Need up-date for the boat storage area. Suggestion for the boat storage keys was made for the lot to be the same as the key number.
- ☐ Harbor Point would like to buy a package for the pool and the tennis court. This was voted down. Suggestion for a set fee (\$30) for boat owners that are non-residents with a special decal in the windshield for a key card. *per year*
- ☐ Need letter to Bob Goddard informing him that SWRA is not interested in deeding the property but suggest they can handle the maintenance. Suggest the owners of SunSet Point to come up with a plan that would work for everyone. Frank Greer to handle this project. *to the entrance of SSP*
- ☐ Letters to ~~Resident~~ *residents* concerning the power bills at Moonbrook and Popular Point. SWRA will no longer pay these bills after August 17th.
- ☐ Look for another part time employee ~~that can fill in during vacation time~~
- ☐ Call Patti Richardson concerning the tax sale property.
- ☐ Next meeting for the LRPC/PAC will be August 9th.

certain individuals

annual fee of

Annual Meeting March 4, 2005

- ☐ The end of September is set for the budget to be ready for the public. Resident meeting set for the end of October and voting in November. *Special meeting to discuss changes proposed changes to the Council to be held in Oct & voting take place in Nov.*
- ☐ Mission Statement needed by August 1st. Need # of people with property under each convent ~~ment~~ *ment*. The number of resident with lots. The number of non-residents. The number of registered voters in Tallapoosa County that own property in Stillwaters. The number of property tax payers.
- ☐ Suggestions from the neighborhood council:
 - 1. Give a ^{gift} certificate to the guard that handled the late night "no entrance on the property".
 - 2. What to do with the dog complaint
 - 3. Picking up trash when walking
 - 4. Covenants group update *Survey sheets*
 - 5. Require contractors to have trash bin (Dogwood Lane - ~~Herbert Bruce~~)
 - 6. ARC to review all building sites
- ☐ Suggestion for Herbert Bruce to work 2 hours during the week and night patrol on weekends. To monitor stop signs at different times and for speeding. Siren is here for the security truck.
- ☐ Judson Edel reported that the metal gates would be fixed on Tuesday of the next week.

Adjourn 12:50 A.M.

Submitted by:

Sallie Mason

Sallie Mason

Community Manager

Copies: Board Members, Stillwatersra.com

Approved by:

Eldon Johnson

Eldon Johnson
President

As amended

Minutes
Board of Directors Meeting
July 13, 2004
9:00 A.M.

The following directors were present for the July 13th meeting: Eldon Johnson, John Durr, Judson Edel, Frank Greer, & Ladelle Russell. Sallie Mason was present to record the meeting.

Guest: Blake Lowe and Bob Goddard

- ☐ Blake Lowe resigns as of July 13th as lawyer for SWRA. He made several suggestions for law firms that would be good to handle our association. John Durr and Ladelle Russell to contact the firms.
- ☐ Bob Goddard would like to have the entrance area for SunSet Point to be deeded to their association so they can update it and have entrance gates to their property and also maintain the landscaping. The board agreed to have him an answer in 2 weeks.
- ☐ *Post Garage - Pool - Tennis Court*
☐ Keys will be ready for distribution on August 1st.
- ☐ Motion was made and seconded to refund the additional \$875 building fee to the Merrifield's because they attempted to pay before the fee change.
- ☐ Need letter to Gary Hunt to remind him of his fees that are still due.
- ☐ Contact Jeff Pike to put up the no fishing signs and to remove the limbs at Moonbrook/StillWaters Drive that obstruct the view of the stop sign.
- ☐ PAC met and asked to submit a mission statement of what we need now and the direction we are going for the next five years.
- ☐ Decision was made that if you have a boat trailer and a small watercraft trailer they reside together *(piggybacked)* on one lot. If two boat trailers are owned, two lots will be needed.
- ☐ Repair of gate 34 will be next week. The spikes should be installed in two weeks. Suggestion from Harbor Point *(if)* a night patrol, they will help with the cost.
- ☐ Siren has been ordered for the truck.

Adjourn 1:20 P.M.

Submitted by:

Sallie Mason

Sallie Mason
Community Manager

Approved by:

Eldon D. Johnson

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
June 29, 2004
9:00 A.M.

approved

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Ladelle Russell, Frank Greer, & Jim Koeppen.

Special thank you to Marian for covering the phones during the Board Meetings.

Minutes:

- ☐ Minutes of the June 15th & 22nd meetings were read and approved as amended.
- ☐ Budget meetings are set-up as follows:
Thursday 9 a.m. – Judson (Security) – 10:30 a.m. Eldon and Sallie (Administration)
Friday 2 p.m. – Jim (Roads) -- 3:30 p.m. John (Landscape)
- ☐ Jeff Pike introduced Jim Vault with a bid for the outside area of the pool. The price quoted w/o the paint was \$2150. Decision was made to look for another bid. The pool will have to be closed at least 3 days for the repair.
- ☐ Suggestions from Sy to set up invoicing for the newsletter. Sy to contact someone to organize the ads – selling and payments. System needs to be in place before August newsletter.
- ☐ Notary service available at a charge of \$2 per document on non-related SWRA business.
- ☐ Letter reviewed and approved to Fran Nolte at Martin Terrace for non-approval of combining 6 units into 3 units.
- ☐ Jim located all 4 pins at the boat storage and has asked Debbie to get trees cut to be able to look at the lot. Can see where we stand on the grading. The lot needs clearing to be able to tell what can be done. Debbie also needs direction on what to do with unclaimed boat trailers. Reminder of clean-up day July 17th. Need 50 keys made. No monthly fee but will be prorated for the remainder of the year.
- ☐ All fees have to be paid in full before keys are issued for pool or tennis courts. Charges for keys are not for revenue, but for limited access. The pool and tennis courts are for residents only.
- ☐ Judson \$8400 over budget – if for the remainder of the year we have no more gate damage we should be in good shape.
- ☐ John to check with Landscape Visions to see about the cutting of Dogwood Trail.
- ☐ Meeting was adjourned to attend the meeting at the Cove.

Adjourn 11:15 A.M.

Submitted by:


Sallie Mason
Community Manager
Copies: Board Members, Stillwatersra.com

Approved by:


Eldon Johnson
President

**Minutes
Board of Directors Meeting
June 22, 2004
9:00 A.M.**

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Ladelle Russell, Frank Greer, & Jim Koeppen.

Minutes:

- ☐ Minutes of the June 15th meeting will be ready for the June 29th meeting.

Boat Storage: Jim located 3 pins at the boat storage.

Signs: Cecil Duffy bought some of the StillWaters signs, *on 280 Deer City + Camp Hill* and Jim has agreed to remove them before they collapse.

Landscaping: Sallie to review the Waldrop letter and to follow-up with the replacing of the plants by Harmon.

PAC / Budget / Finance Committees:

Political Action Committee

Meeting set up for 9:00 Thursday with Dr. Cal Johnson, Dr. Jim Williams, Bob Mathis, Dr. Wayne Teague, Sy McLain, Karen Phillips, Bill Kent, Paxton Jordan, and Gene Chandler.

Zoning: Discussed zoning – what is the policy on changing property from commercial to residential and vise-versa. Can the board make the change or does it have to be a vote. Sallie to follow-up with Blake.

Newsletter: Penny Alexander to send in an interview for the next newsletter with a new resident.

Holiday: Office will be closed on July the 5th.

Correspondence: Response to the Prentice letter written by Dr. Johnson was reviewed and accepted as read. Letter to be mailed this week.

Road Repair: The paving of Moonbrook was paid for by SWRA (total for patching and paving, \$80,000). Sunset Point to the Mariana is to be paved by Harbor Point. Suggestions were made for stripes to be painted at the 3 and 4 way stops. The signs have been installed for the spike warning.

Meeting on the 24th: Sallie to call all recipients of the letter, on Friday, in regards to the meeting on the 24th at the Cove.

The meeting was adjourned to investigate complaints of the Pine View Pool being dirty.

Adjourn 12:00 A.M.

Submitted by:

Sallie Mason

Sallie Mason
Community Manager

Copies: Board Members, Stillwatersra.com

Approved by:

approved and amended

Eldon Johnson
President

Minutes
Board of Directors Meeting
June 15, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: ~~John Durr~~, Judson Edel, Frank Greer, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the June 8th meeting were read and approved as amended.

Guest: Sharon Hidden, Karen Phillips, Jim Coffman, Bill Kent, and Dr. Teague

- ☐ Sharon gave an overview of how collections work. When notice is given they have 30 days to dispute. Liens are filed before turning over to a lawyer. Will report monthly of progress. Contract was agreed and voted on, good until March 4, 2005.

Roads

- ☐ Jim gave a presentation of a five-year plan for road paving and patching.

2005 Income Projections:

- ☐ Need a strong committee to help with developing a plan for increasing revenue. The following were nominated: Dr. Cal Johnson, Dr. Jim Williams, Joann Jordan, Carolyn Strother, and Peter Levins. *and Bob Mathis.*
- ☐ The following were voted in: Dr. Cal Johnson, Dr. Jim Williams and Peter Levins. *Carolyn Strother refused + Joann Jordan did not accept. Bob Mathis accepted in his place.*
- ☐ 2005 Budgets are due June 29th for Administration, Security, Landscape and Roads.

Landscape

- ☐ New contract received for Landscape Visions. Report will be given in next board meeting.

Adjourn 11:45 A.M.

Submitted by:

Sallie Mason

Sallie Mason
Community Manager

Approved by:

approved as amended

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
June 7, 2004

The Vice-President, Jim Koeppen called the meeting to order at 9:00 a.m. Sallie Mason was present to record the meeting.

The following directors were present: Eldon Johnson, President, John Durr, Judson Edel, Frank Greer, Jim Koeppen, Ladelle Russell, and Syrol McLain.

Minutes:

- Minutes of the June 1st meeting were read and approved as amended.

Old Business:

- Jim has located billboards – no paper work found for owners of property that they reside on. Christy is still helping with this project along with Mitch Davis.
- No information received from Dark Insurance.
- Waco bid was \$1500 for the pad locks for the pool and tennis courts.
- Suggestion made to get with the Political Action Committee to form a committee to sell the property owners on a “one” covenant.
- Set up meeting with the Political Action committee and the Finance Committee - need information on how to increase revenue.
- Next meeting devoted to 2005 budget.
- Suggestion for meeting with Kelly Coker – Auburn Accountant.
- Open a savings account with Alabama Power but leave the operating account in Dadeville Bank.

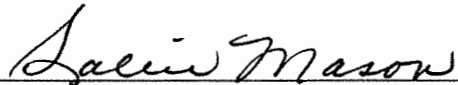
New Business:

- Discussed hiring a part-time person to insure building sits enforcement. Insure also the removal of the correct trees, and building permits have been issued, etc.
- Boat Storage – Mariana removing their property. Unclaimed property is being addressed and will have to be kept at this time.
- Letter has been sent out to Zettler in regards to the sign.

- ARC to develop guidelines for commercial property signs.
- Suggestion for a special meeting for commercial property owners. Meeting time on
- June 29th, 11:30 at the Cove.

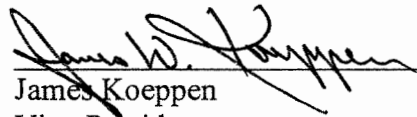
Adjourn 11:45 A.M.

Submitted by:



Sallie Mason
Community Manager

Approved by:



James Koeppen
Vice-President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
June 1, 2004
9:00 A.M.

The Vice President, Jim Koeppen called the meeting to order at 9:00 A.M. Sallie Mason was present to record the meeting.

The following directors were present: Eldon Johnson, President, John Durr, Judson Edel, Frank Greer, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the May 25th meeting were read and approved as amended.

Guest:

- ☐ Cindy Morgan present-to-present ideas of initiating income from transfer fees.

StillWaters Signs:

- ☐ Jim Koeppen to follow up with Christy Steele in reference to the Stillwaters Signs on Hwy 280.
- ☐ New signs for "No Fishing" on StillWaters Drive.

Insurance:

- ☐ Judson to contact Donna Gano at Dark Insurance to follow up on quote.

2005 Income Projections:

- ☐ Eldon Johnson, Jim Koeppen and Judson Edel to meet with Blake Lowe on Wednesday to find out about assessments.
- ☐ Jim ask that all Board Members bring their \$ needs to the next meeting so he can work on presentation to present to residents.

Gate Damage:

- ☐ Spikes – Cost is \$775.00 – Judson still working on getting price for installation. Spikes are ordered along with the signs.

Pool, Tennis Court, Boat Storage Locks:

- ☐ Locks have been ordered – waiting on installation by Furlongs.

Boat Storage Clean Up:

- ☐ July 17th will be clean up day. Owners and Residents are being notified of current changes.

Political Action:

- ☐ Holiday Shores will be meeting with Commissioners in reference to Walnut Hill Water Authority – we would like our Political Action Committee to take part in this meeting – more details will follow.

Financials:

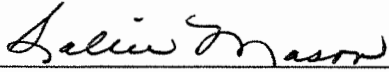
- ☐ Syrol to follow up with Tina Britton on Status of current financial statements.
- ☐ Tina Britton to join in the next meeting (June 8th).

Other:

- ☐ Suggestion for visit of Fairfield in Carrollton GA.
- ☐ Who owns the sewer system?
- ☐ Walnut Hill will not repair roads. Legal advice will be sought for information.

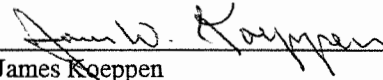
Adjourn 12:30 P.M.

Submitted by:



Sallie Mason
Community Manager

Approved by:



James Koeppen
Vice-President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
May 25, 2004
9:00 A.M.

The Vice President, Jim Koeppen called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Frank Greer, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the May 18th meeting were read and approved as amended.

Guest:

- ☐ Claude Williams – North Star (Bell South) - Ask permission to install lines to Harbor Pointe, Jim Koeppen gave him Road and Landscape Guidelines. Jim told Mr. Williams to contact Peter VanParys with the Roads Committee for a permit. Mr. Williams will drop plans off to Tracy.

Stillwaters Signs:

- ☐ Jim Koeppen to follow up with Christy Steele in reference to the Stillwaters Signs on Hwy 280.

