

Minutes

SWRA Board of Directors Meeting

December 11, 2007

Call to order – President Tom Handley called the meeting to order at 10.30 a.m. Board members Cal Johnson, Penny Alexander, Debbie Nigh, Buck Stevens and Jim Williams were present. Wayne Washburn was excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guest: Betty Litsey, Chairwoman of the Realtor Task Force (RTF) presented the committee recommendations and the written response and recommendations from the Architectural Review Committee (ARC). The Board reviewed both. **Cal Johnson made a motion to adopt the RTF recommendation as modified by the ARC report and the Board as of December 11th. Jim Williams seconded. Motion carried unanimously. Penny Alexander and Betty Litsey will make the adjustments to the document as approved. (Copy attached).** The RTF will continue to work on the kiosk idea and come back to the Board with its recommendations. The Board thanked Betty and her committee for the hours they have put in on this project, they have done a thorough job.

Approval of Prior Minutes: Jim Williams moved to approve the November 27, 2007 minutes as corrected. Buck Stevens seconded. Motion carried unanimously.

Community Administrator's Report: *Information/Action*

- ❖ Paid Time Off – Susan stated that Travis had requested to carry over 9 hours of PTO from 2007. **Penny Alexander moved to approve carryover of nine hours for Travis Fincher. Tom Handley seconded. Motion carried unanimously.**
- ❖ Hal Calloway will not be able to meet with the Board regarding Oakwood Lake until 2008.
- ❖ Camp Civitan is confirmed for March 8th for the Annual meeting.
- ❖ Renewal of APCO CD: **Debbie Nigh moved that Susan Thames and Debbie Nigh determine best rates and handle the rollover. Buck Stevens seconded. Motion carried unanimously.**
- ❖ Power line property subjection to the 1987 covenants is complete.
- ❖ Windshield Decals should arrive by January 1 and will be mailed to property owners when they pay their fees and assessment.
- ❖ Charter Cable has given us the IP address on the breach of the SWRA email system.

Maintenance Manager's Report: *Information/Action*

- ❖ The cost of Rumble Strips was reported as \$1500. **Tom Handley moved that rumble strips not be installed. Jim Williams seconded. Motion carried.**
- ❖ Paving Schedule: Concerning cuts in the asphalt from the water line installation by Stoneview Summit, H&H Paving estimates \$500/crossing to remove asphalt and replace with new. There will still be a little bump because the only way to eliminate the bump would be to completely overlay the pavement on each side of the crossing and then feather it out for 10 feet or more on each side. Travis recommends not doing these repairs. The crossing at the driving range on Moonbrook will entail digging out the entire patch and replacing it properly at a cost between \$2,500 and \$5,000. Travis recommends repairing this crossing. **Penny Alexander moved to accept and proceed with Travis Fincher's recommendations on patching road cuts. Buck Stevens seconded. Motion carried unanimously.**
- ❖ Directional Signs: Signs are being rebuilt and are very durable due to the materials used.
- ❖ November Traffic Report: 24,720 recorded entries
- ❖ Moonbrook Park Damage: Groups of people using the park for soccer, golf and other activities have caused substantial damage to street lamps, rails, etc. The Board recommended that Travis make temporary repairs as described in the handout he provided to board members. **Cal Johnson moved that Travis place an article in the newsletter advising residents that the park has suffered damage due to use by large groups and those activities are prohibited. There was no second and the motion was withdrawn. It was agreed that Travis will write an article explaining that the park was not designed for large group sports and talk directly to the participants. He will report back to the Board.**

- ❖ 49 Gate House: It has been difficult to find contractors who carry the necessary insurance. **Penny Alexander moved that Ralph Hutson be hired to renovate the 49-gate house and structure per his bid. Tom Handley seconded. Motion carried unanimously.**

SCHEDULED BUSINESS:

Gate Operating Procedure: *Information/Action*

Board reviewed revised gate operating procedure as handed out at the last meeting. Members suggested minor revisions and corrections. **Penny Alexander moved to accept recommendations of 11/23/07 and amended 12/11/07 as the standard gate emergency operating procedure. Cal Johnson seconded. Motion carried unanimously. (Copy attached).**

Gate Access Fees: *Information/Action*

Board discussed need for consistency in interpretation of code procedure. After a discussion, consensus was that Penny Alexander would check to see which vendors have paid and apply consistent standards. Letter will notify vendors that they can establish an account for \$100 and purchase cards for \$35 each or use the visitor's gate.

