

Minutes
Board of Directors Meeting
December 14, 2005
9:00 A.M.

The 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, Jim Williams, Judson Edel, Ladelle Russell, Thelma Pitts & Frank Greer. John Durr was excused.

Guests present were Karen Phillips, Bill Kent and Kathy Hutson.

Minutes were approved as amended. Ladelle Russell made the motion to approve.

Kathy Hutson said the contract for Visions Landscape was essentially the same as last year except for the fuel surcharge. Suggestion was made to contact Visions for a base rate to be set for the surcharge. Judson Edel made motion to accept agreement if the gas base price is set. This would be effective January 1, 2006. Motion was carried. Jim Williams will sign when the base price is set.

Bill Kent decided to discuss the PAC ideas at the Neighborhood meeting to see how each one felt personally. The legislation for the Sheriff to write tickets within StillWaters was a two to one vote in favor of - they will move forward in January. Change in covenants (add Bill's list to minutes) (they were against the split maintenance fee) - Would like to see a campaign to get everyone to change to the 1987 covenants.

Two pipes were broken at Sunset Pointe when the electrical line was installed (pipes to the sprinkler system) and they need to be repaired. Need to advise vendors when work is being done they are responsible for repairing damage property when fixing other things.

There was no leak found at the swimming pool. (Walnut Hill - check pool meter to see if it has a problem)

Top to Bottom Cleaning Services will submit a bid for cleaning by first of the year.

Super Bowl weekend wine tasting will be February 4th - open house for the SWRA building will be 3-6 pm.

Thelma Pitts made a motion to accept the budget. Motion carried.

Pool Contract - Thelma Pitts made a motion to accept the pool contract submitted by John Gregory.

Call Kathy Mann about late fee wording and removal of the 1.5% finance charge.

Move the telephone pole located in the parking lot of SWRA and add a dusk to dawn light. Ladelle Russell made a motion to approve.

Sallie Mason to call and reserve the meeting room at the Civitan Club for the March 10th Annual Meeting.

Thelma Pitts made a motion to accept, with regrets, Dr. Eldon Johnson's resignation from the PAC Committee. Jim Koeppen will write a letter of acceptance.

Up date from Daine Sharpe as follows:

Gerald McGill paid his fees.

June Dennis - default filed in Baldwin County so that it will attach to any property she owns there.

Perline Clover would like to donate her property.

Glen Ward - file a default judgment

Evens / Cobbs - January 11th court date (9:00)

Pike / Hunt - No court hearing set

Walnut Hill Water Authority - will be postponed

Harper Case - Daine will check on

Swindall – Thelma Pitts made a motion to authorize Daine Sharpe to offer a settlement.
Terry White – Call off Hollaway Credit

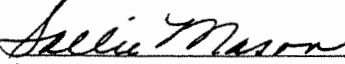
Contact Jeff Pike to even out the repairⁱⁿ the parking lot around the tree.

The Nominating Committee slate is as follows: Penny Alexander, Debbie Nigh, Wayne Washburn, and Tom Handley. The remainder of the four nominees can run with 20 names submitted. Thelma Pitts made motion to accept nominees for board.

Make corrections on fees for multi-family seawall/docks in the next newsletter.

Adjourned at

Submitted by:

_____

Sallie Mason
Community Manager

Approved by:

_____

James W. Koeppen
President

Minutes
Board of Directors Meeting
November 30th
9:00 A.M.

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

The following directors were present: Jim Williams, Judson Edel, Ladelle Russell, Thelma Pitts, John Durr, & Frank Greer. Jim Koeppen was excused.

Minutes were approved as amended for the November 16th meeting. Ladelle Russell made the motion to approve.

Judson Edel suggested installing a 2- inch line instead of the 3/4" under the road at SunSet Point entrance. Austin Ashurst has been contracted for the job; the charges will be posted to Landscaping. John Durr made the motion to accept. Motion carried.

Judson Edel proposed to add money in the budget to increase the size of the boat storage.

Jim Williams and the PAC Committee met Monday and they are going to meet with the Neighborhood Council. Three things to explore are: funding, covenants and the legislation proposal. The Neighborhood Council will meet December 8th.

The American Leak Detection will be contacted about the pool leak.

Maintenance and Cleaning bid request will be sent to the Golf Course, Jeff Pike and Mike Martin.

James Camp – leave as is. A letter will be written to him and explain the fee will have to be paid in full. A motion was made by Ladelle Russell. Motion carried

One-week sale on office furniture– Advertise in the Dadeville paper and email. The Board will price the furniture. If not sold, the items will be donated to the Girls Ranch.

Thelma Pitts reported a complaint from Poplar Pointe, the damage to the road, caused by Walnut Hill fixing a leak. There is a drainage problem at the new house being built on Lakeview Ridge.

John Durr received the proposal from Visions and will make comments next meeting.

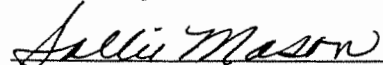
Ladelle Russell asked if there was anything the board wanted her to take to the Neighborhood Council.

Frank Greer - Ask Wayne Saucer to make sure water and sewage is available for all developments.

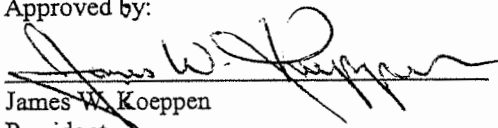
Concern was expressed about Jeff Pike, (the quality of his work, work done in a timely manner, etc.). Suggested was made for Jim Koeppen to talk with Jeff expressing these concerns and the inclination to submit work scope for reevaluation of the contract next year.

Adjourned at 10:20

Submitted by:


Sallie Mason
Community Manager

Approved by:


James W. Koeppen
President

Minutes
Board of Directors Meeting
November 16, 2005
9:00 A.M.

The 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, Jim Williams, John Durr, Ladelle Russell, Thelma Pitts, Judson Edel, & Frank Greer.

Guests present were Linus Fiely and James Camp.

James Camp addressed the board with concerns of the Holloway Collection Agency, due to his fees not being paid for 2005. He requested to be removed from their listing. Jim Koeppen replied that we would contact Holloway and see what our options would be, since we are under contract with them.

Linus Fiely addressed the board with a new fee schedule for docks, slips, seawalls, and alterations. Change the heated and cool alterations to be \$250 per 1000 sq. ft. Add seawall for \$150. For multi-family change docks/slips from \$1000 to \$75 per slip and seawall to \$1.00 per linear foot. Frank Greer made the motion to except these fees. Motion carried. Effective November 15th, 2005

The minutes from November 2nd, 2005 meeting were approved as amended.

John Durr to contact his computer person to look at the gate video system. Judson Edel to contact Bell South to see if they can possibly do the video system.

Judson Edel reported that he has bought 40 caps and will need 160 for boat storage.

John Durr reported the he will be getting new quotes for grounds and landscaping. Visions asked if there was some where to dump their grass clippings, maybe under the power lines. At this time we have no place for dumping.

Have the roving guard to check the tennis court to make sure the gate is closed.

Jim Williams reported that his committee will meet in January to continue with the legislative changes.

Table the \$100 assessment.

Jim Koeppen reported on Fire Department news – some of the board attended the county meeting which went really well for StillWaters Fire Department. There was a \$32,000 grant awarded to purchase the 12 lead defibrillator.

Thelma Pitts reported a complaint about the roads be covered with leaves and pine straw. Suggestion was made to contact Todd Rogers, with the golf course, to see if they could help in these problem areas.

The board approved the Christmas Bonus for employees this year, should be the same as last year.

The Employee Manual was approved by a vote of 4 to 3. Jim Williams made the motion to approve, motion carried.

Adjourned at 12:30

Submitted by:

Sallie Mason
Community Manager

Approved by:

James W. Koeppen
President

Minutes
Board of Directors Meeting
November 2, 2005
9:00 A.M.

The 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, Jim Williams, John Durr, Ladelle Russell, Thelma Pitts, Judson Edel, & Frank Greer.

Guest present was Penny Alexander.

The minutes from October 19th, 2005 meeting were approved as amended.

Penny Alexander brought information about HOA to see if it might be of interest to SWRA. Cost is \$85 for a volunteer board member and \$95 for a Community Manager for one year. Jim asked for someone to review this information and report back, no one volunteered.

The cost for Visions to maintain the SWRA office grounds is over \$4,000. The Master Gardeners have volunteered to do the planting if SWRA will pay for the plants. John Durr made a motion to approve \$400 for the plants and the Master Gardeners to plant. Motion carried.

The PAC committee is still continuing working on the legislation for our community.

Every fall the pool leaks, the last water bill was \$395. Jim Williams made a motion to contact American Leak Detection. Motion carried. John Durr, John Gregory, and Judson Edel would like to be present when the American Leak Detection comes.

Frank Greer made a motion to set a fee for multi family docks & seawalls at \$1,000 per project. Motion carried. Effective today, November 2, 2005.

Ladelle Russell made the motion to increase the rent for the office upstairs by 4.1% effective January 1, 2006. Motion carried. Jim Koeppen is to write a letter to Jeff in regards to the increase in his rent.

Jim Koeppen & Judson Edel will work on specifications on maintenance for SWRA and will begin receiving bids for 2006.

Judson Edel and Jim Koeppen to stay on the board for one more year to satisfy the terms of the by-laws. Ladelle Russell, Frank Greer, & John Durr will be for 2 years. *will terminate ~~this term~~ this term* Dr. Johnson and Ladelle Russell were on the nominating committee last year which was made up of two board members and three residents. The nominating committee for this year has not been decided.

Frank Greer to make sure the ARC does not hold up any permits at the Pointe. The letter concerning Mike Mills proposal is to be given to the ARC, in regards to purchasing some property that belongs to SWRA that joins Mr. Mills property. The drainage at Drew Heederik's driveway needs to be addressed by the ARC.

Daine Sharpe's comment about past approvals on permits was – Just because you made a mistake on one permit does not mean you continue with that same mistake for the next project.

Judson Edel gave a report for SWRA 2006 Estimated Income (attach copy).

Budgets are needed for 2006 from the following:

Thelma Pitts – Roads

John Durr – Landscape & grounds, pool, tennis court and Moonbrook Park

Judson Edel – Reserve, Boat Storage, Administration and Executive Center

Thelma Pitts made a motion to approve the SWRA 2006 Estimated Income. Motion carried.

The \$100 assessment was tabled for 2006.

Roads Committee to handle the Marsha Hartness suggestion – send email to Peter Van Parys.

Parking lot improvement – Peter Van Parys, Jim Koeppen & Judson Edel met with H & H Asphalt.

Remove the center and add the fill to even up and extend on the south side (grassy) \$4,500, \$392 on the new area, 1 ½" of asphalt for \$11,122 (\$16,622 total) – to include pool - \$3,018 additional

John Durr made a motion to approve if we have the money. Motion carried

StillWaters Volunteer Fire Department applied for a grant to purchase a defibulator. The meeting is November 14th. The fire department needs to know if the Board will back their proposal. Jim Koeppen is to write a letter of response to LaVaughn Johnson's proposal. Jim Koeppen will draft a letter to Bill Kent/ PAC Committee.

The next meeting of the SWRAGM will be Wednesday at noon at the Grill.

John Durr - Todd Rodgers will not bid on the grass cutting for SWRA this year but hopefully next year. The irrigation system being tied in at gate 49 with the golf course will be settled at a later date.