Insurance:

- ☐ Judson to contact Donna Gano at Dark Insurance to follow up on quote.

2005 Income Projections:

- ☐ Eldon Johnson, Jim Koeppen and Judson Edel to meet with Blake Lowe on Wednesday to find out about assessments.
- ☐ Motion made and approved to let Blake Lowe go if he does not have answers to our questions
- ☐ Jim ask that all Board Members bring their \$ needs to the next meeting so he can work on presentation to present to residents.

Gate Damage:

- ☐ Pictures turned over to Richard Lauderdale – Richard to request copy of police report.
- ☐ Spikes – Cost is \$775.00 – Judson still working on getting price for installation.

Pool, Tennis Court, Boat Storage Locks:

- ☐ Locks have been ordered – waiting on installation by Furlongs.

Boat Storage Clean Up:

- ☐ July 17th will be clean up day
- ☐ This will be announced in newsletter

Political Action:

- ☐ Holiday Shores will be meeting with Commissioners in reference to Walnut Hill Water Authority – we would like our Political Action Committee to take part in this meeting – more details will follow.

Fire Update:

- ☐ Our Fire Chief has resigned as of May 31st.

SWRA New Employees:

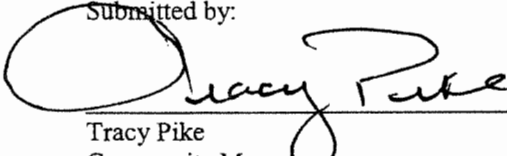
- ☐ Community Manager – Sallie Mason
- ☐ Gate Captain – Richard Lauderdale

Financials:

- ☐ Syrol to follow up with Tina Britton on Status of current financial statements.
- ☐

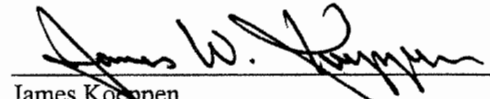
Adjourn 12:00 P.M.

Submitted by:



Tracy Pike
Community Manager

Approved by:



James Koopen
Vice-President

Copies: Board Members, Stillwatersra.com

SWRA Board Meeting
May 18, 2004 9:00 AM

The meeting was called to order by Eldon Johnson, who introduced the Covenant Enforcement Committee members, Buddy McCrary and Milton Isay.

Forms will be distributed to Neighbor-^{hood} Council representatives, who will fill them out in the case of a covenant violation, turn them over to a member of the committee to be processed as follows: The Board of Directors approved a motion to give the CECommittee authority to write and send letters to violators and after 30 days written notice from the committee to the owner to remedy the violation, have the right to enter upon the property in question and repair, maintain, repaint and restore the parcel and the cost shall be a binding, personal obligation of such owner as well as a lien. If the violation is not then taken care of the Board will decide whether court proceedings are necessary and those costs will also be the obligation of the owner.

Tracy Pike submitted her resignation, effective June 1, 2004, accepted by the Board. We have asked her to submit a job description and requirements on the computer for a replacement, for use in interviews. Sy McLain, John Durr, and Ladelle Russell will be a search committee with Eldon Johnson, ex officio.

A letter will be sent to Dr. Gary Hunt, owner of Sunset Point condo site stating that remains removed from the Umphress Cemetery cannot be re-entered at the Canada Cemetery, with copies to Dr. John W. Cottier, Alabama Historical Association, and the Tallapoosa County Health Department.

Gary Hunt, of Sunset-The Pointe development, Jimmy Starr, Don Allen, and Jim Parker of Harbor Pointe were introduced and a long constructive discussion was enjoyed by the Board. Many items of interest to all parties were brought up and many rumors dispelled. We now have a better understanding of what to expect by these developers and all are interested in congenial relations for the betterment of Still Waters.

Due to various problems with gates and personnel there, Jim Koeppen moved and Sy McLain seconded the motion that interviews go forward for a new gate captain. The motion carried.

Use of the boat/trailer storage area is for residents only, whose maintenance fees are current, at a rate of \$90.00, July thru December and \$180.00, annually, January thru December. Funds will be used to fence and maintain the area. Keys, which cannot be duplicated, will be issued to those using the area.

Ladelle Russell
Secretary



All members present. Meeting adjourned at 1:20 PM.

Tracy Pike

May 17, 2004

SWRA Board Members:

Please accept this as my written notice of resignation as Community Manager of SWRA. Effective Tuesday June 1, 2004 I will be available to work with SWRA's new employee on Tuesday, Wednesday and Thursday until such time as they feel comfortable working alone. (If the Board deems this necessary.)

This has not been an easy decision, but I currently am pulled in to many directions to consider my self being fair to SWRA, Real-Estate or myself (& family).

Tracy Pike
Stillwaters Community Manager
256-825-2990
256-825-2991
tracypike@charter.net

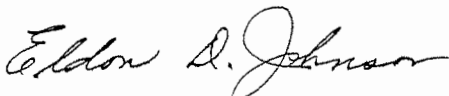
May 19, 2004

Dear Tracey,

It is with deep regret that we the Board of Directors accept your resignation. You have been a steading influence for us as we struggle to find the solutions to problems facing the Stillwaters community. We will miss your pleasant personality, knowledge of and concern for Stillwaters.

We wish you and your family the best in the future.

Thank you,

A handwritten signature in cursive script that reads "Eldon D. Johnson".

Eldon D. Johnson
President, Stillwaters Board of Directors



FACSIMILE TRANSMITTAL SHEET

TO:

Blake Lowe

FROM:

Tracy Pike

COMPANY:

DATE:

5/13/04

FAX NUMBER:

234-0748

TOTAL NO. OF PAGES INCLUDING COVER:

1

PHONE NUMBER:

THE FOLLOWING: WILL _____/WILL NOT _____
BE MAILED

RE: BOARD MEETING

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES

The SWRA Board would like you to attend our next Board Meeting – Tuesday, May 13, 2004 at 9:00 A.M.

We need updates on:

Collections

Sewer

Copy Right on Logo

Commercial Builders Assessment

100.00 Assessment

Commercial Construction / Signs

Please let us know if you will be able to attend.

RESIDENTIAL ASSOCIATION, INC.
1816-B STILLWATERS DRIVE DADEVILLE, AL 36853
(256) 825-2990 FAX (256) 825-2991



StillWaters

Residential Association, Inc.

May 13, 2004

Faxed

John W. Cottier
PhD Anthropology
Associate Professor, Anthropology
Auburn, University

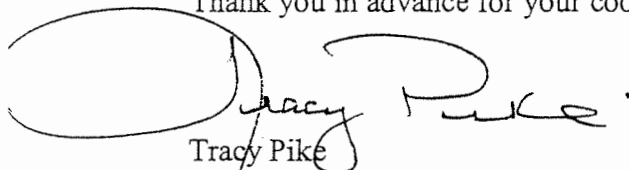
RE: Cemetery Relocation

Dr. Cottier:

The Stillwaters Residential Association requests that you attend our next Board meeting on Tuesday, May 18, 2004. The Board requests an update on the progress of the relocation as well as copies of any permits that were issued.

Please let us know if you will be able to attend this meeting, in the event that you will not be able to attend please fax copies of permits to SWRA at 256-825-2991.

Thank you in advance for your cooperation.



Tracy Pike
SWRA Community Manager

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net



Still Waters

Residential Association, Inc.

May 13, 2004

Waldrop & Associates, Inc.
91 Howell Avenue
Fairburn, GA 30213

RE: Junipers at Moonbrook Park

Gentlemen:

During recent sewer line construction in within the Gates of Stillwaters some Junipers were destroyed at Moonbrook Park. The SWRA Board of Directors request that the Junipers be replaced at the park..

If you have any questions please feel free to contact me at 256-825-2990.

Sincerely,

Tracy Pike
SWRA Community Manager

Cc: SWRA Board of Directors, Harmon Engineering

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net



Residential Association, Inc.

Memorandum

To: Charles Givianpour
From: Tracy Pike
CC: Covenant Committee, Board of Directors
Date: 5/13/2004
Re: **Covenant Violations**

As an owner of property located within StillWaters, you have subjected yourself and the property to the Declaration of Restrictions and Protective Covenants for StillWaters, hereinafter called simply "Covenants".

It has been reported to the Association that you are in violation of those Covenants, in the following respects: **Keep Parcel in Repair 3.6**
Grass needs to be cut at both your properties – Gate 34 and Gate 49

If you feel that this report is in error, or for some reason no violation has occurred you have 30 days from the date of this letter to contact the Residential Association office, 825-2990 and request a hearing. You may appear at the hearing and present whatever evidence you have.

If you do not request a hearing within the time limits or if the hearing confirms the violation you must correct the violation. Under the Covenants the Residential Association has the right to enforce the Covenants and proceed with legal action against you to obtain a proper court order plus an award of attorney's fees, which you must pay.

We look forward to your cooperation in this matter.



Residential Association, Inc.

Memorandum

To: Charles Givianpour
From: Tracy Pike
CC: Covenant Committee, Board of Directors,
Date: 5/13/2004
Re: **Covenant Violations**

As an owner of property located within StillWaters, you have subjected yourself and the property to the Declaration of Restrictions and Protective Covenants for StillWaters, hereinafter called simply "Covenants".

It has been reported to the Association that you are in violation of those Covenants, in the following respects: ***Signs – Section 3.11***

Your sign must be removed immediately as it is a direct covenant violation.

Due to the fact that you are not local, SWRA will remove the sign, you may pick it up at our office at your convenience.

We look forward to your cooperation in this matter.



Residential Association, Inc.

Memorandum

To: Waldrop & Associates
From: Tracy Pike
CC: Covenant Committee, Board of Directors
Date: 5/13/2004
Re: **Covenant Violations**

As an owner of property located within StillWaters, you have subjected yourself and the property to the Declaration of Restrictions and Protective Covenants for StillWaters, hereinafter called simply "Covenants".

It has been reported to the Association that you are in violation of those Covenants, in the following respects: **Keep Parcel in Repair 3.6**
Conference Center grass needs to be maintained.

If you feel that this report is in error, or for some reason no violation has occurred you have 30 days from the date of this letter to contact the Residential Association office, 825-2990 and request a hearing. You may appear at the hearing and present whatever evidence you have.

If you do not request a hearing within the time limits or if the hearing confirms the violation you must correct the violation. Under the Covenants the Residential Association has the right to enforce the Covenants and proceed with legal action against you to obtain a proper court order plus an award of attorney's fees, which you must pay.

We look forward to your cooperation in this matter.



Residential Association, Inc.

Memorandum

To: Fuller Realty at Lake Martin
From: Tracy Pike
CC: Covenant Committee, Board of Directors, Gary Hunt
Date: 5/13/2004
Re: **Covenant Violations**

As an owner of property located within StillWaters, you have subjected yourself and the property to the Declaration of Restrictions and Protective Covenants for StillWaters, hereinafter called simply "Covenants".

It has been reported to the Association that you are in violation of those Covenants, in the following respects: ***Signs – Section 3.11***

Your sign must be removed immediately as it is a direct covenant violation.

We look forward to your cooperation in this matter.



StillWaters

Residential Association, Inc.

May 20, 2004

Dr. Gary Hunt
277 Lakeside Drive
Dadeville, AL 36853

Dear Dr. Hunt:

I have been in contact with the State Historical Society and the Tallapoosa County Health Department and found that all permits necessary for the removal of bodies is the responsibility of the owner of the property from which they are to be removed.

The Residential Association only comes involved when our property is involved.

Since you have two cemeteries that will accept the bodies, we encourage you to use one of those places for reburial. Therefore, the Stillwaters Residential Association will not be involved.

Sincerely,

Eldon Johnson
SWRA President

Cc:
Dr. Cottier
Wayne Temples
Grady Harmon
Tallapoosa County Health Department

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net

SWRA Board Meeting
May 18, 2004 9:00 AM

The meeting was called to order by Eldon Johnson, who introduced the Covenant Enforcement Committee members, Buddy McCrary and Milton Isay.

Forms will be distributed to Neighbor-^{hood} Council representatives, who will fill them out in the case of a covenant violation, turn them over to a member of the committee to be processed as follows: The Board of Directors approved a motion to give the CECommittee authority to write and send letters to violators and after 30 days written notice from the committee to the owner to remedy the violation, have the right to enter upon the property in question and repair, maintain, repaint and restore the parcel and the cost shall be a binding, personal obligation of such owner as well as a lien. If the violation is not then taken care of the Board will decide whether court proceedings are necessary and those costs will also be the obligation of the owner.

Tracy Pike submitted her resignation, effective June 1, 2004, accepted by the Board. We have asked her to submit a job description and requirements on the computer for a replacement, for use in interviews. Sy McLain, John Durr, and Ladelle Russell will be a search committee with Eldon Johnson, ex officio.

A letter will be sent to Dr. Gary Hunt, owner of Sunset Point condo site stating that remains removed from the Umphress Cemetery cannot be re-entered at the Canada Cemetery, with copies to Dr. John W. Cottier, Alabama Historical Association, and the Tallapoosa County Health Department.

Gary Hunt, of Sunset-The Pointe development, Jimmy Starr, Don Allen, and Jim Parker of Harbor Pointe were introduced and a long constructive discussion was enjoyed by the Board. Many items of interest to all parties were brought up and many rumors dispelled. We now have a better understanding of what to expect by these developers and all are interested in congenial relations for the betterment of Still Waters.

Due to various problems with gates and personnel there, Jim Koeppen moved and Sy McLain seconded the motion that interviews go forward for a new gate captain. The motion carried.

Use of the boat/trailer storage area is for residents only, whose maintenance fees are current, at a rate of \$90.00, July thru December and \$180.00, annually, January thru December. Funds will be used to fence and maintain the area. Keys, which cannot be duplicated, will be issued to those using the area.

Ladelle Russell
Secretary



All members present. Meeting adjourned at 1:20 PM.

COMPLAINT REPORT

SWRA
11 Lakeview Ridge
Dadeville, AL 36853

Rec. No.:	
Date:	
Neighborhood:	
Map:	Lot:

Resident Name & Address:	Contact Person:		
		Map:	Lot:
	Phone No.:		
Date of Original Complaint:	Type of Complaint:		
	Covenant Violation ☐	Pets ☐	
	Speeding ☐	Other ☐	

Description of Complaint:
(include location)

Recommended Action:

Action Taken:

Was Problem Resolved: Yes ☐ No ☐

If "No", Explain

Was resident satisfied with resolution? Yes ☐ No ☐

If "No", Explain

Dr. Eldon Johnson called the meeting to order and introduced Pam Davani.