Financial Reports: *Information/Action*

Debbie advised the Board that the line item for maintenance of Moonbrook Park must be changed from \$750 to \$1750 to cover the recent damage and that \$20,000 of payroll and benefits should be added to administrative costs in the proposed 2008 budget. The \$21,000 will come out of the roads budget. **Penny Alexander moved to adopt the 2008 budget as amended. Cal Johnson seconded. Motion carried unanimously.**

Building Permit Abuses: *Information/Action*

The ARC met and the situation that Don Belew was concerned about is being handled. Building permit language is being reviewed and may be changed.

OLD BUSINESS: *Information/Action*

Sylacauga Fence: No action has been filed however, it was agreed that a claim be filed in small claims court.

The Board agreed to cancel the December 18th meeting. The next meeting will be January 8, 2008.

Penny Alexander moved to adjourn the meeting. Buck Stevens seconded. Motion carried and meeting adjourned at 1:20 p.m.

Prepared by Sandy Crosslin

Penny Alexander, Secretary

Tom Handley, President

Date approved January 8, 2008

Building Permits/Impact Fees/Transfer Fees Schedule
Effective January 1, 2008

Residential/Single Family

Building Permit: \$850

Impact Fees

3,000 sq ft + \$850

2,000-3,000 sq ft. \$550

Under 2,000 sq ft \$350

Final Completion Deposit \$2,000 *

Heated & Cooled Additions/Alteration Permit:

Under 1,000 sq ft \$275 or Per 1,000 sq ft \$550

Porch, Deck, Dock, Seawall, Swimming Pool etc \$175

Small Projects (Under \$5,000 total cost) \$25

Additional Projects not listed at the discretion of The ARC and/or The Maintenance Manager

New Multifamily Construction such as condos

Building Permit \$2000 per Building,
\$85 per boat dock/slip
\$1.10 per linear foot of seawall

Impact Fees \$850/Unit

New Commercial Construction such as hotel or marina

Building Permit: \$2000 per building
\$85 per boat dock/slip
\$1.10 per linear foot of seawall
Other structures, check with ARC

Impact Fee: Enclosed Building \$1.10 sq ft heated & cooled;
\$.55 sq ft non-heated/non-cooled

Transfer Fees \$300 each property

* The deposit will be returned if the project is completed within a year from the date on the permit or later if extended by the ARC. All exterior architectural finishes must be completed, i.e.: paved driveway, landscaping and after a final Completion Certificate is issued by the ARC.

SETBACK LINES: Except with the written consent of the Architectural Committee and except as provided below, all houses and other buildings placed on a Parcel shall not be closer to the lot lines than the following setback lines:

Golf Course or Lake Lots

Interior Lots

Front --- 30 feet

Front -- 30 feet

Rear -----30 feet

Rear -- 10 feet

Side -----10 feet

Side -- 10 feet

Minutes
SWRA Board of Directors Meeting
November 27, 2007

Call to order – President Tom Handley called the meeting to order at 9:00 a.m. Board members Cal Johnson, Penny Alexander, Wayne Washburn, Debbie Nigh and Jim Williams were present. Buck Stevens was excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guests: Betty Litsey and Don Belew

Approval of Prior Minutes: Amended minutes of October 30th, 2007 meeting were handed out. **Jim Williams moved to approve as amended. Cal Johnson seconded. Motion carried. Jim Williams moved to approve minutes of November 13th, 2007 meeting as mailed. Cal John seconded. Motion carried.**

Community Administrator's Report:

- ❖ Huner and Cyr – We are online but still working out some kinks
- ❖ Letter was sent out regarding upcoming billing for gate cards
- ❖ Ten liens were filed
- ❖ Board agreed that non-property owners can purchase gate transmitters
- ❖ Charter fraud department is looking into a SWRA email breach; all passwords have been changed
- ❖ Telephone bill has been reduced by approximately \$375 per month due to elimination of some non-essential features on several lines
- ❖ A developer is considering building garden homes on 15 lots and is currently researching the needs of the community
- ❖ The new payroll company is working out well
- ❖ Zenith is not renewing the workmen's comp policy. Susan is looking for a new carrier.