Ladelle Russell - the Neighborhood Council would like an update on the legislation for speeders. Can the roving guard escort speeders out? – answer no.

Judson Edel approved \$6000 to finish the downstairs (painting and flooring) providing the money is there.

Adjourned at 12:30

Submitted by:

Sallie Mason
Community Manager

Approved by:

James W. Koeppen
President

Minutes
Board of Directors Meeting
October 19, 2005
9:00 A.M.

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

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

Jim Koeppen was excused from the meeting.

Guests present were Penny Alexander and Linus Fiely.

Allyson Baker was present to give the financial report for September.

The minutes from October 5th, 2005 meeting were approved as amended.

Linus Feily and Penny Alexander made comments regarding the condos currently being built. They indicated strong public support for the limitation to 5 stories. They brought with them, the signed petitions from residents of StillWaters to support this position."

John Durr made a motion, ^{to approve} the ARC's recommendation, to limit all condos to the height of five stories. Judson Edel seconded the motion. The motion carried. (5 votes)

Judson Edel has found the rental equipment to make the holes for boat storage. He will contact someone to use the equipment.

John Durr talked to Jeff Pike about edging the parking lot of SWRA, at the cost of \$75, this has been done. He suggested getting some master gardeners to help with the planting of the shrubs/plants at the SWRA office.

Jim Williams gave a brief report from the PAC meeting (letter attached).

John Durr asked for the PAC to meet with the county commissioners and to find dollar amounts paid for taxes from the StillWaters area. The tennis courts will be resurfaced in November.

Ladelle Russell gave a report from the neighborhood meeting (report attached).
The conference center building donation issue is closed. No other developers interested in helping with taking down the building for the materials.

Kevin Arthur is getting a bid for the electricity to be run under the road at the entrance at SunSet Pointe.

Frank Greer reported on the fee change for commercial boat slips, Linus Fiely is to contact Alabama Power to find out their fees.

Suggestion was made to attach all correspondence to the minutes concerning the heights of the condos.

Daine Sharpe sent a letter asking for a decision on the property of Gerald McGill. He would like to donate the property back to SWRA. SWRA does not want the property and the fire department is not interested. Sallie to call Daine and pass this information onto him.

Thelma Pitts reported two complaints. The dog in Cardinal Heights that belongs to the Simmons, some neighbors are frightened of the dog, he is under no constraints. This will be the second letter to them about the dog. Some residents feel that having the roving guard sit and clock speeders is a waste of time.

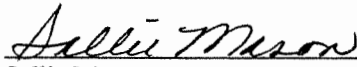
Ladelle Russell reminded everyone to get their reports in for the next newsletter. She also made a suggestion to consider reducing the \$300 transfer fee if our growth continues to increase. This was brought to her attention by two realtors.

Judson Edel would like to be on the agenda for the next meeting to present to the board a proposed budget for 2006 estimated income of \$750,000. The CPI for 2006 has been announced by social security and it will be 4.1%. This will make the 2006 fees \$308.97.

The new lights are being installed in the median at gate 49.

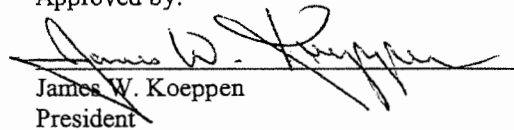
Adjourned at 11:30

Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

Minutes
Board of Directors Meeting
September 7, 2005
9:00 A.M.

The 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, John Durr, Jim Williams, Ladelle Russell, Thelma Pitts, Judson Edel, & Frank Greer.

Minutes were read and approved as amended for the August 24th meeting.

Daine Sharpe was present to give an update of our legal activities.

Motion made by Judson Edel to continue with pursuing the case with Pearline Cover on collecting back fees. We were awarded a summary judgment for the fees.

Hennon King has decided to sell the property and pay the back fees.

June Dennis – SWRA won due to default – no answer on the judgment from the judge at this time.

Gerald McGill wants a jury trial on the fees that he owes.

Glen Ward has not been located at this time, no physical address to serve him.

Walnut Hill Water Authority – Daine talked with attorney in Huntsville, no case law set at this time for utilities to fix roads when repairing water lines.

The HUD document does not apply to SWRA – due to us not being a developer.

The late fee is covered by the covenants on page 13 under section 7.6 of the 1987 covenants, need to use the wording “cost of collection” instead of “late fee”.

The ARC to set up a meeting with the Board, Neighborhood Representatives, and the owners of Harbor Pointe to inform them of the concerns of the heights of buildings in our community.

John Durr reported that the quote for Visions was high for adding the grounds at the Executive Center to their contract.

Ladelle Russell suggested adding the letters “SWRA” to the outside of the building. The board was in favor and she will take care of this project. Ladelle also reported that Greg Darden has offered their boat repair room for a storm shelter; the fire chief has inspected the room and said that it would be a perfect place. A procedure needs to be in place for this and Jim Koeppen suggested that the neighborhood representatives should go forward with developing the procedure. Ladelle encouraged each board member to submit an article for the newsletter.

Jim Williams reported the meeting (on the Shelby County ruling) was a good one and they will continue with this project. The committee will continue to look at the legislation passed to write tickets within StillWaters.

Jim Koeppen reported that SWRA needs a landing pad for a medical helicopter to land; he is searching for an appropriate place for the pad. Jim’s next report for the newsletter will be an update on our legal involvements.

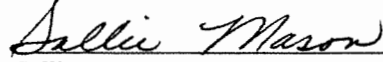
John Durr reported that he has been unable to get in touch with anyone to resurface the tennis courts.

Judson Edel reported that he has a new contract from Kathy Mann (Holloway Collections).

Frank Greer reported that house plans had been approved for Drew Hedrick, on Lakeview Ridge. The discussion of the heights of condos was also a topic.

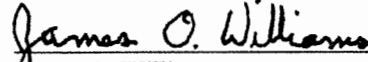
Adjourned at 11:45

Submitted by:



Sallie Mason
Community Manager

Approved by:



James O. Williams
Vice-President

Minutes
Board of Directors Meeting
September 21, 2005
9:00 A.M.

The Vice-President, Jim Williams 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, Jim Williams, Ladelle Russell, Thelma Pitts, Judson Edel, & Frank Greer.

Jim Koeppen was excused from the meeting.

Guests in attendance were: David Crum, Don Allen, Penny Alexander, Linus Fiely, Bob Mathis, Warren Hockman, Wayne Saucer, Fred Weaver, and Bill Maxey

Allyson Baker was present to give the financial report for August.

The Harbor Pointe group discussed their plans for an 8 story building. They had preliminary plans drawn up showing 2 buildings eight stories in height. The suggestion from some present suggested having 3 buildings only 5 stories. They are willing to work with SWRA.

Minutes were read and approved as amended for the September 7th meeting.

Jim Williams is reviewing the policy manual and will give his recommendation when he has finished his review. Jim is continuing to work with Bill Kent on the legislation passed in Shelby County for issuing tickets in gated communities. Bill is setting up a meeting with the sheriff to get his help and recommendation in this matter.

Judson Edel reported that the grass at the boat storage is dying from being sprayed 2 weeks prior.

Ladelle Russell thanked Harbor Pointe for their offering of their facility for storm emergencies. The neighborhood council will work on procedures for the use of this facility as a storm shelter. There was also a suggestion from the neighborhood council for a paid covenants violations manager. Some one reported a bad hole on Knollwood. The 10" letters, "SWRA", for the building will be \$20 each and a cost of \$100 - \$150 for installation. Other options for installation will be investigated. The newsletter reports are due this week.

The wording "late fee" will be changed to "collection fee".

Tom Ciciola has the computer for gate 49.

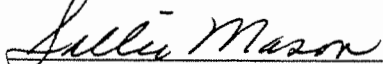
John Durr reported that Jeff Pike has submitted a plan for mowing at the cost of \$100 a month. Motion was made to let Jeff cut the grass when needed at a cost of \$25 per cutting.

John Durr reported that he will be getting an estimate this week for the tennis courts to be re-surfaced. He suggested also going forward with painting the remainder of the inside of the SWRA building.

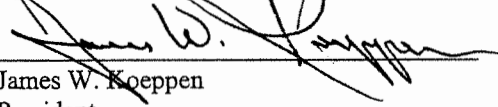
Frank Greer reported that the ARC would like for the Board to look into getting other Villas to form an association, Martin Terrace, Poplar Point, Eagle Peak, etc. A proposal was also mentioned about adding additional cost to docks that contained more than one slip. The replacement of the pool and club house at Sun Set Point will be on the property of SS1; the plans have been submitted but are not complete.

Adjourned at 11:35

Submitted by:


Sallie Mason
Community Manager

Approved by:


James W. Koeppen
President

Minutes
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9:00 A.M.

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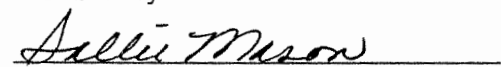
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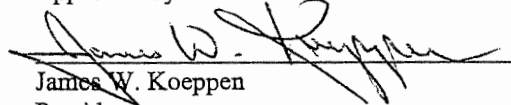
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Sallie Mason
Community Manager

Approved by:



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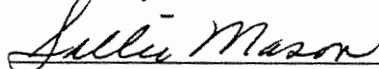
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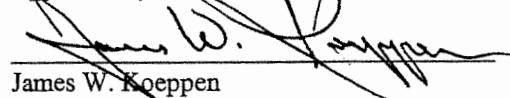
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Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

Minutes
Board of Directors Meeting
September 7, 2005
9:00 A.M.

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Daine Sharpe was present to give an update of our legal activities.

Motion made by Judson Edel to continue with pursuing the case with Pearline Cover on collecting back fees. We were awarded a summary judgment for the fees.

Hennon King has decided to sell the property and pay the back fees.

June Dennis – SWRA won due to default – no answer on the judgment from the judge at this time.

Gerald McGill wants a jury trial on the fees that he owes.

Glen Ward has not been located at this time, no physical address to serve him.

Walnut Hill Water Authority – Daine talked with attorney in Huntsville, no case law set at this time for utilities to fix roads when repairing water lines.

The HUD document does not apply to SWRA – due to us not being a developer.

The late fee is covered by the covenants on page 13 under section 7.6 of the 1987 covenants, need to use the wording “cost of collection” instead of “late fee”.

The ARC to set up a meeting with the Board, Neighborhood Representatives, and the owners of Harbor Pointe to inform them of the concerns of the heights of buildings in our community.

John Durr reported that the quote for Visions was high for adding the grounds at the Executive Center to their contract.

Ladelle Russell suggested adding the letters “SWRA” to the outside of the building. The board was in favor and she will take care of this project. Ladelle also reported that Greg Darden has offered their boat repair room for a storm shelter; the fire chief has inspected the room and said that it would be a perfect place. A procedure needs to be in place for this and Jim Koeppen suggested that the neighborhood representatives should go forward with developing the procedure. Ladelle encouraged each board member to submit an article for the newsletter.

Jim Williams reported the meeting (on the Shelby County ruling) was a good one and they will continue with this project. The committee will continue to look at the legislation passed to write tickets within StillWaters.

Jim Koeppen reported that SWRA needs a landing pad for a medical helicopter to land; he is searching for an appropriate place for the pad. Jim’s next report for the newsletter will be an update on our legal involvements.

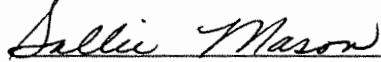
John Durr reported that he has been unable to get in touch with anyone to resurface the tennis courts.