Members present: Eldon Johnson, Jim Koeppen, John Durr, Frank Greer and Ladelle Russell.

Pam Davani was at the meeting to request permission to combine Lots 43 and 44 on Long Leaf into one lot by resurvey. She wishes to purchase these lots and build one house. We recommended that she meet with the ARC because that comes under their duties.

Minutes of the May 4, meeting were read and approved as corrected.

In regard to the damaged exit gate at 34, a call will be made to the sherriff's office to see whether we can make a charge against the person who did the damage or if we should press charges through our attorney.

All employees at the gate must clock in their time and it was decided that no written in and out time will be paid.

Dave Holder works with Steve^{Rhodes}, who works for Mr. Zettler, on the gates when he needs help. Eldon will check to see if Steve will work on the gates as needed, even when Dave is not here.

Nothing new on the logo since we have not heard from Blake Lowe as to whether it is copyrighted.

Eldon will write a letter to Harbor Pointe LLC asking that their letter regarding roads be signed by a managing member or members of the LLC.

We are still waiting for a quote from Dark Insurance and we need to get another quote by May 15, and check with Tracy about requirements in the coverage.

Projected repairs submitted by the Roads Committee was approved.

A letter will be mailed to Harmon Engineering with a copy to Waldrop requesting replacement of shrubbery at Moonbrook Park which has died since sewer work was done there.

Mr. Givenpore has placed a "for rent" sign at the trailer office at the gate 49 entrance. A letter will be sent advising him that the sign is against the covenants and must be removed.

A request that new nets are needed at the tennis courts^{WAS MADE} but upon inspection they are found to be in pretty good shape and will not be replaced at this time. Jeff Pike will be instructed to paint the backboard.

It has been brought to our attention, on several occasions, that Mr. Duffee made oral promises to long time residents which we can no longer honor. We will ask him to write something for the newsletter to that effect.

Page 2 - May 11, 2004

The ARC has approved the Merrifield building application and another on Stagecoach.

An invitation will be sent to Dr. John W. Cottier and Mr. Temple to our board meeting on May 25, to get some questions answered.

Blake Lowe will be asked to attend our next meeting, May 18.

John Durr reported that Vision Landscaping will spray grass in rocks on roadsides.

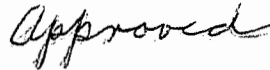
Sharon Hidden now has her own collection company. Maybe we can hire her to collect 2004 delinquent dues.

Another bill will be sent requesting payment in full with a \$50.00, late fee and stating that gate cards will be de-activated if not paid by May 31, 2004. After that the account will be referred to our attorney and a lien will be attached to the property.

The meeting adjourned at 11:20 AM.



Ladelle Russell
Secretary



Tracy Pike

From: Loving, Terri [tloving@jsmithlanier.com]
Sent: Friday, May 07, 2004 12:48 PM
To: tracypike@charter.net
Cc: Melnick, Rusty
Subject: SWRA - correcting the rating
Importance: High

Tracy,

I just spoke with our underwriter and he is going back to inception and deleting the rating for the 236 association class code. We are adding a landscaping/sub code and that will do it. The way he is looking at it, is each of the responsibilities that you have, we are rating for.

So there is a return premium that will be issued as soon as I receive the endorsement.

Terri

TerriLynne Wilson Loving, CPIW

Account Manager

J. Smith Lanier and Company

P O Box 828, Opelika, AL 36803

334-745-8765 Direct Phone

334-745-8785 Fax

Ladelle:

If you will leave corrected copy on my desk (with Sharon) I will make changes and post to the Web Page.

Thanks

A handwritten signature in black ink, appearing to read "Quay", with a large loop on the left and a long, sweeping stroke extending to the right.



April 6, 2004

Alabama Power
P.O. Box 216
Dadeville, AL 36853

RE: Limbs & Debris in Stillwaters

To Whom It May Concern:

It has come to the attention of the Stillwaters Residential Board of Directors that Alabama Power conducted some routine tree trimming inside the gates of Stillwaters. The debris from this cutting has been left in many residential areas; we request that Alabama Power have this removed no later than April 30, 2004.

Thanks in advance for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracy Pike', is written over the printed name and title.

Tracy Pike
Community Manager

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net



Stillwaters

Residential Association, Inc.

April 6, 2004

Waldrop & Associates, Inc.
91 Howell Avenue
Fairburn, GA 30213

RE: Buffer

Dear Mr. Waldrop:

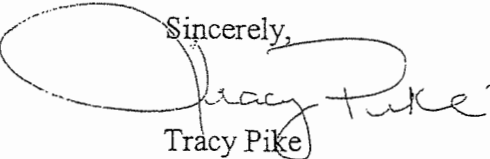
I am writing this letter on behalf of the Stillwaters Residential Association Board of Directors. The Board of Directors would like to request a natural buffer between the front entrance of Stillwaters and your commercial property.

We feel that this is in the best interest to the front entrance and fountain area leading into the Stillwaters Community.

Please respond to the Stillwaters Residential Board of Directors at, 1816-B Stillwaters Drive, Dadeville, AL 36853.

Thanks in advance for your cooperation in this matter.

Sincerely,



Tracy Pike
Community Manager

Alabama's Premier Golf & Lake Community

68 Stillwaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net



StillWaters

Residential Association, Inc.

May 5, 2004

Mrs. Teri Wilson
106 Hickory Way
Dadeville, AL 36853

RE: Tennis Court Lights

Mrs. Wilson:

The Board of Directors does not accept your check in the amount of 140.94 for damage done to the tennis court lights by your son. The full amount of the statement (280.94) must be paid in full or we will be forced to file a report of Vandalism with the Tallapoosa County Sheriffs Department.

We regret this action must be taken but we feel the charge is reasonable for the damages done to SWRA property since the age of the lights prohibited them being fixed completely.

Sincerely,

Eldon D. Johnson
SWRA President

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net



Residential Association, Inc.

May 6, 2004

Thomas T. Gallion, III
Haskell Slaughter Young & Gallion, LLC
305 South Lawrence Street
Montgomery, AL 36104

RE: Eagle Peak Villa No. 17 and No. 20

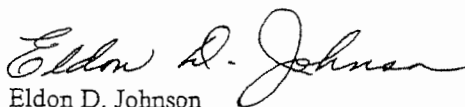
Dear Mr. Gallion:

The Architectural Committee (ARC) met again on April 7, 2004 and reviewed your letter. After careful study and another visit to the villas in question, it was the unanimous decision of this five-member committee that the paint was compatible in each case and that it did not detract from the natural environment of the Eagle Peak Area. Be assured that if this were not the case appropriate action would have been initiated to correct the situation.

As you are probably aware, the StillWaters Residential Association (SWRA) has recently taken on far greater responsibilities since the recent sale of StillWaters at auction. Control of the SWRA Board has passed from the developer to the community. An entirely new Board was recently elected and is now in place. Multiple efforts are underway to build a stronger, more viable community. New Committees are being formed and existing ones reinforced with volunteers from throughout the community. Initial efforts in planning and program implementation are starting to pay off. With this background in mind. The ARC was greatly surprised in its review of the complaint that nothing has been said earlier by the Szafrans since a significant period of time had passed since the villas were painted, especially villa 17. Surprising also was the fact that not other resident of Eagle Peak had complained. Matters of this nature should have been immediately brought to the attention of the Neighborhood Council representative so that appropriate actions could have been taken as necessary.

In light of the above, it is the decision of the SWRA Board that no action be taken at this time to force the owners of villas 17 and 20 in Eagle Peak to repaint. Efforts will be made; however, to have the owners of Eagle Peak property form their own association in an effort to keep their members better informed and to preclude future problems of this nature.

Please feel free to contact us if you have any further questions.


Eldon D. Johnson
SWRA President

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net



May 6, 2004

Mr. Tim Evans
170 Marina Point Road
Dadeville, AL 36853

RE: Second Notice / Construction Trailer

Dear Mr. Evans:

It has been brought to the attention of the StillWaters Architectural Review Committee that you have a construction company trailer parked in front of your house. This is direct violation of the covenants of your property. We were informed this morning that one notice has already been sent, if this is not taken care of ASAP we will turn this matter over to the Board of Directors.

Thanks for you cooperation in this matter.

StillWaters Residential Architectural Review Committee

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net

DRAFT

Don Allen
David Crom
Jim Parker
Rob Selby
Dick Star
Jimmy Star
Harbor Pointe Development LLC
397 Marina Point Road
Dadeville AL 36853

Gentlemen,

At our most recent meeting of our Board, on May 4th, Kim Harrison of Summit Realty made a presentation about the progress of the condo's and several other pertinent issues previously covered with Greg Darden. We were told that Greg no longer has any part in the condo development and he is only over the marina as General Manager.

This brought up several questions.

First, who should be the Boards contact person for the condo development?

Second, on May 4th Greg signed a letter stating that at the completion of major construction that Harbor Point Development LLC would repair and pave Marina Point Road from Sunset Point intersection to your development and final patch from Sunset Point to Highway 34 Gate. Temporary repairs would be made on this stretch of road as needed until final repairs can be made.

Upon discussion with our legal council, the SWRA Board would feel much better if this was rewritten and signed by ~~an owner~~. *a managing mbr or an owner*

The SWRA Board has as of April 1st instituted new building and impact fees for all private and commercial properties under our jurisdiction. These fees will be waived for your present 5 building, 99-unit development in appreciation for the above agreement.

We thank you for your consideration in this matter and look forward to working together with you on the advancement and betterment of the StillWaters community.

Sincerely,

Dr. Eldon Johnson
President SWRA

Cc. All Board Members

Minutes
Board of Directors Meeting
May 4, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Frank Greer, Eldon Johnson, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the April 27th meeting were read and approved as amended.

Political Action:

- ☐ Dr. Wayne Teague will serve on this committee
- ☐ Motion was made and accepted for Syrol McLain to serve on this committee as a representative of the Board of Directors.
- ☐ The Board would like at least five people to serve on this committee.

Attorney Follow-Up:

- ☐ Blake did not attend meeting as planned
- ☐ Sewer
- ☐ Road damage review (Jim and Syrol to talk to Mike Horton about road repair)
- ☐ Logo, see if logo is copy righted.

Building Permit Fees:

- ☐ Motion was made and accepted, that the Merrifield's must pay building permit fee in accordance with the April 1, 2004 increase.
- ☐ Gary Hunt, The Pointe LLC will have to pay building permit and impact fee on new condos.

Financials:

- ☐ Tina Britton and Joy her new assistant attended our meeting, they explained the financial report layout and financial status to the Board of Directors.
- ☐ Tina will have financial to the Board of Directors by the 15th of each month.
- ☐ Tina will plan to attend a meeting with the Board of Directors once quarterly.

Harbor Pointe:

- ☐ A cover letter will be written to owners of Harbor Pointe explaining that we would like the signature of one of the owners on the letter of roads repair promise currently signed by Greg Darden.

Insurance:

- ☐ Tracy currently working with Dark ~~Alexander~~ *Ins. Co.* to get an insurance quote to replace the policy that is currently in place. The quote should be complete by the 15th.

Alabama Power/Burn:

- ☐ Alabama Power said that we cannot burn anything under the power lines.

Gate:

- ☐ Currently working on finding out who hit the 34-exit gate.
- ☐ David scheduled to be here on Wednesday – to install new equipment and repair broken gate.
- ☐ Motion made and accepted to get quotes and drawings for spikes to be installed at exit 34 exit.

Roads:

- ☐ Jim Koeppen gave the Board a copy of proposed road projects.

Pool:

- ☐ The bid from Stallings Pool in the amount of 200.00 to repair leaks was accepted,

Furlongs:

- ☐ Motion was made and accepted to purchase locks for the pool and tennis court.
 1. Locks will cost 350.00 per gate. (Total project not to exceed 1,000.00)
 2. Keys will cost SWRA 3.00 per key; these keys are "Caba" high security key and can only be reproduced by Furlongs.
 3. SWRA will put these keys on a "coil" key ring and sell them to the residents (that are current on their fees) for 10.00 per key. Each family only being allowed one key.

Tennis Court:

- ☐ Tracy to write letter to mother of tennis court vandal – stating that we do not accept partial payment for the repairs. If payment is not received in full SWRA will press charges for vandalism.

2005 Income Projection:

- ☐ Jim Koeppen presented to the Board a plan for projected income needed for the 2005 fiscal year, Judson Edel will have documents and finance committee follow up with further ideas on this projection.

Adjourn 12:20 P.M.

Submitted by:

Approved by:

approved
as corrected

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
April 27, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Frank Greer, Eldon Johnson, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the April 20th meeting were read and approved as amended.

Insurance:

- ☐ Documents Committee to research

Attorney Follow-Up:

- ☐ Sewer
- ☐ Eagle Peak Paint – Have ARC send letter saying paint approved – back up with covenant number.
- ☐ Road damage review (Jim and Syrol to talk to Mike Horton about road repair)
- ☐ Logo (Ladelle to find committee to design a new logo)

Kim Harrison:

- ☐ Kim Harrison from Harbor Pointe attended meeting to request permission to put a sign up in front of the ship store – directing people to condo sales office. The Board agreed to allow a directional sign with no type of advertising on it, Kim to bring design back to Board before installing.
- ☐ Beach – Kim Harrison informed us that the beach is not for public use – it will be a private beach for Harbor Pointe owners only.

Harbor Pointe:

- ☐ Pool use - John to check on prices of gate access systems before a decision can be made on this issue.
- ☐ Open House signs – Harbor Pointe requested to put a sign at each gate for one day only to invite residents to an open house – motion was made and accepted not to allow signs to be put up. They can advertise in the newsletter, website, bulletin board and Sunshine Report.
- ☐ Use of boat storage – Tracy to write letter informing H.P. that they can no longer use the boat storage area – they need to remove any trailers/equipment that they have stored by May 15th and immediately stop sending customers there to store their boats – the gate guards have been informed not to release key to H.P. or its customers. Storage area is for property owners only.

for new trailers

Covenant Committee:

- ☐ Milton Issay has joined the Covenant Committee
- ☐ The Board will invite the Covenant Committee to the May 18th Board meeting

Political Action Committee:

- ☐ Motion was made and accepted that we form a Political Action Committee – we will ask for volunteers in the May newsletter.