Maintenance Manager's Report: Information/Action

- ❖ Maintenance Contracts: **Penny Alexander moved to accept John Gregory's bid for the pool & fountain, which is the same as last year. Cal Johnson seconded. Motion carried.** Vision Landscaping options were to sign a one-year contract with a 2% increase or a two-year contract with no increase. **Penny Alexander moved to approve the two-year contract with no increase. Cal Johnson seconded. Motion carried unanimously.** We have a 30-day out clause.
- ❖ Painting of Gate 49 Building: Board discussed painting vs. renovation. **Tom Handley moved to have Travis secure separate and detailed bids from contractors for renovation of Gates 49 and Gate 34. Cal amended motion to only get bids for Gate 49 renovation and that Travis report back at the next Board meeting. Penny Alexander seconded. Motion carried.**
- ❖ ARC Notes: Two small projects—a small deck addition and a patio enclosure--approved
- ❖ Gate 34 Damage Invoice: The invoice has not been paid. Resident has been

notified that if payment is not received by November 30, the matter will be turned over to our attorney. Tom Handley suggested that if no vehicle insurance coverage exists to cover gate repair, then SWRA should notify our own insurance carrier. Board agreed.

Building Permit Abuses: *Information/Action*

Don Belew addressed the Board regarding the problem of building permit time limit abuses. Contractors and homeowners are not finishing projects in a timely manner; homeowners are moving into homes with no steps, driveways, landscaping, etc. Don handed out copies of ARC recommendations and asked board members for input and ideas. **Penny Alexander moved to create a task force comprised of Tom Handley, Wayne Washburn and Travis Fincher to look at the recommendations and report back to the Board as soon as possible but no later than January 1, 2008. Cal Johnson seconded. Motion carried unanimously.**

Scheduled Business:

Marina and Golf Course Report: *Information/Action*

Todd Rogers still has not furnished a list of vendors who need gate access. Employees are still signing in at the gate.

Board broke for a short recess at 11:40

Meeting resumed at 11:50

Financial Reports: *Information/Action*

Debbie Nigh reported that \$5,386.08 has been spent on equipment in 2007 and that this equipment will be recorded as assets for depreciation. YTD operating expense totals \$646,788.49 and YTD capital improvements of \$99,365.34. YTD income totals \$691,527.58. We have a projected shortfall of approximately \$60,000 in 2008. Debbie Nigh suggested an assessment of \$100 for capital improvements. Tom Handley objected to including the term "capital improvements" but agreed with the need for the assessment in order to maintain the current service level for property owners and to maintain and preserve SWRA assets. **Cal Johnson moved that based on anticipated and projected budget shortfalls for 2008 that pursuant to Section 7.5 of the 1987 Covenants, the Board impose a \$100 assessment against each parcel for calendar year 2007, effective November 27, 2007. Jim Williams seconded. Motion carried unanimously. Board directed that this information be included in this month's newsletter.**

Paving: Debbie Nigh moved to finish Phase II of Dogwood Trail and to repair the road cuts which resulted from the Stoneview Summit waterline installation. Cal Johnson seconded. Motion carried unanimously.

Common Properties: Survey on those properties discussed at the last meeting is underway and should be finished the first week of December. **Cal Johnson moved that properties within StillWaters, which are under the power lines and are owned by**

SWRA be placed under the 1987 covenants. Residential areas surround all these. Debbie Nigh seconded. Discussion followed. There are two petitions from residents on file supporting the preservation of the residential areas as residential and there have been several recommendations from the Neighborhood Council over the years to preserve residential and not use power line property for boat/trailer storage, trash dumpsters, asphalt/concrete dumping, etc. **Motion carried with five "yes" votes. Penny Alexander abstained.**

Motorized Vehicles: Board decided that more research is needed and agreed that Cal Johnson will contact the Sheriff and that Tom Handley will contact Attorney Treadwell for more information and direction on this issue. **Cal Johnson moved that all motorized vehicles (golf carts, ATVs, etc.) operated on StillWaters roads be operated by a licensed and insured driver as required under Alabama law and that this information be widely disseminated including the SWRA newsletter. Debbie Nigh seconded. Motion carried.**