Judson Edel reported that he has a new contract from Kathy Mann (Holloway Collections).

Frank Greer reported that house plans had been approved for Drew Hedrick, on Lakeview Ridge. The discussion of the heights of condos was also a topic.

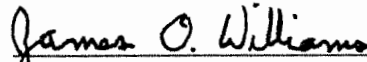
Adjourned at 11:45

Submitted by:



Sallie Mason
Community Manager

Approved by:



James O. Williams
Vice-President

Minutes
Board of Directors Meeting
August 10, 2005
9:00 A.M.

The 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, Ladelle Russell, John Durr, Thelma Pitts, Jim Williams, Judson Edel, & Frank Greer.

The septic tank at Moonbrook Park is overflowing. Security to check at the changing of shifts to make sure the toilet is not running. If the toilet is not the problem, contact someone to take a look. at the septic tank.

John Durr to contact Todd Rodgers to see if they can do the tie-in for the 49 irrigation, using the golf course water.

The remaining delinquent accounts will be sent to Kathy Mann for collections.

Jim Koeppen stated that he would respond in writing to the neighborhood council after their next meeting, in regards to the letter from the council.

The grounds at the Executive Center were cleaned by the golf course at a cost of \$310. Everyone was in agreement that they did a good job.

John Durr in charge of getting a layout of what is needed for the building clean-up and maintenance. He noted that Kathy Hudson had made a proposal for removing the old shrubs and replacing with some new ones. John suggested that maybe Debbie Nigh's yard man would be interested in helping with this project.

Jim Williams called Wayne Teague about continuing on the PAC committee and he was not interested since he no longer was a part of the community. Jim is seeking a chairperson to take Wayne's place.

Jim Koeppen reported that pictures and the GPS have been sent to Jo Paul Boone, it will take one to six months before hearing anything about the grants for the weather siren.

Joey Darby is working on the radios for security. He will give a recommendation after his investigation.

Ladelle Russell reported that if enough interest is shown about replacing the post office box they will consider putting it here at the SWRA building. She encouraged every board member to call and make a request.

John Durr to talk to Todd Rodgers about spraying the boat storage area once a month.

Daine Sharpe will attend the September 7th board meeting

The rent for September 1st will increase \$25 for Pikes Property.

Frank Greer reported that Jim Koeppen did a good job at the meeting with the ARC. He explained how to determine what covenants properties are under by looking up the card numbers on deeds. Jim asked that someone on the ARC committee be assigned to research the conference center to find out what covenant it falls under.

Contact a pest control company to spray the building on a regular basis.

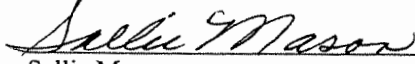
Jim Koeppen suggested a budget of \$5000 be set up for moving and decorating the upstairs office for SWRA, the board approved.

Security to monitor the tennis courts due to the locks being removed from the back gate.

John Durr attended the chamber meeting and suggested that someone from the PAC attend to represent StillWaters on their regular meetings. Jim Williams to contact the chairman of the PAC to attend.

Adjourned at 11:00

Submitted by:


Sallie Mason
Community Manager

Approved by:


James W. Koeppen
President

Minutes
Board of Directors Meeting
July 27, 2005
9:00 A.M.

The 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, Ladelle Russell, John Durr, Thelma Pitts, Jim Williams, & Judson Edel.

Frank Greer was excused from the board meeting.

Tom Handley has talked with Penny Alexander, Jim Koeppen and other people. He is researching the project on the covenants and the ARC documents, which is very time consuming.

Jim Koeppen to meet with the ARC on Thursday to discuss any issues they might have.

Have had no response on the letters that were sent to the boat storage renters asking them to please park in the correct space that was assigned to them.

Motion was made by Themla Pitts to not make another offer for auction property 34 that joins the office property. Motion carried.

John Durr made a motion to hire Mike Martin @\$25 per hour for the building repairs and modification. The motion carried.

Rent for Pike's Property is \$315.00 per month plus 11.7% for utilities.

Jim Koeppen talked with Todd Rodgers to see if his grounds crew would like to clean-up the grounds at the office at the front of the building to the pool area. Visions were also going to give a bid on this project.

Suggestion was made to turn the Shelby County Legislation project over to the PAC.

The time for Wayne Saucer has been cut back to a maximum of 7 hours per week unless an emergency arises or the board approves.

Weather warning siren for StillWaters could be purchased through a grant with 25% of the cost remaining to StillWaters.

A shelter for residents, within StillWaters, during bad weather has been asked for by the neighborhood representatives.

A 3 month trial was approved for Al Spears, for renting office space, at a cost of \$25 per day, providing he furnishes us with a schedule.

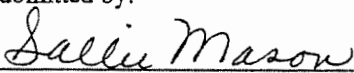
Jim Koeppen gave a presentation of the road damage created by Walnut Hill for the board to view.

Drainage issue at Lakeview Ridge Circle to be addressed by Jim Koeppen with Daine Sharpe

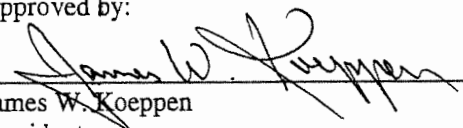
Ladelle Russell reported from the neighborhood council with suggestions for owners of roaming dogs to have a fine imposed, 1st time \$100, 2nd time \$250. They are also going to hold neighborhood meeting beginning in the fall for ideas and needs for our community.

Adjourned at 11:30

Submitted by:


Sallie Mason
Community Manager

Approved by:


James W. Koeppen
President

Minutes
Board of Directors Meeting
July 13, 2005
9:00 A.M.

The 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, Ladelle Russell, John Durr, Thelma Pitts, Jim Williams, Judson Edel, & Frank Greer.

Allyson Baker was present to give the financial report for June.

Judson Edel gave a brief overview for Holloway Collections and Kathy Mann will give the board information on the company and how it works at 11:00.

Tom Handley is setting up a meeting with the neighborhood committee to discuss the issues brought before the board.

The property # 34 was bought at the auction for \$16,500, estimates from local realtors said the lot was worth between \$15,000 to \$20,000. Ladelle Russell made a motion to offer \$15,000 to the owner and the board would be willing to consider a counter offer. The motion carried.

John Durr reported that the irrigation repair is complete at the 49 entrance and Moonbrook Park. The entrance to Sunset Point is not finished.

Jim Koeppen ask for estimates from Jeff Pike, Stan Gillies and Todd Rodgers for the building repair and no one has submitted any quotes. Sallie to contact Rodney Pless for a quote and John Durr to contact Mike Martin.

Judson Edel to check the lights at 49 to see what meter they are connected to.

Pikes Property pays a percentage of the utilities for the space they rent. Jim Koeppen to contact Tom Clement to find out what percentage he used.

Ladelle Russell made a motion to charge \$75 per month for the additional office that Pikes Property is now occupying. Motion carried.

Call the Post Office and see if a drop box can be placed at the SWRA office.

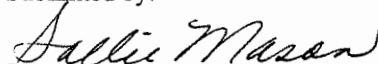
Frank Greer reported that one building permit had been approved at the last ARC meeting.

Ladelle Russell reported the next neighborhood council meeting will be Thursday, July 14th at 4:30. Also would like to know how the board feels about printing information coming from the Dadeville Chamber of Commerce, the reports are generally 2 pages. The board decided to give a ½ page to the Chamber. John Durr made a motion for SWRA to join the Chamber. Motion passed.

Kathy Mann with Holloway Collections gave a company presentation of how and what they could do in collecting past due accounts. The board approved Holloway for our collections after sending letters to delinquent accounts, giving them 15 days to pay what is owed.

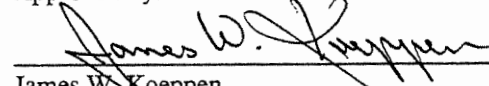
Adjourned at 12:45

Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

Minutes
Board of Directors Meeting
June 29, 2005
9:00 A.M.

The 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, Ladelle Russell, Thelma Pitts Judson Edel, & Frank Greer.

John Durr was excused from the meeting.

Motion was made by Themla Pitts to purchase (4) double lights from Auburn Lighting to be installed in the isles coming in at Gate 49. Motion carried.

Send registered letter to Dave Holder and give him 30 days to finish the project at the gates.

The letter from the neighborhood council, about their concerns, was given to the ARC and Document Committees.

Discussion of the present rent for Pikes Property was decided to leave as ^{is} it for the time being. Their present rent is \$240 plus keeping the grounds for the building. This will continue on a month to month basis.

Judson Edel to take care of the trailer storage problem. The problem being lot renters not parking in their designated place and taking up more than their area.

Jim Koeppen to talk with Greg Darden about the tractor trailer parked on the road off of Lakeview Ridge at the sewage plant. He will also contact Don Belew about the transfer fee.

Pay the Alabama tax bill from the year 2001 that was not paid by the BFA.

There are 50 work items at present on the road repair list. (attach report)

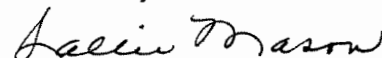
Judson Edel - #1 project is fee collection, # 2 is trailer storage . Weeds need spraying at trailer storage and the sign at the pool needs to be put back up.

Ladelle Russell – newsletters will be ready for distribution on July 1st. The neighbor hood council will meet July 14th.

The ~~new~~ board meeting will be July 13th.

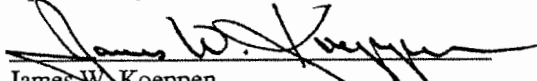
Adjourned at 10:50

Submitted by:



Sallie Mason
Community Manager

Approved by:


James W. Koeppen
President

Minutes
Board of Directors Meeting
June 15, 2005
9:00 A.M.

The 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, Ladelle Russell, John Durr, Thelma Pitts & Frank Greer.

Allyson Baker was present to give the financial report for May.

Penny Alexander and Betty Litsey were present to give some issues raised by the neighborhood council. (attached) The street sign report should be finished by the weekend and the maps will be ready for distribution by July 1st. The issues were given to the ARC and Document Committee to investigate and report back to the board.

Motion made by Thelma Pitts to proceed with getting the irrigation system fixed at gate 49 & Moonbrook Park for \$3600 by Visions Landscaping. Motion carried.

Security meetings are to be held the second Friday of the month, beginning in July.

Harbor Pointe has made an offer to build a replica church for the children's play ground at the Living Waters Church. Frank Greer to follow up and report back to the board.

The deposition for the Walnut Hill law suit will be the week of July 11th.

Thelma Pitts ask to use the Pineview pool for water aerobics on Tuesday and Thursday from 9am- 10am. The instructor can purchase a key for this class.

John Durr received a written complaint on Greensbrook about the damaged caused by Walnut Hill. Suggestion was for some seeds to be sewn back where the ground was torn up. John to follow up with a response.

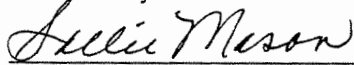
Lights are to be turned on at the entrance to SunSet Point. Frank Greer to get the meter number that controls the lights.

Approval was given to the Woodam's for their septic field lines to go under the power lines as long as they did the proper paper work and had it recorded at the Tallapoosa County Court House.

John Durr reported the junipers will be removed at gate 34 and pine straw to be distributed in the area, Debbie Nigh is in charge of this project.