Alabama Power/Burn:

- ☐ Tracy to follow up with Alabama Power about burning under the power lines.

Financials:

- ☐ Tracy to ask Tina Britton to attend our next meeting to explain financial reports to the Board.

Roads:

- ☐ Custom Paving is now H & H Asphalt
- ☐ 55 areas are scheduled to be patched, estimated cost of \$80,665.00
- ☐ Letter/invoice will be sent to contractors/owners for repairs made.
- ☐ H & H assuming cost to repair Birch Lane

Contract Cover Page:

- ☐ Motion made and accepted to use contract cover page.

Gate:

- ☐ Motion made and accepted to increase Sue Page's pay rate to \$7.50/hr.

Adjourned 12:00

Submitted by:

Approved by:

*Approved as
Corrected*

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com



J. Smith Lanier & Co.
Insuring People And Business Since 1868

April 26, 2004

Ms. Tracy Pike
Stillwaters Residential Association Inc
1816 B Stillwaters Drive
Dadeville, AL 36853

RE: Inspection Recommendations

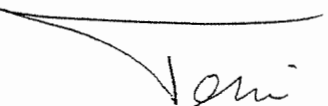
Dear Tracy:

The inspection by Bridgefield Casualty Ins. Company in connection with your Workers Compensation policy, policy number 001853, prompted certain recommendations that must be in compliance.

Attached is a copy of the recommendation letter previously sent to you. Please advise us as soon as you've complied with these recommendations.

Please contact our office, if we can provide additional assistance.

Sincerely,



Terri Lynne Wilson Loving
Account Manager





...the people who
know workers' comp®

LOSS CONTROL SERVICES

April 22, 2004

RECEIVED

APR 26 2004

J. SMITH L. WILSON
OPELKA, AL

Mr. Judson Edel, Director
Stillwaters Residential Association, Inc.
1816B Stillwaters Drive
Dadeville, AL 36853

Date: 4/9/04

Policy No.: BCIC 192-233

Location: Office

Contact: Tracy Pike, Community
Manager

Dear Mr. Edel:

Welcome to the Bridgefield Casualty Insurance Company, your provider for workers' compensation insurance. As an insured employer, you receive our loss control services, designed to help you lower your cost for workers' compensation insurance through loss prevention.

During my recent visit to your office in Still Waters Resort, I reviewed your personnel practices, work activities, safety procedures and employee injuries with Ms. Pike. Per Summit loss data and our discussions, it appears your company has had no work-related injuries since January 20, 2004.

I presented the potential benefits of using a medical questionnaire during the hiring process. I have enclosed a supply of medical questionnaires for your file. I encourage you to consider using this questionnaire, on a post-offer basis, to assess job applicants' physical capabilities to perform the tasks you require, based on the Americans with Disabilities Act guidelines.

We discussed OSHA's Hazard Communication Standard. Although the Association uses a contract pool maintenance worker, it would be incumbent upon the Association to obtain and provide the worker with the material safety data sheets for the pool chemicals the Association purchases. Chemical manufacturers and distributors are required by law to provide these data sheets with shipments and/or on request.

Southwest Region

P.O. Box 80439 • Baton Rouge, LA 70898-0439
(225) 926-3264 • 1-800-421-2944
Fax (225) 926-4102

Florida Corporate Office

P.O. Box 1087 • Lakeland, FL 33802-1087
(863) 665-6060 • 1-800-282-7648
Fax (863) 665-3546

Southeast Region

P.O. Box 600 • Gainesville, GA 30503-0600
(770) 450-5825 • 1-800-971-2667
Fax (770) 718-9490

www.summitindings.com

Tracy Pike

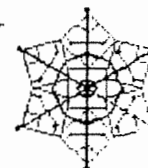
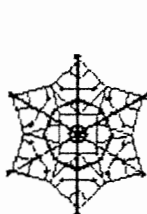
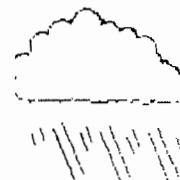
From: Tracy Pike [tracypike@charter.net]
Sent: Tuesday, April 27, 2004 2:35 PM
To: Eldon Johnson (E-mail); James Koeppen (E-mail); John Durr (E-mail); Judson Edel (E-mail)
Subject: Power Lines

WE CAN NOT BURN UNDER THE POWER LINES.....

Tracy Pike
Stillwaters Community Manager
256-825-2990
256-825-2991
tracypike@charter.net



WINTER



To: Tracy
Company :
Fax Number : 8252991
Phone Number :
Time Sent : Monday, Dec 15, 2003 04:24PM
Pages : 1
Description : Quote

The Directors and Officers Liability premium would be \$1219 for \$1million limit and with \$2500 deductible. Also, the insurance for the 1998 Ford Ranger would be \$736 for \$500,000 liability and \$250 ded. comprehensive and \$500 ded. collision. These can be paid quarterly. Please let us know if you want us to issue either or both policies. Thank you, Donna Gano

Liability only - 459⁰⁰ / ~~1000~~ ASK for 2 million
+ med pay
(on truck) 1800⁰⁰



From : Donna Gano- Dark Insurance Agency, Inc.
Fax Number : 256-234-5038
Phone Number : 256-234-5026

The following directors were present: John Durr, Judson Egel, Frank Ureel, Elidon Johnson, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the April 20th meeting were read and approved as amended.

Insurance:

- ☐ Documents Committee to research

Attorney Follow-Up:

- ☐ Sewer
- ☐ Eagle Peak Paint – Have ARC send letter saying paint approved – back up with covenant number.
- ☐ Road damage review (Jim and Syrol to talk to Mike Horton about road repair)
- ☐ Logo (Ladelle to find committee to design a new logo)

Kim Harrison:

- ☐ Kim Harrison from Harbor Pointe attended meeting to request permission to put a sign up in front of the ship store – directing people to condo sales office. The Board agreed to allow a directional sign with no type of advertising on it, Kim to bring design back to Board before installing.
- ☐ Beach – Kim Harrison informed us that the beach is not for public use – it will be a private beach for Harbor Pointe owners only.

Harbor Pointe:

- ☐ Pool use - John to check on prices of gate access systems before a decision can be made on this issue.
- ☐ Open House signs – Harbor Pointe requested to put a sign at each gate for one day only to invite residents to an open house – motion was made and accepted not to allow signs to be put up. They can advertise in the newsletter, website, bulletin board and Sunshine Report.
- ☐ Use of boat storage – Tracy to write letter informing H.P. that they can no longer use the boat storage area – they need to remove any trailers/equipment that they have stored by May 15th and immediately stop sending customers there to store their boats – the gate guards have been informed not to release key to H.P. or its customers. Storage area is for property owners only.

for new trailer

Covenant Committee:

- ☐ Milton Issay has joined the Covenant Committee
- ☐ The Board will invite the Covenant Committee to the May 18th Board meeting

Political Action Committee:

- ☐ Motion was made and accepted that we form a Political Action Committee – we will ask for volunteers in the May newsletter.

Alabama Power/Burn:

- ☐ Tracy to follow up with Alabama Power about burning under the power lines.

Financials:

- ☐ Tracy to ask Tina Britton to attend our next meeting to explain financial reports to the Board.

4/27/04

Minutes
Board of Directors Meeting
April 27, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Frank Greer, Eldon Johnson, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the April 20th meeting were read and approved as amended.

Insurance:

- ☐ Documents Committee to research

Attorney Follow-Up:

- ☐ Sewer
- ☐ Eagle Peak Paint – Have ARC send letter saying paint approved – back up with covenant number.
- ☐ Road damage review (Jim and Syrol to talk to Mike Horton about road repair)
- ☐ Logo (Ladelle to find committee to design a new logo)

Kim Harrison:

- ☐ Kim Harrison from Harbor Pointe attended meeting to request permission to put a sign up in front of the ship store – directing people to condo sales office. The Board agreed to allow a directional sign with no type of advertising on it, Kim to bring design back to Board before installing.
- ☐ Beach – Kim Harrison informed us that the beach is not for public use – it will be a private beach for Harbor Pointe owners only.

Harbor Pointe:

- ☐ Pool use - John to check on prices of gate access systems before a decision can be made on this issue.
- ☐ Open House signs – Harbor Pointe requested to put a sign at each gate for one day only to invite residents to an open house – motion was made and accepted not to allow signs to be put up. They can advertise in the newsletter, website, bulletin board and Sunshine Report.
- ☐ Use of boat storage – Tracy to write letter informing H.P. that they can no longer use the boat storage area – they need to remove any trailers/equipment that they have stored by May 15th and immediately stop sending customers there to store their boats – the gate guards have been informed not to release key for new trailers to H.P. or its customers. Storage area is for property owners only.

Covenant Committee:

- ☐ Milton Issay has joined the Covenant Committee
- ☐ The Boards will invite the Covenant Committee to the May 18th Board meeting

Political Action Committee:

- ☐ Motion was made and accepted that we form a Political Action Committee – we will ask for volunteers in the May newsletter.

Alabama Power/Burn:

- ☐ Tracy to follow up with Alabama Power about burning under the power lines.

Financials:

Roads:

- ☐ Custom Paving is now H & H Asphalt
- ☐ 55 areas are scheduled to be patched, estimated cost of \$80,665.00
- ☐ Letter/invoice will be sent to contractors/owners for repairs made.
- ☐ H & H assuming cost to repair Birch Lane

Contract Cover Page:

- ☐ Motion made and accepted to use contract cover page.

Gate:

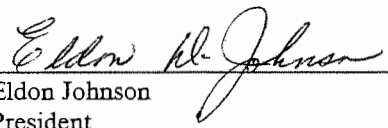
- ☐ Motion made and accepted to increase Sue Page's pay rate to \$7.50/hr.

Adjourned 12:00

Submitted by:

Tracy Pike
Community Manager

Approved by:


Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
April 20, 2004
9:00 A.M.

The Vice President, Jim Koeppen called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Frank Greer, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the April 13th meeting were read and approved as amended.

Attorney Blake Lowe:

- ☐ HUD Report – Blake to research HUD Report
- ☐ Eagle Peak Paint – Do not respond at this time
- ☐ Commercial Builders (2%) – Blake to research
- ☐ \$100 Assessment – Blake to research whether or not we can assess everyone.
- ☐ Logo – Blake suggest we send letter to Mr. Zettler asking permission to use logo. Tracy to ask Alan Olson is logo is copy righted, Blake to check with copyright attorney.
- ☐ Construction at the Pointe without permit – Motion was made and accepted to have Blake write a letter to cease all construction/clearing until proper permits have been obtained.
- ☐ Moonbrook/Poplar Point Sewer Pumps – Blake advised not to pay the electric bill – we gave him copies, he will send letters to all owners at Moonbrook/Poplar Point.
- ☐ Collections – Blake to send letters to top 5.

Insurance – Rusty Melnick and Terri Loving:

- ☐ Delivered Policy
- ☐ Answered Questions

Cemetery Relocation:

- ☐ Board permission has been given to the Pointe LLC, for relocation of the Umphress Cemetery (located at SSP) to the Canada Cemetery (located on Stage Coach). This process is currently under way.

Power Lines:

- ☐ Tracy to ask Alabama Power if we can burn under the power lines.

Roads Committee:

- ☐ Meet with H & H Asphalt and will begin work on side streets only ASAP.

Key Pad:

- ☐ Working fine.
- ☐ Sign will be installed ASAP giving notification that the gate will close automatically immediately after entry . We will put this in the newsletter stressing no tailgating.

Harbor Pointe:

- ☐ Greg Darden asks the board to study the option of SWRA charging a fee to Marina patrons to use the tennis court and pool. John Durr to check prices of entry systems.

Sunset Pointe Entrance:

- ☐ Frank Greer and Tracy to write letter to all owners @ SSP Board of Directors in reference to entrance being deeded to SSP II.

Adjourned 11:50

Submitted by:

Approved by:

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
April 13, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Frank Greer, Eldon Johnson, Jim Koeppen, Syrol McLain & Ladelle Russell.

Minutes:

- ☐ Minutes of the April 6th meeting were read and approved as amended.

Credit Union:

- ☐ Credit Union application has been completed and sent to Tina Britton at Abernathy and Britton so that the transfers can be made to the new account.

Insurance:

- ☐ Rusty Mel nick from J.Smith Lanier will attend our next meeting to answer insurance questions.

Harbor Pointe Letter:

- ☐ Jim Koeppen got the Harbor Pointe letter signed; this letter is Harbor Pointe promise in writing to make road repairs.

Truck Fee:

- ☐ The Road Committee feels that the proposed per truck fee should be incorporated into the impact fee, other wise it would be an accounting nightmare.

Permit Fee:

- ☐ The Roads Committee feels that we need to change the multi –family fee schedule to read:
Permit 750.00/Bldg.
Impact 750.00/Unit
Motion accepted.

Contract Procedure:

- ☐ Tabled until next meeting.

Complaint:

- ☐ Attorney letter - Paint at Eagle Peak – tabled until next meeting
- ☒ Tracy to send letter to Michael Carter – RE: Pit Bull dog.

Storage Area:

- ☐ Committee currently looking for a different area to put storage facility, due to power line area being to close to residential areas.

Fact Sheet:

- ☐ Publicity Committee will put together fact sheet.