Bankruptcy of Lake Martin Partners: A new contractor has been hired to complete Stoneview Summit. **Penny Alexander moved to require a new building permit for Stoneview Summit Building 5 conditional upon payment of all outstanding fees per a letter from Attorney Mark Allen Treadwell prior to approval of permit. Cal Johnson seconded. Motion carried unanimously. Board acknowledges that impact fees have already been paid on the first three buildings.**

Old Business: *Information/Action*

Sylacauga Fence: No response received. **Debbie Nigh moved to file legal action against Sylacauga Fence. Wayne Washburn seconded. Motion carried unanimously.**

Directional Signage: **Cal Johnson moved to approve construction of directional signs as presented by Travis Fincher. Wayne Washburn seconded. Motion carried unanimously.**

Open House/Real Estate Signage: Committee Chairwoman, Betty Litsey handed out revised recommendations by signage committee. **Wayne Washburn moved that the revised recommendations be taken under consideration by the ARC for review and further recommendations. Tom Handley seconded. Motion carried.**

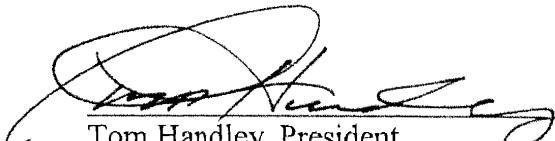
Nominating Committee: Cal Johnson suggested that a nominating committee be established and that the nominations be published in the next newsletter. Tom Handley appointed Cal Johnson and Buck Stevens from the board to serve with Buck as Chairman. The following six people were nominated: Charles Darwin, Betty Litsey, Silvia Thatcher, Bob Hamby, Virginia Shamburger, and Patti Richardson. A vote was taken and Charles Darwin, Betty Litsey and Patti Richardson were elected to serve.

Wayne Washburn moved to adjourn. Cal Johnson seconded. Motion carried and

meeting adjourned at 2:30.

Prepared by Sandy Crosslin


Penny Alexander, Secretary


Tom Handley, President

Date approved 12/11/07

Minutes

SWRA Board of Directors Meeting

November 13, 2007

Call to order – In the absence of President Tom Handley, Vice President Buck Stevens called the meeting to order at 9:00 a.m. Board members Cal Johnson, Penny Alexander, Wayne Washburn, Debbie Nigh and Jim Williams were present. Tom Handley was excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guests: No guests present

Approval of Prior Minutes: Minutes of October 30, 2007 Executive Session were reviewed. **Debbie Nigh moved to approve and Jim Williams seconded. Motion carried.** Jim Williams requested that the comments he made at the October 30 meeting be added to the minutes of the regular meeting and the Board Members agreed that Jim and Penny would make addition and minutes will be presented and the next meeting.

Community Administrator's Report:

- ❖ Huner and Cyr – We are now online
- ❖ Commercial package insurance renewal application completed (J.S. Lanier)
- ❖ Working on billing of gate access fees, letters have gone out to gate device holders
- ❖ Brandy Reams has been added to the health insurance plan
- ❖ Several advertisers have added banners to our website

Maintenance Manager's Report: *Information/Action*

- ❖ Barrier Arm Gate Problems: Several calls regarding malfunctioning arms; boards have been replaced and problem is solved.
- ❖ Manual Operation of Gates: Susan and three board members will be trained to manually open the gates in the event of a problem with the fail-safe system.
- ❖ Gate Emergency Plan: Travis has revised the written procedure as directed and has placed copies in the mailboxes of the board members for their consideration.
- ❖ Gate Signs: Signs are here and frames will be built this week.
- ❖ ARC Notes: Two new homes permits approved
- ❖ Gate 34 Invoice: The resident has turned the matter over to insurance company and the insurance company is investigating
- ❖ Traffic count reports presented
- ❖ Cleaning contract – Eagle Creek Lawn and Garden Service

Penny Alexander moved to approve the Eagle Creek Lawn and Garden Service contract for calendar year 2008, dated October 25, 2007. Jim Williams seconded. Motion carried.

Scheduled Business:

Marina and Golf Course Report: *Information/Action*

Letters were sent to the golf course and marina regarding fees, gate cards, etc. Marina purchased gate cards for employees. Cal Johnson and Penny Alexander will meet with Todd Rogers to try to reach an agreement with the Golf Course owner.