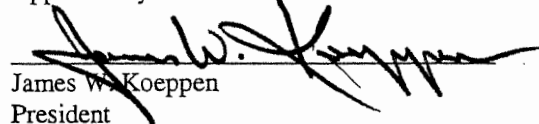
Adjourned at 11:40

Submitted by:



Sallie Mason
Community Manager

Approved by:


James W. Koeppen
President

Minutes
Board of Directors Meeting
June 13, 2005
9:00 A.M.

The 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, Ladelle Russell, John Durr, Thelma Pitts & Frank Greer.

Daine Sharpe was present to give an update on suits filed for prior year maintenance fees, Walnut Hill Water, and SunSet Pointe at the Pointe.

Peter Van Parys gave an update along with a proposal from the roads committee. Thelma Pitts made a motion to except their proposal. The motion carried. (attached)

Minutes were approved as amended for the May 18th meeting.

Motion made by Thelma Pitts to proceed with Alabama Power financing if Tom Clement or Sy McLain are not interested in financing the Executive Center building. Motion carried.

John Durr reported that no estimate for the irrigation system has been received.

Jim Koeppen reported that he has received no response from the Neighborhood Council on street signs.

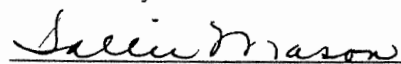
John Durr made a motion to add the \$1,000,000 coverage to the uninsured motorist to our present policy. The motion carried.

Frank Greer reported, from the ARC, about the concerns of the fence at Poplar Point, this is still on going and has not been resolved at this time. Tree cutting reported on Lunker Court was investigated, they are new residents and were unaware of the covenants. Wayne Saucef was updated on some of the building that is in-progress.

The planting has been finished at the front of Boat Storage. Jasmine was suggested to plant down the side of boat storage.

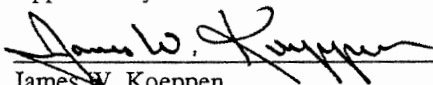
Adjourned at 11:35

Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

DECISION MEMORANDUM

SWRA BOD MEETING - June 1, 2005

Subject: Two-Inch Overlay of StillWaters Drive

Background: StillWaters residents under 1987 covenants were assessed \$100 per parcel in January 2005 to provide funds to overlay approximately one mile of StillWaters Drive. Other residents were requested to volunteer a \$100 contribution to support this effort.

Summary of Issues:

- There continues to be an uncertainty regarding the frequency and intensity of construction truck traffic on StillWaters Drive. The Road Committee is not aware of a proactive effort to prevent future construction truck traffic from overloading the StillWaters Drive roadway.
- The existing sub-base is suspect. There are areas on StillWaters Drive which seem to sustain heavy truck traffic but there are other areas which repeatedly fail.
- Harbor Pointe has committed to maintain/repair StillWaters Drive and Lakeview Ridge damaged areas, at least during the period of its construction in the Marina area. If we overlaid StillWaters Drive at this time, this would cloud the issue of repair responsibility.
- A new water line is to be constructed from Gate 34 paralleling StillWaters Drive/Lakeview Ridge to Sunset Pointe. This line will provide water supply for future condominiums. Efforts to date to obtain a schedule for the waterline construction from the Sunset Pointe developers have failed. The only schedule information received was from the Profile Group who indicated their construction time for the first 85 units was 14 months.
- Between Harbor Pointe Development and the Road Committee, StillWaters Drive has and will be repaired within the next 60 days. The road will be in reasonable and serviceable condition.

Recommendation: Due to the uncertainties noted above, the Road Committee recommends only resurfacing StillWaters Drive from its intersection with Moonbrook Drive to its intersection with Lakeview Ridge at this time. No construction traffic is authorized for this portion of StillWaters Drive. The remainder of StillWaters Drive would be resurfaced in 2006 when and if the uncertainties cited above are no longer issues. All remaining funds earmarked for this effort should be "fenced" for use in 2006. This recommendation is made realizing that the BOD had made a commitment to its residents for this work at the March 2005 meeting. However, the Road Committee believes that deferring this work will provide the residents a road which will maintain its integrity instead of a road which will need to be repaired constantly due to construction traffic and probably repaved a second time. If repaved a second time, all pavement would have to be removed prior to paving which is extremely costly. Deferring the paving is certainly a more cost effective approach.

Submitted by Peter Van Parys, Chairman, Road Committee

**Minutes
Board of Directors Meeting
May 18th
9:00 A.M.**

The President, Jim Koeppen called the meeting to order at 9:10 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.

Allyson Baker presented the monthly financial report for April. She also returned the letter from the State concerning the 2001 taxes that were due, if the taxes were not filed with the bankruptcy, then SWRA will have to pay them.

Betty Litsey offered to pay for the maps, to be handed out at the gate, if her advertising could be on the back. The board was pleased with this offer.

Judson Edel made a motion to offer Tom Clement, \$150,000 to purchase the office building providing he makes the corrections (air conditioner leak in the attic, hot water heater, etc.; or \$148,000 and we fix the problems. The motion carried.

Jim Koeppen mentioned that the street signs are in bad shape and would like for the neighborhood council to report their neighborhood signs that need repairing or missing. The suggestion for a once a year rummage sale has been turned over to the neighborhood council.

The Security Committee to determine the update on the guard manual.

Judson Edel reported the information from Peter Van Parys, concerning the installing of the water line on StillWaters Drive, should be given to the ARC.

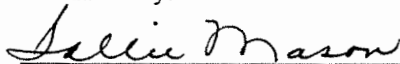
Ladelle Russell reported receiving a good article on the StillWaters Volunteer Fire Department and will put it in the next newsletter.

John Durr reported that a quote for the irrigation repairs has not been received. He also received a call from Bob Cox about the entrance at SunSet Pointe and assured him that it would be taken care of. The planting at boat storage will cost approximately \$200 with the help of Debbie Nigh. Also, have been unable to find someone to repair the tennis court. The lights at gate 49 will cost approximately \$500 each (installed in the medium). Debbie Nigh is working on the project.

Frank Greer reported that the ARC will meet tomorrow to review the fence at Poplar Point and the SunSet Pointe Plans.

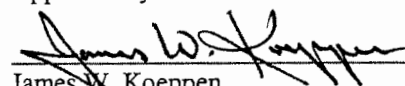
Adjourned at 11:40

Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

Minutes
Board of Directors Meeting
May 4, 2005
9:00 A.M.

The President, Jim Koeppen called the meeting to order at 9:00 A.M., with the following members present; Jim Koeppen, John Durr, Thelma Pitts, Judson Edel, Ladelle Russell and Frank Greer.

Minutes of the last meeting were read and approved with corrections noted.

John Durr reported that he is still waiting for a quote on the irrigation repair. The system at Sunset Point works but needs some repair. SWCC will switch irrigation water at property on Highway 49 to their water. The Moonbrook Park needs a controller.

The contract with Himmelwright & Hugley became effective May 1.

It was determined that only occasional maintenance is necessary at the cemetery to keep down undergrowth.

A draft of the employee policy manual was distributed to be reviewed and discussed at the next meeting.

Thelma Pitts moved that John Durr have authority to order furniture from Grosfillex Furniture Co. for the pool area. Their prices are much less than those quoted by Patty Watkins.

Lisa Boone of Auburn was recommended as a collection person whom we may contact for interview. Allyson Baker made this recommendation.

Anti-fishing and littering signs have been ordered by Sallie Mason and Jim Koeppen suggested that we add to the back of the signs, "Thank you for not littering". The board thought this is a good idea.

Since Wayne Teague is moving out of the community, Jim Koeppen will appoint a new chairperson for the PAC/LRPC.

A fruit basket will be sent to Jim Williams to let him know we are thinking of him and hope he will soon be back from his illness.

Judson Edel reported that he met with Wayne Glasscock, President of the Bank of Dadeville concerning a possible mortgage on purchasing a building. He quoted 5-3/4 %, 20 years, on \$85,000. This would run about \$600 per month, the same as our present rent. Discussion on the purchase of the Clements' building and three acres followed and it was decided to make an offer of \$129,500 and see where to go from there. This offer is contingent on an inspection of the building.

Judson Edel will talk to Sharon Hidden about her request for payment on accounts collected by Daine Sharpe and see if she is willing to accept a lower percentage than 20%, due to the fact that although she worked on these accounts, she did not collect them.

Sallie Mason responded to the letter from Wendy Gavin, regarding the lot she owns.

Tom Handley attended the meeting and asked to present some thoughts that concern him, in regard to covenants, (converting '71 and '74 to '87), and long range planning, such as asking the profit centers to pay a percentage toward use of amenities.

We were not aware that we have a ham radio license until it was brought to our attention (it is up for renewal or cancellation) by Lloyd Lancaster. John Durr moved that we renew since it only costs \$55 for

three years and may be needed in the future and it would be difficult to get a new license. The motion carried.

Jim Koeppen suggested that we get SW maps for the gate guards to give to visitors as they need directions in the area. The board agreed.

John Durr suggested that a resolution should be made by the board in regard to the purchase or sale of property by a board member to the association. We will study this recommendation.

The next meeting will be May 18th.

Adjourned at 11:10 A.M.

Submitted by:

Ladelle Russell
Secretary

Approved by:

James W. Koeppen
President

SWRA MINUTES
BOARD OF DIRECTORS meeting
May 4th, 2005

President, Jim Koeppen called the meeting to order at 9:00 A.M., with the following members present; Jim Koeppen, John Durr, Thelma Pitts, Judson Edel, Ladelle Russell, and Frank Greer.

Minutes of the last meeting were read and approved with corrections noted.

John Durr reported that he is still waiting for a quote on the irrigation repair. The system at Sunset Point works but needs some repair. SWCC will switch irrigation water at property on Hwy 49 to their water. The Moonbrook Park needs a controller.

The contract with Himmelwright & Hugley became effective May 1.

It was determined that only occasional maintenance is necessary at the cemetery to keep down undergrowth.

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Lisa Boone of Auburn was recommended as a collection person whom we may contact for interview. Allyson Baker made this recommendation.

~~Anti-fishing and~~ littering signs have been ordered by Sallie Mason and Jim Koeppen suggested that we add to the back of the signs, "Thank You for not Littering". The board thought this is a good idea.

Since Wayne Teague is moving out of the community, Jim Koeppen will appoint a new chairperson for the PAC/LRPC.

A fruit basket will be sent to Jim Williams to let him know we are thinking of him and hope he will soon be back from his illness.

Judson Edel reported that he met with Wayne Glasscock, President of the Bank of Dadeville concerning a possible mortgage on purchasing a building. He quoted 5-3/4%, 20 years, on \$85,000. This would run about \$600. per month, the same as our present rent. Discussion on the purchase of the Clements' building and three acres followed and it was decided to make an offer of \$129,500. and see where to go from there. This offer is contingent on an inspection of the building.

Judson Edel will talk to Sharon Hidden about her request for payment on accounts collected by Daine Sharpe and see if she is willing to accept a lower percentage than 20%, due to the fact that although she worked on these accounts, she did not collect them.

Sallie Mason responded to the letter from Wendy Gavin, regarding the lot she owns.

Tom Handley attended the meeting and asked to present some thoughts that concern him, in regard to covenants, (converting '71 and '74 to '87), and long range planning, such as asking the profit centers to pay a percentage toward use of amenities.

We were not aware that we have a ~~FM~~^{VHF} radio license until it was brought to our attention(it is up for renewal or cancellation) by Lloyd Lancaster. John Durr moved that we renew since it only costs \$55. for three years and may be needed in the future and it would be difficult to get a new license. The motion carried.