Committee Reports:

- ☐ Covenant Letter may need to read 30 days instead of 15 days.
- ☐ Dave Holder installed new keypad, it is working, Harbor Pointe has been given code, and once it is tested with them code will be given to all contractors.
- ☐ Wheels have been replaced on gate; David Holder will be back on the 20th after the new phone line is installed on the 19th.
- ☐ Pump needs to be replaced in gate, David is to get prices.
- ☐ Gary Hunt letter, it appears construction is getting ready to being without a permit and currently no letter has been submitted in regard to moving cemetery. Tracy to send letter to Gary on both issues
- ☐ **Past due accounts:** Motion was made and accepted that we will deactivate gate cards of all people with past due accounts. *in newsletter first*
- ☐ Benches have been placed at Tennis Courts – they need to be chained to fence.
- ☐ Fishing: Gate guards are not to give access to fish in pond.
- ☒ Deeding SSP entrance to SSP II – letter should be sent to each association of SSP before this takes place.
- ☐ Pool: American Leak gave report on what needs to be done to fix Pineview Pool – Tracy to get estimates to have this fixed.
- ☐ Roads Committee met and compiled a list of potholes, they will meet with Custom Paving on Thursday to get repairs started.
- ☐ Bill Boards - The Stillwaters billboards on Hwy 280 are in bad shape – Tracy to email Alan to see whom they leased the billboards from so a decision can be made on what needs to be done.
- ☐ Logo – Alan Olson checking on the SW Logo situation.
- ☐ Koeppen wanted to get a feel for the Boards feelings on being a part of the new fire department building. This building would be a community center, with offices, meeting areas and possibly a work out facility. Motion was made to allow Jim Koeppen to pursue the options of SWRA being apart of this facility with the fire department, motion accepted.

Meeting Adjourned at 11:50

Submitted by:

Approved by:

*approved
as amended*

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Minutes
Board of Directors Meeting
April 6, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Frank Greer, Eldon Johnson, Jim Koeppen & Ladelle Russell.

Minutes:

- ☐ Minutes of the March 30 were read and approved as amended.

Truck Fees:

- ☐ Jim to present permit fees to Roads Committee today at 3:00 – he will ask them for recommendations on per truck fees.

Harbor Pointe Letter:

- ☐ Jim Koeppen to take unsigned letter (stating HP intentions on repairing roads) to Harbor Pointe to get an owner to sign.

Contracts:

- ☐ Judson presented Contracts Policy and Procedure to Board for approval. This procedure should be followed each time SWRA is entering a contract with sub-contractor etc. This was tabled until next meeting in order for corrections to be made to document.

Gates:

- ☐ Motion was made and accepted that residents can no longer leave keys at the gate for contractors etc., motion accepted.
- ☐ Dave Holder will be here tomorrow to work on keypad system.
- ☐ Auburn Police Department donated SWRA a radar gun.
- ☐ Motion was made to give Shea an 8 hour period each week to work on scheduling, gate computer etc. This will be giving a 4-week trial period, motion was accepted.

Attorney:

- ☐ The following items have been turned over to Attorney Blake Lowe for his advisement:
 1. Walnut Hill
 2. Collections – We will ask Blake his opinion on the option of using a B'ham attorney for collections.
 3. Deeding Sunset Point's front entrance to the Sunset Point II Association.

Insurance:

- ☐ Tracy to ask Mr. Rusty Melnick from J.Smith Lanier to attend an upcoming meeting to answer questions the Board has about our insurance coverage.

Accountant:

- ☐ Motion was made that if Tina from Abernathy and Britton does not have the financials ready by the 15th of April, the Board will begin to look for another Accountant, motion was accepted.

Sewer Easement:

- ☐ Board to ask Blake Lowe's opinion on this matter. Harbor Pointe made comment that we can not have our cake and eat it to, if they are going to own the Sewer Lines and take full responsibility for them they will not ask our approval to work on them. They commented that they would follow our guidelines for repairing roads and landscape.

Neighborhood Representatives:

- ☐ Ladelle brought questions from Neighborhood Representatives to the Board.
 1. Will added capacity to the sewer system make the smell worse? *No, it would reduce the smell due to the fact the smell is caused from not enough capacity, the waste sits in the pipes and becomes stagnant*
 2. Does the sewer system have an onsite manager? *Yes Greg Darden in training, along with Alan Chewning ex ADEM employee.*
 3. Does ADEM monitor the system? *Yes, weekly test done by onsite management, monthly samples and quarterly reports to ADEM*
 4. Can a homeowner be forced to go on the sewer system? *HUD's answer to this question would be yes, Harbor Pointe says only if the ground will not perk*
 5. What is the homeowner's responsibility? *Any pump or line on your side of the property line.*
 6. Is there any part of the sewer that Harbor Point does not own? *Yes some of the pump stations.*
- ☐ Neighborhood Council is not in favor of putting a beach or boat ramp in residential area.
- ☐ Neighborhood Council would like a place to burn limbs etc.

Construction Hours:

- ☐ Motion was made for construction hours to be 7 A.M. – 7 P.M. Monday through Saturday, motion accepted.

Power Company Letter:

- ☐ Tracy to write letter regarding limbs that the power company left on Stillwaters Property, we would like these removed by the end of April.

Irrigation:

- ☐ Tracy to email Alan Olson for information regarding the sprinkler at the front entrance.

Waldrop:

- ☐ Tracy to write letter to Mr. Waldrop requesting a buffer zone at the front gate.

Minutes
Board of Directors Meeting
April 6, 2004
9:00 A.M.

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Frank Greer, Eldon Johnson, Jim Koeppen & Ladelle Russell.

Minutes:

- ☐ Minutes of the March 30 were read and approved as amended.

Truck Fees:

- ☐ Jim to present permit fees to Roads Committee today at 3:00 – he will ask them for recommendations on per truck fees.

Harbor Pointe Letter:

- ☐ Jim Koeppen to take unsigned letter (stating HP intentions on repairing roads) to Harbor Pointe to get an owner to sign.

Contracts:

- ☐ Judson presented Contracts Policy and Procedure to Board for approval. This procedure should be followed each time SWRA is entering a contract with sub-contractor etc. This was tabled until next meeting in order for corrections to be made to document.

Gates:

- ☐ Motion was made and accepted that residents can no longer leave keys at the gate for contractors etc., motion accepted.
- ☐ Dave Holder will be here tomorrow to work on keypad system.
- ☐ Auburn Police Department donated SWRA a radar gun.
- ☐ Motion was made to give Shea an 8 hour period each week to work on scheduling, gate computer etc. This will be giving a 4-week trial period, motion was accepted.

Attorney:

- ☐ The following items have been turned over to Attorney Blake Lowe for his advisement:
 1. Walnut Hill
 2. Collections – We will ask Blake his opinion on the option of using a B'ham attorney for collections.
 3. Deeding Sunset Point's front entrance to the Sunset Point II Association.

Insurance:

ARC:

- ☐ ARC approved a garbage dumpster for Golf Colony.

Covenant Violations:

- ☐ Motion was made to accept the memo written by Tom Handley, this memo will be used to send out to people who are violating the covenants, and motion was accepted. ARC and Covenants Committee will use letter.

Walking Trail:

- ☐ Tracy to email Alan Olson to find out whom the walking trail was deeded to.

Boat Storage:

- ☐ Debbie Nigh reported that Alabama Power has approved the plan for the boat storage area.

Harbor Pointe Signs:

- ☐ Motion was made that Harbor Pointe can install a permanent sign at the entrance to their property as long as the sign matches existing signs with in the gates of Stillwaters.

Fire Department:

- ☐ Jim Koeppen wanted to get a feel for the Boards feelings on being a part of the new fire department building. This building would be a community center, with offices, meeting areas and possibly a work out facility. Motion was made to allow Jim Koeppen to pursue the options of SWRA being apart of this facility with the fire department, motion accepted.

Meeting Adjourned at 12:40

Submitted by:

Approved by:

Approved

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

ARC:

- ☐ ARC approved a garbage dumpster for Golf Colony.

Covenant Violations:

- ☐ Motion was made to accept the memo written by Tom Handley, this memo will be used to send out to people who are violating the covenants, and motion was accepted. ARC and Covenants Committee will use letter.

Walking Trail:

- ☐ Tracy to email Alan Olson to find out whom the walking trail was deeded to.

Boat Storage:

- ☐ Debbie Nigh reported that Alabama Power has approved the plan for the boat storage area.

Harbor Pointe Signs:

- ☐ Motion was made that Harbor Pointe can install a permanent sign at the entrance to their property as long as the sign matches existing signs with in the gates of Stillwaters.

Fire Department:

- ☐ Jim Koeppen wanted to get a feel for the Boards feelings on being a part of the new fire department building. This building would be a community center, with offices, meeting areas and possibly a work out facility. Motion was made to allow Jim Koeppen to pursue the options of SWRA being apart of this facility with the fire department, motion accepted.

Meeting Adjourned at 12:40

Submitted by:

Approved by:

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Sewer Easement:

The sewer line take over requested by Harbor Pointe was approved as amended; Tom Handley, Attorney will review the document before being sent back to Billy Cleveland, Harbor Pointes Attorney. Judson Edel to get paper work to Tom and bring back to Jim Koeppen.

Misc:

Tracy to make copies of violations letters for Tom Handley's review.

John Durr would like us to establish via newsletter that we are not the developer.

The Board would like to establish a covenant committee – options for this will be discussed at the ARC meeting Thursday morning.

Jim Koeppen ask how much liability insurance are our sub-contractors required to have, Tracy to follow up with insurance company.

Tracy to write letter to Rex Evans and Reggie Gilbert about the Alabama Power bill for the sewer pump located at Moonbrook Villas and Poplar Point – letting them know that this month will be the last month that SWRA pays the power bill, they will need to have it changed over with Alabama Power.

Tracy to ask John Pounds from Alabama Power to meet with the Board on March 16, 2004 at 10:30.

Meeting Adjourned at 11:45

Submitted by:

Approved by:

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

From: Alan Olson
To: 'Tracy Pike'
Cc: Wayne Teague (E-mail) ; Susie Rodgers (E-mail) ; Sharon Hidden (E-mail 2)
Sent: Monday, September 15, 2003 1:14 PM
Subject: RE: Patrol Truck

SWRA is the master association over the entire resort. The Tradition Association is a sub-association of SWRA, and Sunset Point would be a sub-association of both of them. (While Golf Colony would only be a sub-association of SWRA - it does not belong to the Traditions Association).

The way it is set up - all of the covenants of the sub-associations meet the minimum requirements set up in SWRA. The sub-associations can make tighter rules than SWRA, but they can not make them any less than the master association SWRA. The sub-associations also are more specific. Sunset Point II association only has authority over SSPII, Golf Colony Association only has authority over Golf Colony. Same with the Traditions - The Traditions will set up it's own board (like SSP and Golf Colony have) and that board will oversee the "Tradition" properties only. The Traditions can set up its own ARC - but that ARC must meet the basic guidelines set by SWRA - so if they were not meeting the minimum standards of SWRA, then the SWRA ARC could step in and have issue with their decision. (Just like SWRA did with SSP and the garbage enclosure issue. SSP did not think it was an issue and did not build the enclosure, but the minimum SWRA guideline states that it should be enclosed - therefore SWRA's decision is the one that stands.)

Just think of it all in steps - SWRA is at the top and everything steps down underneath it:

- I. SWRA - Master
 - A. Golf Colony
 - B. Sunset Point I
 - C. StillWaters Villas (Poplar Point, Martin Terrace, Moonbrook, Eagle Peak, Red Bud)
 - D. Traditions
 - 1. Sunset Point II
 - 2. Sunset Point III

The properties that are under the Traditions Association that don't have sub-associations of their own (yet) are:

Highlands Tract A
Highlands Tract B
430 acres of undeveloped land around Traditions golf course
Cabin Land
Forest Glen Subdivision - new (excluding the commercial parcels)
Hidden Heights Subdivision - new (excluding the commercial parcels)

The Hwy. 34 office will be required to subject to SWRA/Traditions if it is ever used for anything other than commercial use. It also has a restriction on it, that if those trailers are ever removed - no trailers can be put back in its place.

12/12/2003

Page 2 of 2

Properties with other Deed Restrictions are: Marina Properties, Welcome Center, Conference Center, Hotel Parcel, auction property numbers 32, 33 & 34 and the old Admin. building will be required to subject to SWRA only if they change use or partial use to residential.

The commercial parcels on Hwy. 34 & 49 and the Golf Course and Sewer Plant will never be subjected to any association.

Thanks,



StillWaters

Residential Association, Inc.

April 6, 2004

Waldrop & Associates, Inc.
91 Howell Avenue
Fairburn, GA 30213

RE: Buffer

Dear Mr. Waldrop:

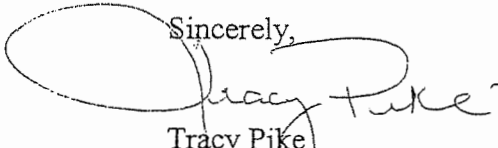
I am writing this letter on behalf of the Stillwaters Residential Association Board of Directors. The Board of Directors would like to request a natural buffer between the front entrance of Stillwaters and your commercial property.

We feel that this is in the best interest to the front entrance and fountain area leading into the Stillwaters Community.

Please respond to the Stillwaters Residential Board of Directors at, 1816-B Stillwaters Drive, Dadeville, AL 36853.

Thanks in advance for your cooperation in this matter.

Sincerely,



Tracy Pike
Community Manager

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net

Harbor Pointe LLC
397 Marina Pointe Road
Dadeville, Alabama

FILE COPY

March 3, 2004

To: Still Waters Residential Association
Re: Updates

This is an update on several topics which have come up over the past weeks.

The best schedule we have for a complete opening of the Marina is April 1. We will start launching boats before that period if all things permit it. All sales activities will not begin until April 1. It is likely that some final work and touch ups will be going on later into April, but would not hinder the marina operations.

We understand everyone's frustrations over mud. We are making many efforts to minimize the mud. We are sweeping the roads on a continuous basis, and trying to keep traffic of dirty vehicles to a minimum. Once the marina parking is completed in the up coming week(s), this issue should dissipate.

Harbor Pointe has worked with the SWRA and agreed to handle the temporary repairs and the long range resurfacing of the entire road from the construction site to the stop sign at Sun Set Point intersection. We have been and will continue to assist SWRA in the pot hole repairs between Sun Set Point intersection and the Highway 34 gate.

SWRA has agreed to leave the gate at Highway 34 open during the day Monday through Friday from 6:30 to 6:00 and by appointment only on weekends. Harbor Pointe is checking on a system which will utilize a keypad code system. The code system will be donated to SWRA for their use with future builders and developers.

Harbor Pointe is working very hard and very diligently to get the major construction behind us so we can all step back and enjoy the property. We have and will continue to furnish a finished product that the entire community will be proud of. We appreciate your continued support.