Financial Reports: *Information/Action*

Debbie Nigh handed out the income analysis report for 2008 with comparisons to income thus far in 2007. Budget cuts are needed for the 2008 budget and Debbie asked members of the board to be thinking about which items can be cut. She has received a few suggestions after the report in the newsletter. **She also requested that the board attend the next budget meeting, which is scheduled for December 8, 2007 at 9:00 a.m. at the Executive Center.** Wayne will not be able to attend meeting however other Board members will.

Finance Committee: *Information/Action*

Debbie Nigh recommended that Herb Starzer, Wes Wood and Gary Crumpton be appointed to serve on the Finance Committee. Penny made a motion to appoint these to the Committee. Cal Johnson seconded. Motion carried unanimously.

Payroll Processing: *Information/Action*

Debbie had secured three bids from payroll companies. The bid from Paychex to handle payroll for \$200/month is the best price for the package. They will handle all payroll including automatic deposit for employees, tax deposits and tax reports. This will be an additional savings in monthly fees for payroll processing. Our accounting firm, Huner & Cyr., recommended the use of a payroll processing company as the most cost effective and efficient way to handle payroll. Penny Alexander moved to accept Paychex bid and contract for one year of service. Jim Williams seconded. Motion carried unanimously.

Legal Cases: *Information/Action*

Debbie handed out an update from Attorney Don Harrison on the Accounts Receivable small claims legal cases. These outstanding collections equal \$31,959.89. Susan will file liens on additional properties listed that are behind in fees.

Common Properties: *Information/Action*

Debbie presented a chart of the expenses on common properties including taxes, maintenance and insurance. A general discussion followed. Debbie moved to survey the approximately one-acre parcel across from Oakwood Lake and to place said parcel under the 1987 Covenants before putting the property up for sale. Motion also included offering the adjacent lot owners of Lots 24 and 37-40 the opportunity of purchasing the lot before it is listed on the MLS for sale. Discussion followed. Cal Johnson seconded. Motion carried unanimously.

Debbie Nigh moved to have the SWRA common property of Moonbrook Villas surveyed. Cal Johnson seconded. Discussion followed and motion carried unanimously. After further discussion, the Board decided to secure a quote to survey said property plus other common properties to include: Cabins on the Green, Eagle Peak, Red Bud Villas, Poplar Point, Power Lines.

Architectural Review Committee (ARC): *Information/Action*

Debbie and Don Belew met to discuss some building permit issues. Don will be invited to attend the next board meeting to present a new proposal from the ARC.

Landscape: *Information*

Debbie also announced that Thelma Pitts had donated a 14-foot Natchez Crepe Myrtle to the SWRA to be planted at the Executive Center and that Vision Landscapes had donated 40 flats of pansies to the SWRA. Debbie will plant the pansies herself in some of the common areas.

Old Business: *Information/Action*

Estate Sale: After discussion the staff made a recommendation to not to allow estate sales. Debbie Nigh moved that the board has reconsidered the issue and no estate sales, yard sales, garage sales nor like events will be allowed as per the covenants. Wayne Washburn seconded. Motion carried unanimously.

Employee Handbook:

Two issues, holiday pay/overtime and the Paid Time Off accrual chart, were reviewed by board members. Debbie Nigh moved to approve the new employee handbook to include all discussed changes. Cal Johnson seconded. Motion carried unanimously.

Current employees will remain under the Paid Time Off (PTO) chart/schedule that they were hired under. Notification of this along with a letter highlighting changes, a copy of their PTO chart and a copy of the new handbook will be distributed to all employees.

Oakwood Lake: ARC has received a letter from property owner Hal Calloway offering to purchase Oakwood Lake. The costs associated with this property were reviewed as was the wording on deeds from other properties. Penny Alexander suggested inviting the ARC members and Mr. Calloway to a future board meeting so that Mr. Calloway can explain his intentions and plans. Board concurred.

Cemetery Sculpture/Sign at Gate 34: Board decided that the wooden portion of the sculpture will be removed from the base and stored until it can be repaired. The StillWaters sign at Gate 34 is not on our property and has deteriorated terribly. The Board agreed it would be removed.

Unemployment Benefits:

A statement of benefits from the state showing amount paid to Sallie Mason was accepted for the file.