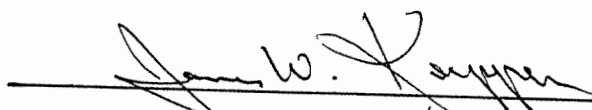
Jim Koeppen suggested that we get SW maps for the gate guards to give to visitors as they need directions in the area. The board agreed.

John Durr suggested that a resolution should be made by the board in regard to the purchase or sale of property by a board member to the association. We will study this recommendation.

The next meeting will be May 18.

Adjourned at 11:10 A.M.


Ladelle Russell, Secretary


James W. Koeppen
President

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

The President, Jim Koeppen called the meeting to order at 8:57 a.m. Sallie Mason was present to record the meeting.

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

Minutes read and approved as amended for April 20th board meeting.

Daine Sharpe attended the meeting with updates on the following: of the 6 law suits filed, Kapp Land Co. and J.W. Patterson's property has sold; Sammy Evens has agreed to pay \$200 a month. The remaining accounts will continue with legal proceedings. May 12th at 9:00 is set for the Collins Trucking hearing. Judson Edel will meet with Daine in his office prior to the hearing for a review of the case. Daine's comments on the purchase of the 3 lots from Sy McLain could not be changed to commercial without a 75% vote of the property owners under the 87 covenants. He will also check on the Shelby County ruling on gated communities about police giving tickets. Daine will attend the May 25th board meeting.

Judson Edel made the motion to go forward with lawsuits for the next 5 delinquent accounts on maintenance fees. Motion was approved.

Penny Alexander attended the board meeting to relay issues from the neighborhood council. The 3 issues are as follows: (1) Does not look good for the board to purchase land from a member on the board and they would ask for the purchase of the property to be put on hold for the time being. Would like to suggest the purchase of the now occupied building of the SWRA to be considered for purchase. The asking price is \$150,000. The building would need an appraisal and an inspection. (2) Suggestion for another site other than Vista Wood for the dumpster due to this being in a residential area. (3) Allow people in when they want to ride around in the community.

Thelma Pitts made a motion, and the Board approved, for StillWaters to be open to the public from 6 a.m. to 6 p.m. for a one-month trial period.

John Durr to set up a separate meeting to view options for the SWRA building.

The contract with Himmelwright and Hugely will be effective May 1st.

Ladelle Russell made the motion for the 6 12x18 signs to be ordered for the notification of the \$1000 fine for dumping in StillWaters and for 2 more signs that state "Thank you for not littering". Motion was approved.

Boat Storage needs spraying for the weeds just inside the gate.

Thelma reported on the Walnut Hill meeting. (see attached)

Frank Greer reported that the ARC meet last Thursday and approved house plans for Larry Johnson and also reported investigating a fence that was built in Poplar Point that was not approved. The building application has been updated.

Projects for the Political Action / Long Range Planning Committee is as follows for covenant changes: (1) Split maintenance fees (2) voting rights for property owners that pay the voluntary fees. (3) remove the

Judson Edel reported additional income for the next 2 years. (report attached)

Ladelle Russell reported that the newsletter would be a small one this month due to no interview or any reports from the Bridge groups.

Adjourned at 11:35

Submitted by:

Sallie Mason
Sallie Mason
Community Manager

Approved by:

James W. Koeppen
James W. Koeppen
President

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

The 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, Thelma Pitts, & Frank Greer.

Minutes read and approved as amended for April 6th board meeting.

All Board members to review the employee policy manual for changes to fit the needs of the StillWaters Residential Association Employees.

Allyson Baker presented the monthly accounting reports for the month of May. She will also check to see where the new contract stands with SWRA.

Frank Greer to check set back for the Profile Group. Andrew Davis's boat dock permit was approved.

Notify gate captain that residents or their guests can fish in Beaver Lake.

Order 6 signs for littering. Signs should read: Keep StillWaters Clean - \$1000 fine for littering.

John Durr to meet with Visions on adding the cemetery to the grounds maintenance.

Ladelle Russell reported the neighborhood council will meet on Thursday, April 14th.

Thelma Pitts to check with Peter Van Parys on the meeting Monday night with Walnut Hill.

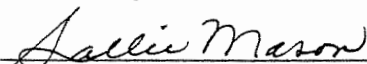
The roads committee met with John Alexander and he has agreed to run the pipe all the way to the lake and restore the property back as it was on Cardinal Heights.

Daine Sharpe to attend the board meeting in 2 weeks which will be April 27th.

No board meeting will be held for April 20th.

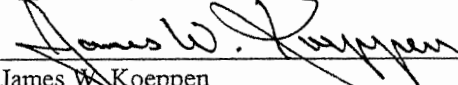
Adjourned at 10:50

Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

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

The 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, Thelma Pitts, & Frank Greer.

Minutes read and approved as amended for March 31st board meeting.

Motion made by Ladelle Russell to accept the proposal from Himmelwright & Huguley, LLC. for the changes in the accounting. This will be a savings of approximately \$350 a month. This is taking place to provide insurance for office personnel in September due to Sallie Mason taking on the other responsibilities of the accounting. Motion was approved.

Motion made by Thelma Pitts to except the proposal from A&O (tree service) to clean up the cemetery for \$1675. Motion was approved.

John Durr to contact Visions on maintaining the cemetery after the initial clean up is complete.

Motion made and carried by John Durr to contact Visions and continue with the irrigation repairs.

Make copies of the Employee Handbook for the board to discuss at next meeting.

The Long Range Planning Committee that has accepted positions for this year is as follows: Dr. Teague, Bill Kent, Sy McLain, and Bob Mathis.

Tree Limbs that are piled at the road side of Albert Bull's property on Lunker Lane- Frank Greer to take to the ARC committee to discuss and resolve.

Contact Patty Watkins for a price quote for furniture at Pineview Pool.

Contact Jeff Pike about cleaning and resurfacing the pool deck.

John Durr reported 2 ugly trees at the pool and suggested replacing them with something else. He will take care of this and report back to the board.

Add the 2005 ballot comments in the May issue of the newsletter.

Changes to the building permit, by the ARC, needs to be submitted to the board for discussion.

Motion made and carried by John Durr to transfer \$16,000 to the administration (from the Reserve) for the billing of Wayne Saucer. Final process will be made in the meeting with Allyson Baker on Thursday.

The fire department can fight 2 story buildings at present. Condos are being built 5 stories high. They have applied for a grant to purchase a ladder truck. Ted Caudill asks for help from the SWRA, Jim Koeppen would like the support of the board. John Durr made the motion for the PAC to get involved to help support the fire department with the grant. Motion approved.

Frank Greer to meet with the ARC Thursday morning for a building permit and to discuss current issues.

Ladelle Russell would like suggestions for the newsletter. Penny Alexander has agreed to be publicity chairman for 2005.

Road Committee to handle the situation at Cardinal Heights with the drainage pipe.

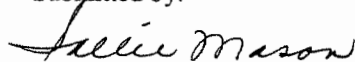
John Durr would like a small committee for the landscaping and grounds. He is also getting another quote on plants for the boat storage. Judson Edel suggested getting a Master Gardner involved with the planting; he will look into and see if they could help.

Thelma Pitts asked the question about letters sent out without signatures. All letters sent from this office are signed.

Judson Edel to contact Sharon Hidden about collections for SWRA.

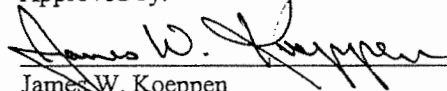
Adjourned at 10:30

Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

Minutes
Board of Directors Meeting
March 31st
9:00 A.M.

The 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.

John Durr has not heard back from Vision concerning the irrigation problems.

Jim Koeppen contacted all of the residents who ran for the two board positions open for 2005 to fill the vacancy created by Mitch Caldwell's resignation; Bill McColl declined, Lee Martin would accept as a last resort, and Thelma Pitts was willing to serve.

Thelma Pitts was nominated and elected by the Board to fill the vacancy for one year.

Set up an insurance meeting at a later date put the proposal for Himmelwright & Huguley on hold for the time. (September is the deadline) Blue Cross / Blue Shield for Sallie and Susan

Contact Jeff Pike to get quotes for cutting the tree at the cemetery. Contact A & O in Auburn for an estimate and clean up of the cemetery.

John Durr to ask the Golf Course to help with the clean up at the cemetery.

Jim Koeppen reported being at the deposition for the Cobbs/Evan's case for 3 hours.

Judson Edel to review the SWRA Employee Policy Manual.

Invitation was given to and accepted by Charles Givianpour to attend a board meeting.

Daine Sharpe contacted the sheriff's department for the speed-monitoring device to be set up for Memorial Day weekend.

Motion made by Judson Edel and carried to file a lawsuit against Walnut Hill Water authority for damage to the roads when fixing water leaks or installing new water lines.

Motion made by Ladelle Russell and carried to record By-laws as Daine Sharpe suggested, making them legal. The board would like a monthly up-date from Daine.

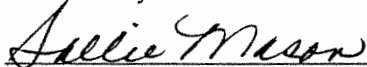
Send a thank you note to the Hendrix for the cleaning of their property on Tall Pine after receiving a certified letter asking them to do so.

Frank Greer reported that the ARC did not meet the past week.

The mission statement was approved as follows: Our mission is to provide policy and direction for the continued growth and development of StillWaters, combining the interest and desires of the residents, our commercial business partners, and our new developments.

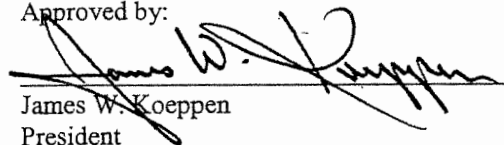
Adjourned at 10:30

Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

Sallie

From: Jim [JamesKoeppen1@charter.net]
Sent: Friday, March 25, 2005 3:27 PM
To: Judson Edel; John Durr; Jim Koeppen; Jim & Pam Williams; swra@charter.net
Subject: Legal Update

On Friday Eldon Johnson and I met with Daine Sharpe for a pre-deposition practice for the Evans/Cobb litigation. Eldon was excused, much to his delight, and I will go to the real thing this Monday AM.

On other issues we discussed the following:

The Hunt/Pike/SWRA deposition has been pushed out a month. The Judge could no make the scheduled date.

On speeding tickets, Daine will check to see if we can issue a warrant for speeding if our security guard catches someone multiple times. We can use the trailer that posts a car's speed. I thought it would be a good idea for the Memorial Day Weekend, but will leave that up to the Security Committee.

Wendy Gavin Letter. No one can just walk away from a property and not pay their maintenance fees. The only way this would work is if we (SWRA) accept the property.

Daine will handle the purchase of Sy's three lot's and will research what covenants they are under. He will also review how to change a lot from residential to commercial.

Top five lawsuits for delinquent maintenance fees are continuing. I asked him if we should start the next five. He said no at the present time as he plans to ask for a "Summary Judgment" on one of the top five. This then give us more leverage to collect the rest as the judge has previous ruled in our favor.

He will research the letter from Don Harrison on the late fees of Mike Ingram after writing Don Harrison for his legal stand on the issues raised.

Walnut Hill vs. our battered roads; Daine recommends we only go after the money invoiced after we took over in Oct 2003. Board action required to file a declaratory judgment against Walnut Hill like Rex Evans did to us. That will then resolve the issue of the agreement Walnut Hill made with Cossa Resorts. If we win, we can then collect our money.