General Manager

4/7/04

S.C.P.

**Minutes
Board of Directors Meeting
March 30, 2004
9:00 A.M.**

The President, Eldon Johnson called the meeting to order at 9:00 A.M. Tracy Pike was present to record the meeting.

The following directors were present: John Durr, Judson Edel, Eldon Johnson, & Ladelle Russell. *FRANK GIVE*

Change of Registered Agent completed – to be recorded at Courthouse.

Minutes:

- ☐ Minutes of the March 16 & 23 were read and approved as amended.
- ☐ Motion was made for Tracy to take minutes for the Board meetings so that Ladelle may participate in the meeting. Motion was accepted.

Credit Union:

- ☐ Tracy to write letter to Alabama Power Credit Union requesting the paper work that SWRA needs to complete in order to open an account.

Moonbrook Park:

- ☐ A request was made by a resident to leave the lights at Moonbrook Park on until 9:30 P.M. so the working residents will have a chance to walk. Motion was made to leave them on until 9:45 P.M., motion was accepted.

Harbor Pointe:

- ☐ Harbor Pointe put a sign in front of SSP to advertise the condo's, Tracy request that the sign be moved. As of this morning the sign had been removed.

SSP Entrance:

- ☐ SSP Entrance needs to be maintained, Jim Coffin to check with Vision Landscape to see why they are not cutting the entrance.
- ☐ SWRA to check with attorney about deeding the entrance to SSP owners.

Building Permit Fees:

- ☐ Building Permit Fees will increase effective April 1, 2004; this motion will supercede March 16th action. Motion was made and accepted. Decision was made to seek attorney's advice on charging commercial owners effective April 1. Increases are as follows:

Residential Building Permit:	\$750.00
Residential Impact Fees (new construction):	
3,000 sq. ft. +	\$750.00
2,000-3,000 sq. ft.	\$500.00
Under 2000 sq. ft.	\$300.00

Heated & Cooled Additions Permit:	
Under 1,000 sq. ft.	\$250.00
Over 1,000 sq. ft.	\$750.00 only

Porch, Deck, Dock etc. \$150.00

Multifamily:

Building Permit \$750.00/unit

M.F./Impact \$750.00/bldg

Commercial Building Permit: \$1275.00

Commercial Impact Fee:

\$1.00 sq. ft. heated & cooled

\$0.50 sq. ft. unheated/uncooled enclosed building

Security:

- ☐ Punch Key System – Keypad installed but defective, David will be back to complete installation.
- ☐ Windshield Cards – The manufacturer went out of business, we can no longer get these cards, if your windshield card stops working you will be issued a hand held card to replace the windshield card. If you need additional hand held cards the charge will now be \$15.00 per cards.
- ☐ Judson requested Board approval to purchase a digital system in the amount of 2200.00 plus the cost of additional phone line @ 36.25/ month. This request was approved.
- ☐ The metal gate needs 4 wheels if we are going to be able to use the gates.

Collections:

- ☐ As of March 29, 2004 we have collected 361,835.00 of the 2004 billed amount.
- ☐ Blake Lowe to advise us on collections

Covenants Committee:

- ☐ Buddy McCrary, Chairman
- ☐ Peggy Stevens
- ☐ Tom Handley

Fact Sheet:

- ☐ Dr. Johnson would like us to compile a fact sheet to give to Realtors and contractors.

Roads & Sewer:

- ☐ Tracy to fax Sewer Easement for to Attorney, Blake Lowe, stating to him that we feel that SWRA approval is mandatory.
- ☐ Tracy to fax Mark Allen Treadwells, Walnut Hill Water Authority letter to Attorney Blake Lowe for his advice.

Meeting Adjourned at 12:40

Submitted by:

Approved by: *as connected*

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

Harbor Pointe:

- ☐ Greg Darden asks the board to study the option of SWRA charging a fee to Marina patrons to use the tennis court and pool. John Durr to check prices of entry systems.

Sunset Pointe Entrance:

- ☐ Frank Greer and Tracy to write letter to SSP I & SSP III Board of Directors in reference to entrance being deeded to SSP II.

Gary Hunt + Mike Horton
(all owners)

Adjourned 11:50

Submitted by:

Approved by:

Approved
as amended

Tracy Pike
Community Manager

Eldon Johnson
President

Copies: Board Members, Stillwatersra.com

BRAXTON BLAKE LOWE, P.C.
ATTORNEY AT LAW

1009 CHEROKEE ROAD
P.O. Box 1028
ALEXANDER CITY, ALABAMA 35011-1028

TELEPHONE (256) 234-0724
FACSIMILE (256) 234-0748

Associate
Stewart Wilbanks

FACSIMILE TRANSMITTAL SHEET

TO: Tracy Pike FROM: Blake Lowe
COMPANY: DATE: 4-22-4
ATTENTION: CC:
FAX NUMBER: 825-2991 PHONE NUMBER:
TOTAL NO. OF PAGES INCLUDING COVER: 3 RE: Gary Hunt Building Permit

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Unless otherwise indicated or obvious from the nature of the transmittal, the information contained in this facsimile message is attorney privileged and confidential information contained in this facsimile message is attorney privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error or are not sure whether it is privileged, please immediately notify me by telephone and return the original message to me at the above address via the United States Postal Service at my expense. Thank You.

BRAXTON BLAKE LOWE, P.C.
ATTORNEY AT LAW

1009 CHEROKEE ROAD
P.O. BOX 1028
ALEXANDER CITY, ALABAMA 35011-1028

TELEPHONE (256) 234-0724
FACSIMILE (256) 234-0748

Associate
Stewart Wilbanks

April 22, 2004

Dr. Gary Hunt
277 Lakeside Drive
Dadeville, AL 36853

Re: Building Permit

Dear Dr. Hunt:

My name is Braxton Blake Lowe, and I am the attorney for the Still Waters Residential Association, Inc., (SWRA).

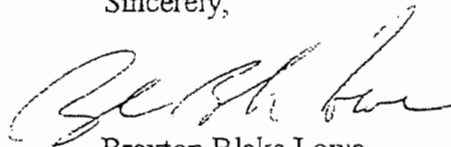
This letter is to follow up on the letter to you dated April 13, 2004, to you from Mr. Eldon D. Johnson, SWRA President. According to Members of the Board of SWRA you have not applied for and secured the proper building permits for your development. Further, the Board informs me that construction is under way even though the proper permits have not been issued to you by SWRA.

In an effort to achieve your goal of continued development, the Board's goal that development be done in an organized and properly permitted manner and the overall goal to improve all of Still Waters Resort, I request that all construction and development activities cease until such time as you apply for and secure all necessary permits from SWRA.

Your failure to immediately cease construction until such time as you apply for and secure the necessary permits from SWRA will result in the SWRA seeking a temporary injunction to stop all construction from the Circuit Court of Tallapoosa County, Alabama, at Dadeville.

Your prompt attention and cooperation in this matter will assure a positive working relationship with the SWRA.

Sincerely,



Braxton Blake Lowe

BBL/sca

Tracy Pike

From: Loving, Terri [tloving@jsmithlanier.com]
Sent: Friday, April 23, 2004 6:37 AM
To: tracypike@charter.net
Cc: Melnick, Rusty
Subject: SWRA - Higher limits on D&O quote

Tracy,

We can advise as follows: 2mil is \$1,623 with \$5,000 deductible
 3mil is \$2,115 with \$5,000 deductible
The underwriter wants a year-end financial statement. He will offer up to \$5mil upon receipt.

The WC class code and rate for the pool guy is 9015 and his rate is \$7.06. Let me know if you want to add, and if so, advise his payroll.

As far as the Crime Bond, Suzanne Sitler in our Newnan SURETY office should have gotten in touch with you by now. She has an application that needs to be completed. You can reach her at 800-226-4520.

Rusty is in discussions with the underwriter, who initially agrees that there needs to be some rate adjustment due to the increased numbers. He will advise as soon as he has a final answer from the underwriter.

Let me know if you have any questions or need anything further.

Thanks,
Terri

TerriLynne Wilson Loving, CPIW

Account Manager

J. Smith Lanier and Company

P O Box 828, Opelika, AL 36803

334-745-8765 Direct Phone

334-745-8785 Fax



Residential Association, Inc.

Memorandum

To: Tim Evans
From: Tracy Pike
CC: Covenant Committee, Board of Directors
Date: 4/23/2004
Re: **Covenant Violations**

As an owner of residential property located within StillWaters, you have subjected yourself and the property to the Declaration of Restrictions and Protective Covenants for StillWaters, hereinafter called simply "Covenants".

It has been reported to the Association that you are in violation of those Covenants, in the following respects: ***Commercial Trailer in front yard, section 3.22***

If you feel that this report is in error, or for some reason no violation has occurred you have 30 days from the date of this letter to contact the Residential Association office, 825-2990 and request a hearing. You may appear at the hearing and present whatever evidence you have.

If you do not request a hearing within the time limits or if the hearing confirms the violation you must correct the violation. Under the Covenants the Residential Association has the right to enforce the Covenants and proceed with legal action against you to obtain a proper court order plus an award of attorney's fees, which you must pay.

We look forward to your cooperation in this matter.

SWRA Neighborhood Council Meeting April 15, 2004

The monthly neighborhood council meeting was called to order at 7 p.m. Members present: Bob Lester, Debbie Nigh, Buddy McCrary, John Haygreen, Beth Cox, Earl Reynolds, Lavaughn Johnson, Jim Coffin, Tom Stidham, Chuck Lehman.

John Haygreen was introduced as the new Cardinal Heights representative. Phone 825-8597, e-mail johnhaygreen1@charter.net

Bob Lester passed out the new neighborhood council notebooks to each representative. The contents were reviewed. The group requested a copy of the 1987 covenants and a copy of the new building permit form. Debbie Nigh agreed to get these from Tracy and distribute at the next meeting. Members received residential update forms to be completed by each home in their neighborhood. A deadline of June 17th was established for this task.

Bob Lester read the response to questions submitted to the Board of Directors. This document is included in the Board minutes of April 12. The neighborhood council requested the quiet hours be enforced. Trucks are now arriving at 6 a.m.

The Pineview Pool will open Memorial Day.

The meeting was adjourned at 8:10 p.m.

Dr. Eldon B. Johnson
President, StillWaters Residential Association, Inc.
1816B Stillwater Drive
Dadeville, Alabama 36853

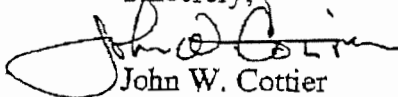
April 14, 2004

Dear Dr. Johnson;

This is a letter to inform you of our intent for the abandonment of the so-called Umphress family cemetery located at Sun Set point. This cemetery is located within a circular drive at the end of Sun Set Point Drive and may contain the remains of several individuals. This abandonment, the removal of any and all human remains, and the reinterment of these remains will conform to all State of Alabama codes (specifically as identified in the Code of Alabama: Division 2; Sections 11-47-60 and others) as well as to the rules and regulations suggested by the Historic Preservation Division of the Alabama Historical Commission. As an archaeologist with Auburn University I have a burial permit for the excavation of human remains, and as a physical anthropologist I have advance human osteological knowledge. I have previously excavated numerous human burials, and have been involved in the previous abandonment of another cemetery within the last ten years. It is also my understanding that your organization has been gracious in granting permission for the reinterment of all human remains within the so-called Canada cemetery.

I would be happy to meet with you in person if you have any additional questions. Likewise, let me extend to you an invitation to visit the ongoing scientific investigations. I also greatly appreciate your interest in the local history of the Dadeville area, and am looking forward to working with you on the relocation of the remains to the Canada cemetery.

Sincerely,



John W. Cottier

Ph.D. Anthropology (University of Missouri-Columbia)
Associate Professor, Anthropology
Auburn University

Cc: Harmon
Hunt
Hathorn



Still Waters

Residential Association, Inc.

April 13, 2004

Dr. Gary Hunt
277 Lakeside Drive
Dadeville, AL 36853

RE: Building Permit, Relocation of Cemetery

Dear Dr. Hunt:

It appears that construction is getting ready to begin at the Pointe at Sunset Pointe; to date no permit has been issued for this project. Please stop all construction until a permit has been issued from Still Waters Residential Association, Inc.

It also appears that the cemetery relocation is about to begin; this project was only authorized once a letter from the Archeologist had been submitted to Stillwaters Residential Association stating that all State and Local regulations had been followed. Please see that this letter is submitted before beginning this project.

Sincerely,


Eldon D. Johnson
SWRA President

Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net

SWRA Board Meeting
January 19, 2004

Eldon Johnson, President, called the meeting to order and introduced visitors: Gene Chandler, Bill Kent and Wayne Teague, representing the Budget Committee. Minutes of the January 12 meeting were read.

Jim Russell withdrew his offer to buy the storage area. It is not necessary to get an appraisal at this time.

Decals will be numbered and printed at a cost of \$. The order has been placed.

Syrol McLain asked Wayne Teague to present a report from the Budget Committee. Dr. Teague distributed copies of expected revenues from billed maintenance fees and 2004 additional expenditures. After much discussion, the Budget Committee was given a figure to work from as follows:

Anticipated income	\$420,314.20	
Plus, from carry over	60,600.00	(leaving \$30,000.00)
Total anticipated	\$480,914.20	

Syrol McLain moved that we accept the report, Judson Edel seconded and it carried. The Budget Committee will present a final budget in two weeks for approval.

Under unfinished business, Syrol McLain reported that he will shoot for \$1,000.00, in sale of ads, from businesses only, to be published in the newsletter each month.

Gate box at 34, has been ^{temporarily} repaired by Judson/ Ray Berry was approached to do permanent repairs. He estimated 10 hours work at \$45.00, hourly, with a helper. We will furnish materials for about \$1,000.00. A smaller window will be installed. Ladelle Russell moved that we hire him, Frank Greer seconded the motion and it carried. Judson Edel will check on Mr. Berry having liability insurance or getting an exemption from the state.

Peter VanParys submitted a question as to whether Harmon Engineering & Construction Co. has submitted a detailed work plan, since they have begun work on the sewer lines. No one knew of such a plan having been submitted, but it will be looked into.