Lake Martin Partners Claims:

Lake Martin Partners (Stoneview Summitt) has filed bankruptcy. Attorney Mark Allen Treadwell will enter claims for outstanding maintenance fees, road damage and damage to Moonbrook Park from the waterline installation. Tallapoosa County Inspector Larry Scott informed us that the project would require re permitting with the county before any building can take place. The Board agreed that the SWRA ARC would also require a new permit at that time.

Signage: Letter from Bill Wilkinson concerning covenants and signage was reviewed by the Board. Debbie Nigh reminded the Board of a July 3, 1997 memorandum concerning open house signs and real estate information boxes, a September 2, 1999 memorandum reiterating the same policy, and that the ARC had passed a resolution (which was approved by the Board) allowing open house signs and information boxes. This written permission is in accordance with covenants and restrictions. Wayne Washburn offered to discuss this with Mr. Wilkinson and the Board agreed. The issue is again being reviewed by the Board and a task force is working on guidelines.

Decorations Committee:

Silvia Thatcher of ARC has volunteered, as has Mary Arnold to work on Christmas decorating. Cal will ask at the Neighborhood Council meeting for other volunteers. The newsletter will ask for donations in the next issue.

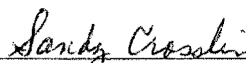
Board Tasks:

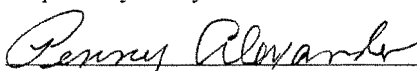
The Board agreed to review the following before the next meeting:

- ❖ The SW Realtors Task Force report
- ❖ The original Standard Gate Operating Procedure report
- ❖ The revised Standard Gate Operating Procedure report
- ❖ To check calendars for the annual meeting – looking at March 8, 2008
- ❖ Bring back budget cutting proposals
- ❖ Board Schedule:

November 27th
December 8th
December 11th
December 18th
January 8th, 2008

Wayne Washburn moved to adjourn. Cal Johnson seconded. Motion carried and meeting adjourned at 12:35.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, Vice President

Date approved 11/27/07

Minutes

SWRA Board of Directors Meeting

October 30, 2007

Call to order – In the absence of President Tom Handley, Vice President Buck Stevens called the meeting to order at 9:00 a.m. Board members Cal Johnson, Penny Alexander, and Jim Williams were present. Debbie Nigh, Tom Handley and Wayne Washburn were excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guests: No guests present

Approval of Prior Minutes: Minutes of October 16, 2007 meeting were handed out. **Jim Williams moved to approve. Cal Johnson seconded. Motion carried.**

Community Administrator's Report:

- Huner and Cyr – Still not online; adjustments needed but should be online next week.
- Battery backups are in place
- Removable drive backups are working
- There have been 19 voluntary subjections to 1987 Covenants

Maintenance Manager's Report: *Information/Action*

- Directional signs: The contractor who did the previous work on the directional signs was contacted; however, he is no longer interested in doing the work. Ralph Hutson has been contacted and will get back to us.
- Barking dog complaint: Board members to take this matter under consideration and recommend a course of action regarding this issue.
- Gate 34 Invoice: Payment for damages is due by November 5. No response yet.

9:45 a.m. - Board members went into Executive Session.

The Board will send a response letter to Mr. Randy Nycamp concerning his letter. Buck and Jim will draft the letter including explanation of the covenants.

10:25 a.m. – Regular board meeting resumed.

Scheduled Business:

Marina and Golf Course Report: *Information/Action*

Board members discussed a response to Golf Course and Marina regarding fees, gate cards, etc. Cal Johnson will send the response.

Paving Project: *Information/Action*

Ballots have been verified and counted. Results as follows:

711 Total ballots
283 In favor of paving
428 Against paving

Sylacauga Fence: *Information/Action*

Board was presented with a copy of President Handley's letter to Sylacauga Fence. Letter was reviewed and accepted for the record.

Financial Report: Information/Action

In the absence of Debbie Nigh, Penny Alexander presented the financial report.

Old Business: Information/Action

Estate Sale: Staff currently working on a proposal for the Board.

Employee Handbook: Penny Alexander presented board members with a copy of the employee handbook incorporating suggested revisions from last meeting. Members are to look over the revised copy with a view to finalizing the changes at the next board meeting.