Recording of our amended By-Law. Daine recommends we do this. After they are properly typed he will need a copy along with a notarized certificate of the election results signed by our board secretary, Ladelle. he will furnish us a blank copy to fill out.

Covenant Enforcement Section 9.9 of the 1987 Covenants. Daine recommended we write as we presently are a letter stating the violation and give the owner 30 days to correct the violation or respond why the owner disagrees. After the second 30 days we again write the owner, by registered mail that the property owner has 30 days to correct the violation or we will turn it over to our legal council. He will then write his letter advising the legalities of the issue. If there still is no correction the board would have to decide if we want to go to court to resolve it.

Waters Edge covenant conversion. Daine will need a complete copy of the Waters edge covenants along with a breakdown of who is still under them, under the 1987 ones, or others, and would pays what or no payments. He will then review and advise us.

As a summary he felt it would be a good idea to attend our meetings occasionally, perhaps monthly.

A lot to discuss at our next meeting.

Regards,

Jim .

Minutes
Board of Directors Meeting
March 23rd
9:00 A.M.

The 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.

The projected income for 2005 needs to be included in the April issue of the newsletter.

Need changes for committees by the next board meeting.

Mitchell Caldwell has resigned from the board. Jim Koeppen to contact all other candidates that ran for the board and report back at next meeting.

Design a covenant violation log book.

By-laws need to be changed and recorded.

Motion made and carried to offer parking space to StillWaters Yacht Club members in boat storage. A total of 25 spaces will be allocated for rental for all others outside of residents.

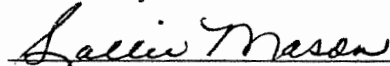
Ladelle Russell reported that the Neighborhood council was against the dumpster on Vista Wood but they offered no solution to the dumping problems. Beth Cox and Bob Lester have resigned from the council due to them leaving StillWaters. The boxes requested for the newsletter at gate 49 was approved and also to add one at gate 34.

Judson Edel reported that the Profile Group will meet with the church board on Thursday (March 24th) to solve the issue of the property lines. Contact Daine Sharpe on purchasing the 3 lots from Sy McLain and also find out about how to change property from residential to commercial.

Jim Koeppen has a goal for all board meetings to be an hour long and possibly every other week.

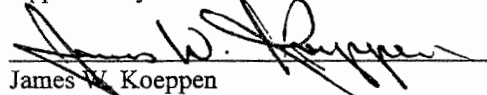
Adjourned at 10:50

Submitted by:



Sallie Mason
Community Manager

Approved by:



James W. Koeppen
President

SWRA 2005 Estimate Income

Maintenance Fees

1971 – 59 parcels @ \$100 =	5,900
1974 – 404 parcels @ \$ 296.80 =	119,907
1987 – 1121 parcels @ \$296.80 =	332,712

Fees from new homes and condos

Building fees – 30 X 750 =	22,500
Impact fees from homes – 15 X 750 =	11,250
Impact fees from condos – 60 X 750 =	45,000

Transfer Fees from homes and condos – 80 X 300 = 24,000

Boat Storage rental fees – 50 X 180 = 9,000

Alabama Power Interest – 250,000 X 3%= 7,500

Newsletter ad income – 10,000

Gate card & sticker sales to Golf course & Marina – 150 X 35 = 5,250

Total Income = \$593,019

SWRA Budgeted Expenses

Administration	173,000
Security	132,000
Landscaping	124,550
Roads	129,000
Pool	17,000
Tennis Courts	12,450
Moonbrook Park	3,550
Total Budgeted Expenses	<u>\$591,550</u>
Difference	\$1,469

Minutes
Board of Directors Meeting
March 16th
9:00 A.M.

Dr. Eldon Johnson (in the absence of the new 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: Judson Edel, Ladelle Russell, John Durr, Frank Greer, & Dr. Jim Williams.

Motion made and carried to investigate the sprinkler and lights at Sunset Point. Frank Greer, Judson Edel, and John Durr, report back on findings next board meeting.

Add information in the newsletter about 25 spaces being available for associations within StillWaters Boat Storage.

The new board members are Dr. Jim Williams and Mitchell Caldwell, effective March 11th, 2005.

Motion made and carried for new officers: Jim Koeppen, President – Dr. Jim Williams, Vice President – Judson Edel, Treasurer – Ladelle Russell, Secretary.

The Profile Group is encroaching on the Church of the Living Waters property. Hold the permit until resolved. Need a letter from the board of the church concerning this matter. Phoned Bill Allen during the meeting and he is to contact his surveyor and would get back in touch with a report.

The dumping of dirt at Cardinal Heights was approved by Peter Van Parys, for John Alexander to fix the drainage problem on his property.

Need to address procedures for committee members.

Time for roving guard, a request was made when called out at night for a 15 minute job to get paid for 1 hour. Motion made and approved to remove the hour from the hours available to work when called out at night.

John Durr – discussion with Visions at the last meeting was for an estimate for fertilizing, but the estimate was too high. New contract is being drawn up at this time. Visions requested to do the work on the irrigation system. There was no problem with this providing their price is competitive. Motion made and approved for Visions and who ever needs to get involved to get the irrigation system fixed. Moonbrook Park, Gate 49 Entrance, SunSet Point, and Gate 34 Entrance. (the whole system in order).

Ladelle Russell suggested publishing the newsletter every two months instead of every month due to the time involved to prepare it. The board was not in favor of this suggestion. If news is not received before the deadline, it will be published in the following newsletter.

Frank Greer, Jim Koeppen, and Wayne Saucer met with the ARC to see how Wayne would interact with the ARC Committee. Wayne will be involved in permits that are on the commercial level.

Judson Edel would like to get together with others on the lots for the proposed building for SWRA. Mitchell Caldwell can not be her for 2 months. Dr. Johnson suggests that the Board meet with him and discuss this situation. The board decided to let Jim Koeppen talk to him.

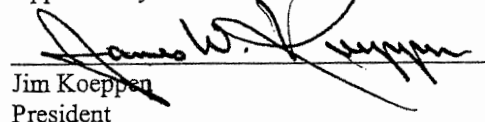
Adjourned at 11:20

Submitted by:



Sallie Mason
Community Manager

Approved by:


Jim Koeppen
President

Minutes
Board of Directors Meeting
March 9th
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, Jim Koeppen, Judson Edel, Ladelle Russell, John Durr, Frank Greer, & Sy McLain.

Plan to meet Thursday at 1:00 p.m. at Camp ASCCA for a practice of the presentation for the annual business meeting.

Bill Maxey to give a report from the ARC at the annual business meeting.

Lots 13/14/15 on Vista Wood – Motion was made and carried to buy these lots for an office building and conference center for SWRA at the cost of \$15,000 from Sy McLain. Judson Edel will buy the lots back if the board cannot build on the property, if the property does not sell within 6 months.

Jim Jim Koeppen – the meeting with SWRAGM was a good one. 30 units are to be built by the golf course with a pool and office space at the end of Court Side. The next meeting will be the 1st Wednesday in April.

Greg Dardin wants to purchase boat storage space – Motion made and carried to allow other associations *(25 spaces)* use the boat storage, with residents taking precedence. The spaces will be sold on a yearly basis. This year ends November 1st.

John Durr to meet with Visions for a meeting on Friday to discuss repairing of the sprinkler system.

Judson Edel – 34 gate entrance needs to be patched. The roving patrol will be increased to 40 hours per week. Jim Bass will be available for 20 hours per week. Herbert Bruce to also go to 20 hours. This will start ASAP.

Frank Greer - The ARC will meet tomorrow with Wayne Saucer and also have 2 permits to approve.

Ladelle Russell would like to know if anyone has any suggestions for any changes or additions to the newsletter.

Pre-deposition meeting will be in Daine Sharpe's office on March 24th at 2:00p.m. Dr. Johnson and Jim Koeppen to attend. *Evans/Cobb*

Adjourned at 11:50

Submitted by:

Sallie Mason

Sallie Mason
Community Manager

Approved by:

Eldon D. Johnson
Dr. Eldon Johnson
President

James O. Williams

Minutes
Board of Directors Meeting
March 2nd, 2005
9:00 A.M.

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, Jim Koeppen, Judson Edel, Ladelle Russell, Frank Greer, and Sy McLain.

Send Keith Caldwell a registered letter about the dumping on Deer Run Court, mention the \$1000 fine.

Dr. Johnson and Judson Edel investigated the house on Tall Pine, the property owners are in violation of the covenants. Notify them by letter asking for a plan of completion before we file legal action.

Frank Greer to get with the ARC on the other house on Chinquapin Pass, 3rd house on right with the brown stain.

The deposition will be taken on March 28th in Alex City for the Evens/ Cobbs case. The new president and Dr. Johnson will attend.

Judson Edel walked the property that Sy McLain has offered to sell SWRA for an office and reported the lots would be ideal for our use.

The board has approved a six month trial for a dumpster to be located under the power lines on North Vista Wood. The cost per month is \$85. The board feels that this option would be cheaper than the clean up of the cul-de-sacs- by the roads committee and would also be beneficial to the residents.

Ladelle Russell suggested that the PAC/LRPC should be involved in the utilities for our area.

The contract for Wayne Saucer has been signed and the cost is \$50 per hour. *to develop master plan on utilities within SWRA property*

The nominating committee will count the ballots for the election on March 3rd and March 7th *11th 10th*

Dr. Johnson suggested electing new officers, of the board, at the next Wednesday meeting following the 11th. Dr. Johnson will conduct the meeting until the new president is elected.

Judson Edel reported that in Shelby County a law was passed that allowed the sheriff to come in on gated communities to write tickets and so forth.

Motion was made and carried to have the PAC look into other gated communities and see how they handled problems of this sort and to see if SWRA could possibly have a law like Shelby County.

Frank Greer reported the meeting with the Profile Group and the permit for Phase I will be \$66,000. They will have a total of 9 buildings in their project. Frank is also going to vote for the SunSet Group I, but this will require a written proxy.

Motion was made and carried to change the combination to the safe.

Adjourned at 12:30

Submitted by:

Sallie Mason

Sallie Mason
Community Manager

Approved by:

Eldon D. Johnson

Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
February 23RD, 2005
9:00 A.M.

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, Frank Greer, and John Durr.

Motion made and carried from the previous minutes of February 16th meeting to issue 1 card and 1 decal per slip instead of the 350 that were requested by Harbor Pointe.

Daine Sharpe reported to the board that within a month or so the Collins case would have a court date. He will also address the issues of the letter constructed by Judson Edel to the attorney general.

Dr. Johnson suggested that we should only count from the date of the bankruptcy sale to date, to sue Walnut Hill Water.

Minutes can be given out by request, only if they have been approved.

Frank Greer has had no luck in getting anyone to help with the landscaping at the SunSet Point Entrance.

The Board does not feel that dynamite can be used within StillWaters.

Motion made and approved to ^{have} ~~add~~ 2 people on roving patrol. Jim Bass to look for an additional person to work 20 hours as a roving patrol.

The fountain at gate 49 is leaking, ask John Gregory to meet with Stallings Pool Service when they come to repair the leak at Pineview Pool.

Suggestion was made for a picture of the present board to be taken for history. The picture will be taken on March 9th at 12:00 at the Grill.