Greg Darden confirmed that their lawyer said that Harbour Point will take sewer lines and he will call Mark Allen Treadwell within ten days.

Allen Olson sent information in regard to the set up of all covenants, a copy is attached.

It was decided we should get an attorney to analyze our options before we approach property developers to participate with contributions to SWRA financially.

A letter from Bill and Dottie Kent was brought to our attention, regarding many points of concern in compliance with covenants, etc. We have already dealt with most of these things and will take others into consideration.

Jim Koeppen reported that he is working on a map of Still Waters to show all water and electric meter locations and any other utilities on our right-of-way.

Next meeting will be February 2, at 7:00 P. M.

Meeting adjourned.

A handwritten signature in cursive script that reads "Ladelle Russell".

Ladelle Russell
Secretary

Approved as corrected.

90,600 Carry over from 2003

2004 Revenue	442,436.00
--------------	------------

5% Less	420,314.20
---------	------------

10% Less	398,000.00
----------	------------

2003 Expenditures	408,000.00
-------------------	------------

2004 Additional	75,000.00
-----------------	-----------

Total 2004 Expenditures	483,000.00
-------------------------	------------

	2003	2004
Administration:		
Salary (Tracy)	25,708.80	28,208.80 / Year
Liability Insurance	0	15,770.00 / Year —
Workers Comp	Included in payroll total	4,506.00 / Year —
Professional Service (Tina)	850.00	1,000.00 / Month
Facilities Maint.	450.00	0
Rent	0	600.00 / Month
Sewer	0	75.00 / Month ?
Pest Control	350.00 / Year	0
37 % Utilities (Office)	0	100
Legal	2800	7600
Security:		
Gate 34 (825-2987)	0	102.13 / Month
Modem (825-4790) 749	0	126.48/ Month
Modem (825-8461) 7	0	126.48/ Month
Truck Expense	0	600
Landscape Grounds:		
Alabama Power/ Sign	0 Lakeview & Moonbrook	61.43 / Month
Alabama Power/ Sign	0 Front Entrance	53.06/ Month
Vision - SSP	0	Waiting on addendum ?
Roads:		
Commitment / Davis Road	0	15,000.00 (1 time) -
Common Area:		
Pineview Pool- Alabama Power	0	198.41/ Month ---
Moonbrook Park – Alabama Power	0	71.95 / Month

73,864.08

SWRA Board Meeting
January 12, 2004

The meeting was called to order by Eldon, who introduced and welcomed Peter VanParys, sitting in for Jim Keoppen, and Mark Allen Treadwell, attorney.

Questions were asked of Mr. Treadwell and answered as follows:

Q: No money is received from commercial properties, is it possible to make reasonable assessments on them?

A: It will be a difficult task unless they recognize they have an obligation. The covenants did not anticipate that the commercial owners would not always run the courses and marina, so there was no provision for them, the commercial owners, to pay fees. The only provision for assessments is in Section 7, Part 4, but it does not allow assessment for road maintenance fees. It will require some analysis of a fair amount to pay and if an agreement is reached, they must submit to a binding agreement. Example: Can Marina Point be prevented from sending cement trucks in? No. Can they be charged an impact fee? Yes, and they could include a fee of \$289, due to SWRA annually in their sales contracts.

Q: Is the golf course considered a ~~plated~~ property? No. Could an argument be made that they are? Maybe.

Q: Can ~~plated~~ lots be ~~deplated~~? Yes.

Q: Are we a developer? No.

Q: Can we prevent logging? No.

Q: Can we ask Givenport for a plan as to timbering? Yes. He will submit a plan for acreage and he has declarant rights. What does that do? He may subject property to his own covenants. SWRA may have some authority to override some of his plans, such as, clear cutting, putting in a trailer park, etc.

Mr. Treadwell and Mr. Knight, an attorney in Cullman, who is working with some residents on a possible law suit, agree that there is nothing in the covenants to keep golf courses open.

Q: We have a tower at gate 34 with power lines across four commercial lots, who now owns that tower? Probably not ours. We know that the '87 covenants were not written with this organization in mind. Can we write new covenants to work this organization?

A: It would take a certain percentage of vote to amend the covenants. The '87 covenants expire in 2015 and may be extended ten years.

SWRA should approach builders about participating with fees. Ask Jim to follow up with Marina Point and get written agreement on road repair.

Q: Can we charge gate fees? Could, but is there a better way to approach this?

Q: Do we have legal obligation on builders' property for security? No.

If they decide not to pay, file a law suit, they do have "right to easement by necessity" but they need to pay their share.

Eldon Johnson asked Mr. Treadwell to:

1. Look at deeds to see if condo owners are subject to '87 covenants.

2. Write a letter to SWRA Board stating how we should approach owners to be on legal, rather than personal basis.

Q: In 1990, Walnut Hill Water Authority signed an agreement with Coosa Development saying they did not need to repair roads they damage. Is this still binding? Yes.

Mr. Treadwell was thanked and excused.

Peter VanParys reported on the Roads Committee for Jim. Additional specs from ADEM were included in our letter to Harmon and was approved. Peter moved we accept his report. The motion was seconded and carried. A copy of the report is attached to these minutes.

Dr. Teague reported that the budget is not complete but the committee will meet again within the next few days.

James May submitted an hourly rate of \$15.00, and Charity, his daughter, will clean the office and bathrooms for \$35.00 weekly, on Fridays. His Monthly bid of \$649.00, was accepted and carried, pending an exemption to liability insurance by the State, this bid includes the office cleaning.

John Gregory's contract for cleaning and maintenance of the fountain and Pineview pool, in the amount of \$500.00, monthly during peak season and \$400.00, monthly during winter months, was approved by a motion from Sy, seconded and carried.

Sy moved that we pay a statement from Mark Allen in the amount of \$735. for 4.9 hours' work. Motion was seconded and carried.

Jim ordered decals. Now we're asking them to be numbered. If this can be done the decals will be printed.

Repairs of \$198.00, were paid to A.M.P.S. for the pond and fountain. Judson moved and the motion was seconded and carried. John got a bid of \$800. to repair leaks in the fountain, but he says this does not need to be done until the pool is drained and checked. We may be able to do this work ourselves.

Eldon's letter to Harmon Engineering has been corrected and amended. His letter to property owners will be in the newsletter. Judson moved that the newsletter be mailed with two decals to each property owner. John seconded the motion and it carried.

Eldon suggested that we dispense with reading of the minutes.

Judson reports that we need to tighten up with security but it will take time. A record will be kept on commercial vehicles as to where the biggest use is coming from. The antenna probably is not ours and needs to be converted to a Bell South line. The gate box needs repair. Two poles should be replaced by tomorrow and speed bumps will be installed. An officer will be hired to slow people down. Guards will wear uniforms and badges.

Frank Greer had no ARC report.

Judson said the liability insurance may cover some things we should not. Deeds need to be studied to know more about what property is under the deeds. Power line property may be useable by SWRA as beach area, etc. No easement to John Alexander.

John reported that Landscape and Maintenance Committee needs more help. Eldon suggested he ask for more volunteers.

Syrol moved that we get an appraisal of the storage lot and look at it later, an appraisal for no more than \$250.00. The motion was seconded and carried. Syrol will get an appraiser.

Syrol will also look into ramifications of selling ads in the newsletter to raise additional funds and accommodate property owners or commercial property owners in the surrounding areas.

Meeting adjourned.



Ladelle Russell
Secretary

All members present except Jim Koeppen.



The Voice Of **Stillwater's**



Happy New Year!

Volume 1, Issue 1
January 2004

Dear Property Owner

Dear Property Owner:

Beginning December 4, 2003 the Board of Directors of the Still Waters Residential Association is now composed entirely of residents of Still Waters, elected by the property owners. In that election some property owners were not permitted to vote.

Upon reviewing documents in the office we find that we are operating under several sets of covenants. Therefore, all property owners do not have full benefits even though they may volunteer to pay full maintenance dues. A property owner may not be sure of which covenants they are living under and we feel it is our responsibility to inform you so that you may take steps to correct this discrepancy. The Board of Directors must consider this factor in all business it conducts.

At the last meeting of the Neighborhood Council your representative voted to recommend to the Board of Directors, to take steps for getting all property owners under one set of covenants.

If you are one of the property owners living under the 1971 or 1974 covenants, the easiest way for you to come under the 1987 covenants which are the covenants in which we are governed, is for you to pick up a form to take to the Court House in Dadeville and subject your property to the 1987 Covenants. This can be done for less than Ten dollars (\$10) for each piece of property owned.

We encourage you to act on this immediately.

Sincerely,

StillWater Residential Association
Board of Directors

Eldon D. Johnson, President

Neighborhood News

Gate Cards

SWRA Office

We moved!

We are located at the Old Administration Bldg. (at Pineview Pool).

We are on the lower level – with entrance through the back door. There is a parking area on the side of the building for those that have trouble walking.



Inside This Issue:

	2
<i>From The Gold Tees</i>	4
<i>Vandalism</i>	3
<i>Bridge Anyone</i>	Back
<i>Office Space</i>	Back



Residential Association, Inc.

January 6, 2004

Mr. Woodson Harmon
Harmon Engineering and Construction Co. Inc.
13376 CL Torbert, Jr. Parkway
LaFayette, AL 36862

Dear Mr. Harmon:

This letter is to correct and add to the letter of December 29, 2003. In that letter I stated that our meeting where we gave you information was held January 22, 2003 instead of the correct date of December 22, 2003.

I also stated that I had information from Walnut Hill Water Authority that ADEM requires that sewer lines must be in a separate ditch a minimum of five (5) feet from an existing water line. We have since received guidelines from ADEM that in addition to the five (5) foot requirement, ADEM requires the following:

1. Provide a minimum horizontal separation of five (5) feet between water lines and sanitary sewer lines. Where crossings are necessary, case one of the pipes with a continuous pipe of sufficient length, located such that a minimum five-foot separation exist between each end of the casing pipe and the uncased pipe.
2. Where possible, install pipe such that the top elevation of the sewer line is a minimum of 18 inches below the bottom elevation of the water line.
3. Unless adequately cased to protect against contamination, do not install any water main such that it comes in contact with any part of a sewer manhole, septic tank field lines, or soil, saturated with organic solvents or gasoline.

The Still Waters Residential Association Board of Directors approved the installation of the sewer line you proposed to run from Highway 49 along the right-of-way on the left side of Moonbrook Drive to the existing sewer connection near the Club House parking lot.

The installation of the sewer line must be in compliance with the "Specification for excavation & repair of disturbed areas in right-of-way adjacent to SWRA/residential/commercial property document prepared by the Roads Committee and given to you at our meeting December 22, 2003 and as amended above which includes the ADEM guidelines.

The lift Stations must be located off the right away as we agreed.

We look forward to working with you in the development of Still Waters.

Sincerely,

Eldon D. Johnson, President
Stillwaters Residential Association
Board of Directors

Cc: Greg Darden

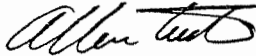
Alabama's Premier Golf & Lake Community

68 StillWaters Dr. Dadeville AL 36853
256/825-2990 FAX 256/825-2991 tracypike@charter.net

3. Sound engineering practices applicable to the installation of the force main at Stillwaters, considering the physical constraints of project, are (1) a five foot horizontal separation be maintained between the force main and water lines, and (2) any sewer line crossing a water line be encased to five feet either side of the water line by a casing, or concrete.

Sincerely,

HARMON ENGINEERING & CONTRACTING CO., INC.



M. Allen Tucker, PE
Vice President, Engineering

MAT:bh

Enclosure

Allen Tucker

From: "Williams, Jeff" <JSW@adem.state.al.us>
To: <allentucker@charter.net>
Sent: Thursday, January 22, 2004 2:32 PM
Subject: Separation of Water and Sewer Mains

Allen,

I spoke with my supervisor Dennis Harrison, who is the Ground Source Section Chief and an experienced engineer in drinking water and waste water. According to Dennis, if water and sewer mains are separated beyond 5 feet horizontally it is acceptable for them to be at the same level. I hope this helps. Good luck.

Jeff Williams
Groundwater Section
Drinking Water Branch
334-271-7780
jsw@adem.state.al.us

1/22/04

ADEM Design Guidance

Plan Preparation and Design Guidance for Drinking Water Facilities

Alabama Department of Environmental Management

Water Division – Public Water Supply Branch

PO Box 301463
Montgomery, Alabama 36130
334-271-7700

December 1998

PART VI

Distribution System

General Criteria

1. Consider all existing and potential customers to ensure a minimum residual pressure of 20 psi can be provided at each customer meter under normal flow conditions. Do not add customer service to existing lines where no more than 20 psi residual pressure can be provided.
2. Use the instantaneous flow curve in Table 1, page 33 for design of distribution systems. This curve can be approximated by the following formula

$$Q = 20 (c)^{1/2},$$

Where,

Q = flow in gpm

C = cumulative number of customers served.

Distribution Pipe Materials

1. Use only concrete, ductile iron and steel water mains, which meet AWWA Standards.
2. Use only slip joint polyvinyl chloride (PVC) water pipe with rubber gaskets. Do not exceed 75 percent of the pressure rating of the pipe unless the pipe conforms to AWWA C-900 Standards.
3. Avoid solvent welded PVC pipe or asbestos cement pipe since these construction materials may contaminate and otherwise allow deterioration of the water quality.
4. Submit information justifying the use of any other materials proposed for the transmission of drinking water in distribution systems and

confirmation the material to be used is in compliance with ADEM Division 7 Regulations.