Cal mentioned the gate emergency plan. Board agreed that the emergency gate policy needed to be reviewed and attached to the gate policy, which was recently approved at the recommendation of the Gate Committee. **Cal moved that the plan be reviewed, updated as necessary and then re-dated to reflect that it was reviewed after the new gates were installed. Penny Alexander seconded and motion carried.**

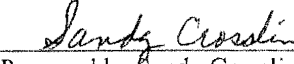
Proposed Sale of Oakwood Lake: Deferred until cost analysis of common properties is reviewed.

Sign at Sunset Point status – Travis will bring information to the next meeting.

Jim Williams made a statement and asked that it be placed in the minutes. "We need to learn some lessons. (1) We need to listen to the people, both individuals and committees. (2) We don't need to get caught up in the public forum. We told people that the newsletter was the Board's publication. They started their own. We responded as board members. (3) We personalized it. We should never call names. If we respond at all it should be on "points", not against people. (4) We shouldn't ask for committees' advice if we aren't going to listen. (5) If the Board has issues with each other they shouldn't be aired publicly. We need to be professional."

Other Board members asked for specific examples on some points as they were not sure what Jim was referring to. They agreed in concept on some and disagreed on others.

Penny Alexander moved to adjourn. Cal Johnson seconded. Motion carried and meeting adjourned at 11:20 a.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, Vice President

Date approved 11/27/07



Still Waters

Residential Association, Inc.

November 2, 2007

Still Waters Golf & Country Club LLC
Todd Roger, General Manager
797 Moonbrook Drive
Dadeville, AL 36853

Dear Todd,

Thank you for taking your time to meet with the SWRA Board and your candor in the discussions.

The Board has reviewed your presentation at the October 16, 2007 meeting with the Board. We concur with your concerns about the income for the Golf and Country Club for 2007-2008. As a result, the Board has decided that the Golf and Country Club will be charged a modest \$100 account set up fee which includes one gate card and \$50 per employee card until through June 2008. At that time, the Board will revisit this decision and consider the additions of a voluntary contribution based on the past year's traffic count.

Attached is a list of your current gate cards with names assigned. Please let Susan know which of these cards you want to keep and which to delete.

We appreciate your continued support on the gate access issue and contributions to Still Waters community.

Sincerely,

Buck Stevens
Vice President, SWRA

Alabama's Premier Golf & Lake Community

1816-B Still Waters Dr. Dadeville AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net



StillWaters

Residential Association, Inc.

October 30, 2007

Harbor Pointe Marina
Billy Johnson, Manager
397 Marina Pointe Road
Dadeville, Alabama 36853

Dear Billy,

Thank you for taking your time to meet with the SWRA Board and your candor in the discussions.

The Board has reviewed your presentation at the October 16, 2007 meeting with the Board. We concur with your concerns about the income for the marina for 2007-2008. As a result, the Board has decided that the marina will be charged a modest \$100 account set up fee which includes one gate card and \$50 per employee card until through June 2008. At that time, the Board will revisit this decision and consider the additions of a voluntary contribution based on the past year's traffic count.

Attached is a list of your current gate cards with names assigned. Please let Susan know which of these cards you want to keep and which to delete.

We appreciate your continued support on the gate access issue and contributions to StillWaters community.

Sincerely,

Buck Stevens
Vice President SWRA

Montgomery's Premier Golf & Lake Community

1816 B StillWaters Dr. Dadeville AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net



StillWaters

Residential Association, Inc.

October 30, 2007

Mr. Randy Nykamp
78 Eastwood Lane
Dadeville, AL 36853

Dear Mr. Nykamp,

This letter is in response to your email to the board dated October 23rd about barking and loose dogs in your neighborhood.

In your email, you refer to both the covenants covering the Traditions properties and the 1987 covenants. The only covenants that apply to your situation are the 1987 covenants - not the Traditions Declaration Covenants. In any case, even if this situation fell under the Traditions covenants, SWRA has no authority to enforce them since we represent only homeowners that fall under the 1987 covenants. Article III - Section 3.8 of the 1987 covenants concerning Offensive Activity is subject to varied interpretation. It does not define actions to be taken or enforcement policy.

Therefore, it is our conclusion that the 1987 covenants do not directly or clearly address barking or loose dogs. Since there is not a leash law or any other type law in Tallapoosa County, Dadeville, or StillWaters that addresses this issue, we believe the problems you address are outside of our area of responsibility. Travis Fincher is doing all within his power to handle those types of situations according to the guidelines.