Dr. Johnson and Judson Edel to investigate Deer ^{Run} ~~Stem~~ Court and property on Chinquapin Pass has 2 properties that need investigating.

Judson Edel reported that the 34 guard shack is in need of repair. The wall that is need of repair is the one that holds all of the electrical wiring for the building.

Buy 2 media cards for gate 34 when gate 49 is operating with the visuals so we can maintain a backup of all pictures transmitted from gate 34. Back up information at least twice a week or less if necessary.

Have the telephone and box removed from the gate 34 entrance.

The ARC turned down the request for the garage for Moonbrook Villas.

The audit committee for 2005 is as follows: Bill Kent, Karen Phillips (chairman), Jerry Coughlin.

Meeting for the 11th, each board member that is responsible for a budget is to present their profit and loss for January – December 2004. Explain the 2005 budget and how the money is being spent.

Reports requested by Dr. Johnson: who has paid under the 71-74 and 87 covenants? Who has paid the \$100 assessment?

Suggestion for next year is to set up a meeting with the nominees for all of the community to meet and talk with before the election.

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
February 16th, 2005
9:00 A.M.

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, and John Durr

Kellie Coker, with Himmelwright & Huguley, will no longer be our accountant; Allyson Baker will be taking over her duties.

Wayne Saucer, P.E. would like to work with SWRA, but not more than 3 days a week.

Harold Huguley presented the tax forms for SWRA. He also informed us that there are 2 forms that can be filled out for homeowners associations a 1120H and a 1128; both are looked at to see which would be the better one to use each year. The taxes for 2004 are \$215 and due March 15th.

Motion made and carried to buy a \$1200 ^{circut} board if this will fix the problem at Moonbrook Park's irrigation.

Add Herbert Bruce to the Security list. Send Peter Arnold a committee letter for roads and Penny Alexander one for Publicity. *to thank them for their patrition.*

Harbor Pointe has purchased 8 gate cards and decals @ \$35. Motion was made and carried to sell Harbor Pointe 350 cards and decals for 2005 @ \$35; these are good only for one year.

In addition to the ballot, attach the letter explaining the fees, the information about the changes, old and new; and the letter explaining the voting.

Jim Koeppen reported on the minutes of the SWRAGM meeting. (minutes attached)

Suggestion was presented to let people in StillWaters to look at property from 12 to 5 on Saturday and Sunday.

Ladelle Russell reported on the leak at the pool - the report was gone over from the American Leak Detection by the gentleman that she met with and he suggested closing the bottom drain altogether. Two trees reported needed to be taken down one at the cemetery and one at the corner of Palmer Drive. Concerns from the Neighborhood Rep. Meeting that more gate rules need to be published, speeding problems, and financials need to be posted on the web site.

Invoices for the boat trailer storage need to be mailed out to the owners of the boats/trailers that are in storage that have not paid.

John Durr to ask Kellie Coker for a proposal to continue to work with StillWaters. The contract with Visions has not been signed and would like for Judson Edel's committee to review. The area at SunSet Point/ Moonbrook is in need of repair from Walnut Hill Water damage.

Ask Jeff Pike to remove the rocks at Oakwood Lake.

Annual meeting - a report from security should be presented, Judson Edel to handle this.

Include Harbor Pointe on the law suit with the Evens/Cobb suit. Daine Sharpe to attend the next board meeting.

Suggestion was made to put the income from the Swindall properties into the fund for the engineer.

John Durr to contact Sy McLain on his lots for sale by the power lines and report back to the board.

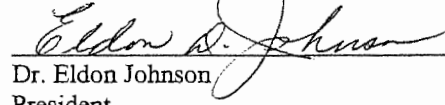
Adjourned at 1:00

Submitted by:



Sallie Mason
Community Manager

Approved by:



Dr. Eldon Johnson
President

Notes from second business owners meeting on Wends. Feb 2 2005.

Present were Todd Rogers, Jim Koeppen, Judson Edel, Greg Darden, Mr. Durr was out of town Eldon Johnson set in for Mr. Durr

Meeting began apx. 12:30 and adjourned around 3:00 p.m.

Lunched was purchased by Harbor Pointe

Items of discussion in apx. order:

1. There was talk of trying to develop a means of informing the residents that the SWRA and developers on site were beginning to work with each other for the common good of the resort. These dealing included but were not limited to joint cooperation on utilities such as water, power, and sewer as well as other topics such as gate control.
2. We discussed gate passes. Items on the table included color coded passes for different areas of the resort. There was also discussion about a letter given out by the guard to people entering that if they were found outside their area of permission they would have to leave. There were many ideas and thoughts put out regarding the gate and access into the resort, however no firm ideas were implemented. We all to some degree agreed that control must be maintained at the gate but that we needed to work on accessibility into the resort at the same time. I have written a set of gate guidelines that will be included in this filing.
3. There was talk that SWRA wanted to do a master plan on the resort to help better plan for future growth and to assure that we were not just building for now but for the future as well. All agreed this was important. Jim said that some contact had been made with a firm. Since the meeting some of the developers have met and agreed to begin work on a water plan for the resort. To date the developers which have agreed in principle to the study are Harbor Pointe, Still Waters Golf, Profile Group, and Hunt. The other developers will be contacted for their inputs and if they wish to participate.
4. Greg is chair of the Chamber of Commerce Economic Counsel and has asked any of the group for help with this committee, to date no one has replied.
5. The sign for Harbor Pointe Marina and Still Waters Golf Club has been approved by this committee. The drawing has been forwarded to Sallie Mason for circulation within SWRA. The sign will be ordered in the following week. There is no exact date set for installation at this time. Location has not changed and is still to the right of the entrance at the highway 49 gate.
6. There was discussion of a usage fee imposed on the businesses within the resort. Greg made an offer that at some time in the future, once the gate procedures are finalized that Harbor Pointe would entertain the idea of requiring all wet and dry boat storage customer to purchase gate passes and decals of a specific color from the SWRA at a price of \$35.00 each. This is being done now but on a voluntary basis. Harbor Pointe Marina currently has apx. 299 customers

in storage, I do not know how many are already SW residents. Regardless this could be a considerable amount of money for SWRA. There was no opposition to the idea.

7. There was talk of a community center and pool as well as a building for SWRA. All agreed that a meeting room, pool, and exercise facility would probably go over well. There was talk of trying to blend in a common area for SWRA in the same facility but that talk faded as the SWRA seems to want their own space. Todd said that the Golf facility was considering such a facility but it was still in a discussion stage.
8. There was further discussion about clear signage as you leave the guard gate directing someone to the golf course and marina. I believe this would be a waste. I believe the people should be given a small map of the resort with boundaries of travel identified.
9. We had a long talk about how to get people into the resort freely, perhaps on Sat and Sun. from 12:00 to 5:00. No clear cut ideas came to the surface. In the end I believe everyone wants to maintain some type of security without shutting out real estate sells.
10. There was a brief talk about the sewer plant. Greg told everyone that there was no need for SWRA to perform a sewer study, Harbor Pointe was already working on one. It is Harbor Pointe's goal to not allow the sewer to become a limiting factor to development as the water has, and at the same time continue to improve the level of the product.
11. There was a request from Jim for Greg and Todd to provide a statement for the March 11 SWRA annual business meeting.
12. There was talk about the irrigation system at highway 49 and 34 entrance. Todd said that irrigation at that site was not a problem. There was talk of the landscaping around the new sign for golf and marina, Greg differed the landscaping ideas until the sign was up. There was talk of the irrigation at Moonbrook Park. The irrigation water is provided by Golf. The system is run by a landscaper for SWRA. This is a problem for Todd at golf. They historically water at night, when the landscaper turns on the water during the day it puts undue expense on Todd. Inevitably the best solution is for SWRA to sector off this section of irrigation AND USE Walnut Hill or a well for water. Nothing definitive came out of the discussion.
13. The lights at the median on 49 entrance were talked about. Todd presented a catalog of lighting options. Judson, Jim, and Eldon all saw a model they liked. Todd gave the catalog to Jim for further studies. Greg spoke with Alabama Power Co. shortly after the meeting. APC will install lights along the road and entrance. The APC acorn lights are \$23.00 per month plus \$13.00 per month for every 100' of underground cable to connect the lights. Jim thought it would probably be cheaper to install the resorts own lights.
14. The next meeting was set for Wends. March 2 at 12:30 at the Veranda. Greg now has a conflict with that date. If there are no objections it will now be Thursday March 3 at 12:30 at the Veranda.

Thanks,
Greg Darden

Feb 2005
J. W. 30

Still Waters Gate Procedures:
Greg Darden 2005

The following are a set of guidelines for gate operation at Still Waters Resort. These guidelines are merely a suggestion and if adopted would have to be fluid, and as conditions within the resort changed so should the guidelines.

Highway 34 Gate:

1. Ideally this gate should be manned, but until SWRA finds the money to man it we will have to continue on with the codes and electronic passes.
2. The electronic passes work well with the exception of tailgating.
3. The push button codes should follow the following guidelines:
 - A. All developers, builders, and businesses with the resort should be required to have and maintain their own unique codes. It should be made clear that these codes are monitored by SWRA and are the responsibility of the code holders.
 - B. These codes should be changed a minimum of once yearly.
 - C. The code holders should be given a monthly report on their codes activities and advised to check frequency of use.
 - D. Each code holder should also have a colored pass in the window of each of their users and told that the roving guard will monitor the areas for proper usage of the codes and pass colors.
4. Once again, this is a system set to fail. No matter how you try to enforce it there will constantly be abusers to the system. The only failsafe way to maintain the back gate is to man it. If SWRA could develop the funds for manning it, the system would be easy to control.
 - A. The back gate is open 24/7 to card readers.
 - B. The back gate is manned 6 days a week M – Sat. from 6:30 A.M. to 5:30 P.M. Still Waters as a resort would be closed to construction and deliveries outside these hours, period.
 - C. The money for manning the gate should actually come from impact fees placed on builders, developers, and business based off of usage.

Highway 49 Gate:

1. This gate is more fluid because it is manned 24/7. I am going to first address the "NOW" for this gate.
2. I believe that the key to this gate is guard training. The guards must be trained to recognize rift raft from potential Still Waters Residents. If a guard has someone that expresses an interest in the resort, they simply give out a map which is maintained by SWRA and shows the areas where development is taking place. They are also given a colored window pass that identifies they are looking for property. The map they are given has a disclaimer that if they are found outside the development areas by the "roving guards" they will be asked to leave

the resort. I think this will only impress the prospective buyers, not scare them off.

3. This same procedure can be used with visitors as well. Have a colored pass for each community in the resort. If someone is visiting Perry Mason in Waters Edge, the visitor is given a colored pass and a map and told the pass is good for entrance into Waters Edge. The map identifies the area and has the disclaimer that if the guard catches them outside the area they will be asked to leave the resort.
4. People do not have to know there is no guard today. Security is all about perception. If people are led to believe we have roving security and the perception is real they will believe it. Until we get a system where we have a real estate office or welcome center at the gate to greet and inform visitors we must use what we have. We have a manned gate all that must be done now is create the illusion of security through good guard education and good literature, passes and visual aids.

Greg Darden

Minutes
Board of Directors Meeting
February 9th, 2005
9:00 A.M.

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, Sy McLain, John Durr, & Frank Greer

Computer for gate 49 has arrived and will be installed 3 days after arrival.

Ballots have to be mailed by February 16th.