Water Main Installation

1. Use installation procedures in accordance with standards of the American Water Works Association, the Ductile Iron Pipe Research Foundation and the Uni-Bell PVC Pipe Association.
2. Install, bed and support pipe as specified by the manufacturer.
3. Provide 30 inches of cover, except a minimum of 24 inches may be used where the blasting of rock is required.
4. Prior to placing into use any installed water mains, provide pressure and leak test results to the Department in accordance with the following methods:
 - a) Conduct a pressure test for at least six hours on covered pipe and two hours on uncovered pipe,
 - b) Use a recording pressure gauge and provide records of the pressure tests before the final inspection,
 - c) Conduct pressure test at 150 percent of the expected operating pressure but not less than 100 psi or more than the pressure rating of the pipe, and
 - d) Do not specify allowable leakage during testing that is more than the value calculated using the following formula:

$$L = [SD(P)^{1/2}] / 133200$$

L = Allowable leakage in gallons per hour

S = Length of pipeline (or section of pipeline) in feet

D = Normal diameter of pipe in inches

P = Average test pressure during test in psig

- e) Provide pipe sizes, lengths tested and the amount of water required to bring the pressure in the pipe back to the initial pressure prior to the test with results of leakage tests.
- 5. Install detectable metal tape or wire approximately 18 inches above the top of all non-metal pipe.
- 6. Flush adequately all water mains after installation. If the main is 12-inches or greater, the main should be pigged and then flushed at the scouring velocity.
- 7. Disinfect water mains in accordance with methods included in the American Water Works Standards.
- 8. Test bacteriological quality by submitting to a certified bacteriological laboratory one sample from each dead end line or every 7,000 feet of water main installed, whichever is greater, and repeat this procedure as necessary until bacteriological results are negative for coliform bacteria.
- 9. Obtain authorization from ADEM prior to placing installed water lines in service.

Water Main Location

- 1. Provide a minimum horizontal separation of five feet between water lines and sanitary sewer lines. Where crossings are necessary, case one of the pipes with a continuous pipe of sufficient length, located such that a minimum five-foot separation exists between each end of the casing pipe and the uncased pipe.
- 2. Where possible, install pipe such that the top elevation of the sewer line is a minimum of 18 inches below the bottom elevation of the water line.
- 3. Unless adequately cased to protect against contamination, do not install any water main such that it comes in contact with any part of a sewer manhole, septic tank field lines, or soil saturated with organic solvents or gasoline.

RIGHT OF WAY PERMIT BOND
(Single Permit Form)

KNOW ALL MEN BY THESE PRESENTS, that we Harmon Engineering & Construction Co. Inc. as principal, and the Hartford Fire Insurance Company with its principal office at Hartford, CT as Surety, are held firmly bound unto Stillwaters Residential Association, Inc., hereinafter called Oblige, in the penal sum of Twenty Thousand and no/100 dollars. (\$20,000.00), for payment of which well and truly to be made we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents.

Signed and sealed this 21st day of January, 2004.

WHEREAS, the said Oblige has granted or is about to grant to the said Principal permission or permit to work within the right of way located at Moonbrook Drive, Stillwaters, Dadeville, AL,

NOW, THEREFORE, if said Principal shall indemnify the Oblige against any loss directly arising by reason of failure to return the disturbed property at Moonbrook Drive, Stillwaters, Dadeville, AL to its original condition prior to the sewerline work, then this obligation shall be void, otherwise to be and remain in full force and effect.

PROVIDED, HOWEVER, that the Surety shall have the right to terminate its liability hereunder by serving written notice upon the Oblige thirty (30) days in advance it intention to do so.

SUCH termination or cancellation shall not affect any liability incurred or accrued under the bond prior to the effective date of such termination or cancellation.

AND PROVIDED FURTHER that no action, suit, or proceeding shall be hand or maintained against the Surety on this instrument unless the same be brought or instituted and process served upon the Surety within twelve months after cancellation of this Bond as set forth in the preceding paragraph.

Harmon Engineering & Construction Co., Inc.
Principal

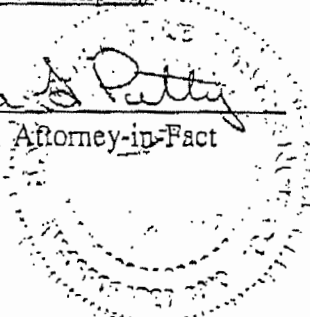
By: Douglas Harmon

Hartford Fire Insurance Company
Surety

By: Sandra L. Petty

Sandra L. Petty

Attorney-in-Fact



PIKE'S PROPERTY SERVICE INC.

1/31/04

245 REDBUD LANE
DADEVILLE, AL 36853
USA

PHONE: 256-825-2462
FAX: 256-825-2709
EMAIL: PIKESPROPERTY@MAC.COM



STILLWATERS REWSIDENTAL ASSOCIATION
1816-B STILLWATERS DR
DADEVILLE, AL 36853

RE: MAINTENANCE AND CLEANING AGREEMENT

WITH REFERENCE TO THE CLEANING AND MAINTENANCE OF THE PROPERTY OWNED
BY S.W.R.A THE AGREEMENT IS AS FOLLOWS:

CLEANING: PIKES PROPERTY SERVICE INC. WILL CLEAN AND MAINTAIN THE
BUSINESS OFFICE OF S.W.R.A AT 1816-B STILLWATERS DR. AND THE
BATHROOMS AT PINEVIEW POOL AND MOONBROOK PARK A MINIMUM OF ONCE A
WEEK AND MORE AS USE REQUIRES TO INCLUDE EMPTYING THE GARBAGE,
FILLING ALL DISPENSERS, CLEANING ALL FLOORS , MIRRORS AND WINDOWS.
REPORTING ALL PROBLEMS AND DAMAGES TO S.W.R.A.

MAINTENANCE: PIKE'S PROPERTY SERVICE INC. WILL MAINTAIN ALL LIGHTING
AND ROADWAY SIGNS OWNED BY S.W.R.A, AND BLOW OF THE COMMON AREA AT
PINEVIEW POOL AND THE TENNIS COURTS A MINIMUM OF TWICE A WEEK OR AS
NEEDED TO MAINTAIN A HIGH STANDARD OF CARE, WITH A OVERALL GOAL OF
EXCELLENCE. ALSO TO INCLUDE MOWING THE GRASS AT THE TENNIS COURTS A
MINIMUM OF ONCE A WEEK DURING THE GROWING SEASON.

PIKE'S PROPERTY SERVICE INC. WILL PROVIDE GENERAL MAINTENANCE
ASSOCIATED WITH THE COMMON DAY TO DAY GOOD OPERATION OF THE FACILITY.
DURING REGULAR BUSINESS HOURS MONDAY THRU FRIDAY 8:00A.M. TO 5:00P.M.
A PUNCH LIST WILL BE CREATED WEEKLY BY S.W.R.A . AND PRESENTED AS
NEEDED TO COMPLETE THE REQUIRED MAINTAINCE.

AFTER HOURS CALLS: FOR EMERGENCY PURPOSE PIKE'S PROPERTY SERVICE WILL
PROVIDE AFTER HOURS SERVICE CALLS AT A RATE OF \$50.00 PER HOUR . FOR
ANY SERVICE REQUIRED AFTER NORMAL BUSINESS HOURS OR ON WEEKENDS

SUPPLYS: ALL SUPPLYS TO BE PROVIDED BY S.W.R.A



PIKE'S

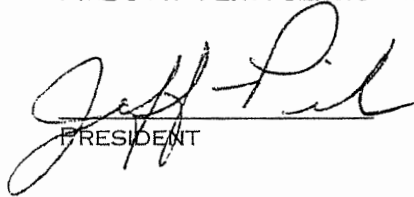
TERM: THE TERM SHALL BE ONE YEAR TO BEGAIN ON 02/01/04 AND END 02/01/05

PAYMENT: THE PRICE SHALL BE \$900.00 A MONTH PAYABLE BI-WEEKLY ON THE 1ST AND 15TH OF EACH MONTH IN THE AMOUNT OF \$450.00
PAYABLE TO PIKE'S PROPERTY SERVICE INC.

STILLWATER RESIDENTIAL ASSOCIATION

BOARD OF DIRECTORS

PIKE'S PROPERTY SERVICE INC.


PRESIDENT

Tracy Pike

From: Tracy Pike [tracypike@charter.net]
Sent: Wednesday, January 21, 2004 10:10 AM
: Eldon Johnson (E-mail); James Koeppen (E-mail); John Durr (E-mail); Judson Edel (E-mail)
: Wayne Teague (E-mail)
Subject: Scheduling Committee Meetings

FYI

January - March is a very busy time at SWRA due to maintenance fee bills coming in, positing, depositing, answering questions over the phone, sending decals etc. is almost a full time job during these months not to mention the other task that I have to do each day. I know that we are in transition and I will do what ever I can to help each board member during this transition period, but I have to ask that each member schedule your own committee meetings during this busy time of the year.

I just want to assure each of you that I am not conducting Real-Estate business during the 8 hours that I am working for SWRA. I understand that this was mentioned at the meeting on Monday night, I can understand your concerns but I again assure you that most days here lately I do not have time to eat my sandwich let a long conduct any other business. I removed my cards from the table, although I was not doing anything that I have not done for any other real-estate agent that has left cards with me.

Tracy Pike
Stillwaters Community Manager
256-825-2990
256-825-2991
tracypike@charter.net

Neighborhood Council report:

9 mbros. present

Set 3rd Thurs. ea mo to meet 7PM SWRA

Asked if E-Mail addressees can be added to directory?

Need speed signs in more areas

Newsletters at gates?

May institute "adopt-a-mile" plan to clean up streets.

Need residents' participation at area meetings. Some have had no response.

SWRA ROADS COMMITTEE

FINAL REPORT 2003

This is a follow up to the mid year report issued July 12th 2003 to SWRA BOD.

Earthworks, a local land improvement company, has completed the balance of 13 areas previously identified for erosion of ditches. These were areas that were undermined or about to undermine our side roads and were repaired for \$20,580. Further work has been identified for 2004 and can be seen on the attached status report.

CPM Asphalt Company did an additional 37 patches for \$10,325 throughout the resort. Detail has been given to Tracy Pike. Also included are 7 patches for \$1852 that were billable to either Walnut Hill for damage done when repairing water leaks and homeowners for water line hookup on new home construction. This detail has also been give to Tracy for invoicing. Additional areas for 2004 have been identified and can be seen on the attached status report.

SWVF&R Department Tankers and volunteers have cleaned the balance of the clogged culverts.

Needed culvert pipes have been installed on Palmer Drive, Chinquapin, Crestview Drive and Birch Lane to improve drainage near our roads.

Striping and reflectors have been added to StillWaters Drive and the balance of Lakeview Ridge, for \$3821.25. This completes this project for all the main roads in the resort.

A video has been made on all the main roads to document their condition prior to the increased truck traffic from all the new construction.

Speed Limit signs can be purchased for \$20.00 /sign for a 12' X 18" reflective sign. The committee will review and propose uniform speed limits for the entire resort.

Murray Neighbors has been approved by the SWRA Board to replace Jim Koeppen who has resigned effective 12/31/03. Peter Van Parys has been elected new chairman.

Our committee spent \$116,723.90 against our budget of \$120,000.

Jim Koeppen
Chairman

SWRA Board Meeting
January 5, 2004

The meeting was called to order by the President, Eldon Johnson, who introduced our visitors and welcomed them: John Alexander, James Coffin - representing John Durr, and James May.

John Alexander presented his proposal to buy Alabama Power Company Right-of-Way property which joins his Lot #25, a section of land between Lakeview Ridge and Cardinal Heights. He offered \$5,000. This would allow him to install a catch basin and run drainage lines into the lake and also give him access to Lake Martin from his lot. He stated that Alabama Power said it would be okay for us to sell the property and he could use it as he sees fit but cannot build a structure there. Eldon, Jim and Judson will meet with John, Wednesday, January 7, at 9:30, to review the site. John is also to get a letter from ALPCO to confirm what they told him. The board will then consider his offer.

Mr. James May, presented a bid for cleaning work for SWRA; a copy is attached. Eldon will get information from the Maintenance and Recreation Committee and, after consideration, get back to him by Monday, January 12. Mr. May has no liability insurance. Jim Koeppen spoke for him as having done good work for him.

Corrections and additions were made to minutes of the December 4, 8, and 22, 2003, Board meetings. These minutes were approved as amended.

Our attorney, Mr. Treadwell, wrote letters to Harmon and Marina Point stating that SWRA does not own sewer lines, so we do not have responsibility for them. There has been no refute from their attorneys at present.

Eldon's proposed letter to Harmon giving approval for sewer line on 49 to Clubhouse, copy attached, is to be amended to include ADEM specs stating that the sewer must be 5' away from water lines and additional information on specs as shown on attached copy from ADEM and that lifts will not be located on rights-of-way.

Eldon asked Jim Koeppen to determine ownership of SW Drive/Lakeview lift.

Tina is to meet with the Budget Committee and the budget is to be approved about January 19, 2004.

SWRA is now insured with two million ^{dollars} liability, total, workman's comp, and everything we own is covered for \$20,250.00. The agent is Smith-Lanier.

Jim reported for the Road Committee that Fernbrook has been surveyed, graded but not finished, due to the holidays.

Jim Coffin reported for John Durr and the Maintenance & Recreation Committee that Bob Sand will not serve on the committee. John Gregory says a float valve is needed for the fountain and there is a leak in the catch basin. The electric bill has been \$1,100.00. The meters need to be located and identified so that lights in the trees can be turned off in the daytime. The committee will check this out and report.

Eldon met with Walnut Hill Water and they gave him a list of the water meters and what they cover.

Gates and Security report by Judson is that a video of vandalism was given to the sheriff. The steel gate is broken at the entrance on 34. A new lens has been ordered for the camera so we may be able to get license plate numbers. Eldon took two gate posts to be repaired. Judson has gotten a quote of \$30.00, but they wanted \$250.00, so he did not get the repairs done awaiting Judson's return and he will pursue this.

Jim reported that Corky Graves will make 3,000 decals for \$495.00, and he volunteered to take care of ordering them.

ARC members Bill Maxie and Bob Mathis met with Frank Greer. Linus Fiely was out of town. They will report later.

Jim Russell submitted a diagram of proposed storage area to be located on Vista Wood, on the right side as leaving SW Drive, under the power lines. After studying the diagram, the board members suggested that an area of 70' x 200' be fenced instead of 50' x 200'. The fencing would include an 18' gate and fencing on all sides. Ladelle will present this to Jim and get back to the board.

Jim moved that Eldon's letter to property owners regarding getting all owners under the '87 covenants be sent with receipts of dues. It was suggested that the letter inform them they would then have the right to vote. The motion was seconded and carried.

Next meeting will be January 12, 2004.

Meeting adjourned.



Ladelle Russell
Secretary

John Durr and Syrol McLain absent.