Motion made and carried for the letter concerning the By-laws from Jim Koeppen to be sent out with the ballots.

Add seventy cents to Richard Lauderdale's pay, retroactive to January 1st.

Motion made and carried to accept the letter written to the lawyer closing the Joe Cherry property.

Frank Greer to take the request of the Moonbrook Villas garage to the ARC and report back to the board their recommendation.

John Durr – irrigation at Moonbrook Park – Steve at the Golf Course is unable to fix the problem. John contacted Kathy Hudson to get with Visions to give us a report on fixing this problem.

Second invoices will be sent out the end of February with the \$50 late fee for all fees due. Thirty days after this mailing all delinquent accounts will be turned over to Lake Martin Collections.

Contact the Fire Department to see if fire dues have been paid for the lot 56 on Turtle Lane, have had several complaints on the condition of this property.

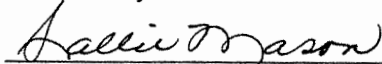
Have been holding a check for boat storage and maintenance fees from Sky Strange since January 15th. Motion made and approved to deposit the check.

Bill Allen with the Stoneview Summit Group has asked to be included on the planning of utilities within StillWaters. The plan is for a total of 240 units at Sun Set Point. Projected completion date is 14 months for the first 85 units, (67 which are already sold).

Letter written by Dr. Johnson for the committee members is approved; need to send to all committees except the ARC.

Adjourned at 11:10

Submitted by:



Sallie Mason
Community Manager

Approved by:



Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
February 2nd, 2005
9:00 A.M.

Dr. Eldon Johnson called the meeting to order at 9:10 a.m. Sallie Mason was present to record the meeting.

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

Suggestions were made for verbiage on the new sign for the Golf Course & Harbor Pointe to read as follows Harbor Pointe Marina and StillWaters Golf & Country Club "Open to the Public"

Jim Koeppen to write a letter explaining the changes in the by-laws. The \$100 assessment letter is ready to go with the ballots.

ARC to review the letter and proposal of the Joe Cherry property.

Letter approved to Sy McLain for his donations made to the SWRA Office.

Meeting with Bob Harris, with the Profit Developer concerning the new water line that will be installed down StillWaters Drive, prior to the paving. Jim Koeppen to proceed with Pond and Company about handling the engineering project for the new waterline.

Give the request (from Connie Burke) for the garage for Moonbrook Villas to the ARC.

Audit Committee suggestions are: Karen Phillips, Bill Kent, and Gene Chandler, Dr. Johnson to contact each person.

Jim Koeppen – follow up with lights with Kevin Authur at gate 34.

Ladelle Russell to call pool companies about fixing the leak at Pineview pool. Newsletter was sent out before dead line, only had one complaint about an article that was not included due to the extra information concerning the changes to the by-laws.

Frank Greer- the ARC approved one house plan and approved 2 docks.

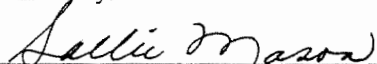
Judson Edel – inside the guard house at gate 49 looks really good the painting has been done by the guards while on duty. Judson also to get with Tom Handley about the added insurance.

Sy McLain has offered his three lots on Vista Wood for a price of \$15,000 for a possible office site. Parking is a possibility under the power lines. A chairperson is needed for the building committee. Motion approved and carried for John Durr to chair this committee. Jim Koeppen to get input from other community property owners about the office being built there.

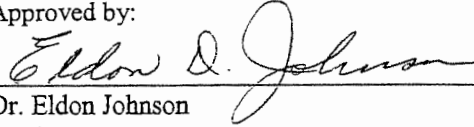
Jim Koeppen to ask Daine Sharpe about the agreement made with Walnut Hill.

Adjourned at 11:25

Submitted by:


Sallie Mason
Community Manager

Approved by:


Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
January 26th, 2005
9:00 A.M.

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, John Durr, Sy McLain, & Frank Greer

The new 2005 committees will be the responsibility of the new board.

Building committee to study a location for an office building. The building committee consists of all the board members and Jim Russell.

Motion made and approved for the 2005 budget of \$591,550.

Motion made and carried to purchase a new computer and contact Dave Holder for installing at gate 49.

Motion was made and approved for Judson Edel to write a letter to the Attorney General with concerns on criminal activity, traffic tickets, and what we can and can not do for security. Judson also reported the painting on the inside of the gate house at gate 49 by security. The gate has been repaired at a cost of \$45 instead of replacing the gear box.

Motion was made and carried to subscribe to the Dadeville paper for the legal section that contains all properties that sell; this would enable us to collect all transfer fees.

Motion approved and carried on approval of By-Law changes (as amended) submitted by the documents committee.

Moonbrook Park, men's bathroom urinal has a problem when flushed it tends to stick about every 20 flushes.

Motion made and carried for Harbor Pointe to put excess dirt under the power lines, provided it will be leveled within 5 days.

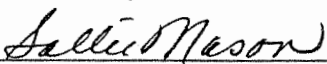
Walnut Hill Water Authority would like to have dry dirt for repairs.

Frank Greer, The ARC permit log is being updated and a permit issued to Michael Carter for the building of a house.

John Durr met with Visions- leaves will be blown out of the spikes at Gate 34. Irrigation problems at gate 34 and 49, Visions has someone that can look at and repair for approximately \$500. Suggestion was made to see if Steve could look at these problems, if Steve does not, then go ahead with Visions to fix the problem. Visions has requested a multi year contract, with the only way to cancel would be by their performance.

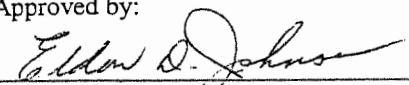
Adjourned at 1:00

Submitted by:



Sallie Mason
Community Manager

Approved by:



Dr. Eldon Johnson
President

Minutes
Board of Directors Meeting
January 19th, 2005
9:00 A.M.

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, Jim Koeppen, Judson Edel, Ladelle Russell, John Durr, Sy McLain, & Frank Greer

Kellie Coker gave the year-end report for 2004.

Motion was made and carried to keep a balance of \$45,000 in the operating account at The Bank of Dadeville (with the remainder being deposited in the Alabama Power Account) and draw money as needed from the Alabama Power Account to pay monthly bills.

Judson Edel to get with Tom Handley to rewrite Section 6.3 of covenants.

Jim Koeppen suggested on 7.1 to read as 2 board members and 3 residents.

7.3 are concerns with the maintenance fees and voting.

Motion made and passed to sell gate cards to Harbor Pointe if they have rented dry/wet storage for their boats at a cost of \$35 per card per year. The bills will be sent to Harbor Pointe.

Dr. Swindell needs to be added to the law suits that will be filed February 1 on unpaid maintenance fees.

Contact John Gregory for a new contract reflecting pool maintenance.

Create and send invoices for the boats at the boat storage area.

^{covered}
All signs on StillWaters Drive have been replaced.

The 2005 Budget will be ready at the next board meeting.

Call Alabama Power about the extra light being installed at the boat storage area.

Minutes were discussed from the commercial property owners by Jim Koeppen. (minutes attached)

Suggestion for a speed bump to be installed on Holly Ridge. The Neighborhood representative needs to contact all the residents in the area to see how they feel about this. Ladelle Russell to bring before the next neighborhood meeting.

Motion made and carried to approve the following residents to run for the 2 vacant board member openings:

Jim Williams	-	Bill McColl	-	Thelma Pitts	-	Mitchell Caldwell
Lee Martin						

Call for meeting room at Camp Civitan for March 11th at 7 p.m. for the annual meeting.

Call Health Department about rabid animals inside StillWaters.

Frank Greer, the ARC declined the request from the Lunsford's to combine their lots, due to the fact the house sits on only one of the lots.

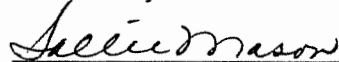
2005 committee's will be address^{ed} in March.

Jim Koeppen made a suggested for an additional employee for monitoring of roads, building, general controlling the resort, etc. Should be a construction engineer.

Motion was made and carried to do away with the property ID cards.

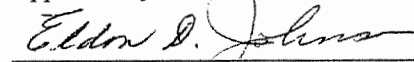
Adjourned at 12:40

Submitted by:



Sallie Mason
Community Manager

Approved by:



Dr. Eldon Johnson
President

January 14, 2005

To: Still Waters Residential Association and Still Waters Business Owners Assoc.
Re: First Meeting
Taking notes: Greg Darden

On January 12, 2005 Still Waters Residential Assoc. and people representing the two businesses operating within Still Waters held the first Business Owners meeting. Representing SWRA was Jim Koeppen, Judson Edel, and John Durr. Representing Still Waters Golf Club was Todd Rogers, and representing Harbor Pointe Marina and Utility was Greg Darden. The meeting was held at the Veranda Restaurant in the golf complex. The meeting began at 12:30 P.M. and finished around 2:30 p.m. Todd purchased lunch for all attending.

Items Discussed:

1. Sign at highway 49 gate: Golf and Marina wish to put a sign at the gate at 49. Golf and Marina agree to help light the area and to help improve the landscaping to some extent. We agreed as a group to move forward with final design and placement and to go through the design criterion at the next meeting. SWRA agreed to work on their choice of verbiage to be placed on the sign which would reflect the idea that Golf and Marina were open to the public.
2. Spikes at the 34 gate were discussed, Todd gave an idea to put antifreeze in them to prevent freezing. Todd has also spent much time working on the lights at 34 and 49, he was thanked for his efforts and plans to complete work on the lights were discussed.
3. Gate Codes: There was a discussion about the common practice of giving out gate codes. Harbor Pointe's code is out to many other people. Mr. Edel, wants to change the code for Harbor Pointe. All agreed the ideal system would have a guard at the 34 gate during normal business hours and 1/2 day on Saturday, but there is no money for it. There was also talk of having the passes changed to include a warning that if the person holding the pass was found outside of their boundaries they would be asked to leave the resort. The agreed general idea is to allow the public to enter the resort but with constraints and control. I think we all need to continue to think through the various ideas, rather than make a hasty decision that must be changed in time.
4. There was discussion about the commercial businesses paying or making monetary donations to SWRA from the business behind the gates. I believe this is an idea worth pursuing but it must be a give and take effort on behalf of the

businesses giving and SWRA and the residents taking (traffic and more liberal access to the resort.)

5. A discussion about the trailer at the 49 gate took place. This discussion revolved around the businesses and condo projects maintaining the facility as a welcome center for the resort. This would help qualify and direct traffic inside the resort. All agreed this would be a good idea. It will inevitable take one group to get this started and run with it. Mr. Givenpour owns the facility, if someone could speak with his camp and get the facility donated as his portion of the use of the facility, this may be the catalyst to get that project started.
6. Greg discussed putting dirt on the power line and if SWRA wanted any, the final word was no.
7. There was a discussion about the sewer plant which began with a brief explanation of the functions of the plant. The purpose of the discussion started out letting everyone know that Harbor Pointe is watching growth and is looking into changes. During the conversation, we learned that Todd was having a difficult time receiving the water from the lagoons during the winter and that SWRA had no objections with watering the old course.
8. Jim agreed to research the covenants to see if people in areas of Still Waters were required to tie on to the sewer.

Overall I believe everyone found the meeting to be useful and worthwhile. We agreed to the next meeting. The next meeting was set to be the second weds. In February. Mr. Edel can not attend, I believe we should go with the first weds. In February. Please email me back with your schedules.

Greg Darden