In the final analysis, the SWRA cannot further involve itself in resolving your problem concerning dogs. We are maintaining a file regarding this matter, and it will remain in the office. We will continue to observe the situation and believe we have done all within our authority to resolve this issue within the bounds of our governing documents - the 1987 covenants.

Sincerely,

William L. Stevens
SWRA, Vice-President

Traditions & Premier Golf & Lake Community

1816-B StillWaters Dr. Dadeville AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net

10/23/07 via email

To:

Travis Fincher

SWRA Board Members

CC:

Marian Edel

There continues to be a serious problem with barking and loose dogs in our community. Travis Fincher has brought attention to this matter in several newsletters, asking for respect from pets owners for the peace and privacy of all residents. Yet the problem continues, arguably getting even worse.

It is very clear in the following Restrictions and Protective Covenants that this shall not be tolerated:

Traditional Declaration Covenants, Section VI - VI.22 Pets and Animals: "No pet shall be allowed to make an unreasonable amount of noise or become a nuisance". It further states that: "Dogs and cats shall not be allowed to roam unattended within the Overall Development; all dogs shall be kept and maintained with fenced or walled areas on a Lot or Dwelling, or otherwise under leash". Also, "pets shall not be permitted to leave excrement on the Lot or Dwelling of any other Owner or within any street or any portion of the Common Areas and the Owner of such pet shall immediately remove the same."

Article III - Section 3.8 Offensive Activity: "No noxious or offensive activity shall be carried on upon any Parcel, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in anyway noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the owners thereof."

Before purchasing our first Stillwaters' property in 2002 and our current Stillwaters' property in 2005, we shopped and researched several Lake Martin neighborhoods. We purchased in Stillwaters mainly because of the Restrictions and Covenants. Most residents abide by them and we expect

the Maintenance Manager with the Board's support to enforce them.

The following locations have loose and/or barking dogs. In addition, the first location listed here has a dog that leaves excrement on our property:

6 Eastwood Place

120 Mountain View Lane

302 Marina Point Road

Brown house on the corner of Shadow Lane and Marina Point Road

This problem has existed for far too long. Please advise what will be done to bring these locations into compliance.

Thank you.

Randy Nykamp

78 Eastwood Lane

334-300-6318

Minutes
SWRA Board of Directors Meeting
October 16, 2007

Call to order -- President Tom Handley called the meeting to order at 9:00 a.m. Board members Buck Stevens, Cal Johnson, Penny Alexander, Jim Williams, and Wayne Washburn were present. Debbie Nigh was excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guests:

Todd Rogers of StillWaters Golf Club and Billy Johnson of Harbor Pointe Marina attended regarding the gate fees issue.

Betty Litsey came at 11:00 to report from the Realtor's Committee concerning real estate signage. A preliminary report was reviewed. The Committee will meet again and bring a suggested program back to the Board.

Approval of Prior Minutes: Minutes of October 2, 2007 meeting were handed out. **Wayne Washburn moved to approve as presented. Buck Stevens seconded. Motion carried.**

Golf Course and Marina Gate Access Fees

Cal Johnson explained the reasoning behind the proposed charges based on the number of cars using the gate. Todd Rogers responded that keeping the golf course open contributes to the community and that considering the drought situation this year and the reduced number of visitors, the owner objects to the proposed charges.

Billy Johnson presented the response of the marina owners to the proposed charges. Marina owners have already contributed large amounts of money to improve StillWaters. Their sales are down and they are making every effort to keep the store open in order to serve the residents; therefore, they object to the proposed charges.

Billy Johnson and Todd Rogers agreed to discuss this again with the owners. The Board thanked them for the meeting and they were excused at this point.

Community Administrator's Report: *Information:*

A few owners have transferred to the 1987 covenants.

Several proxies for the road paving have been received. A few had to be returned to have the signatures of witnesses added.

Boat storage billing has been mailed.

Would like to form a decorating committee to handle holiday decorations.

At this point, Susan asked to be excused because the computer technician had arrived to install the firewall for our system.

Maintenance Manager's Report: *Information/Action*

34 Gate Repair Report: Gate has been installed and is functioning well. Invoice in the amount of \$5,170.00 has been mailed.

Boat Parking Problem: Low water levels will necessitate removal of boats currently in stored in wet slips. Travis recommended that the Board relax the covenant to allow a boat and trailer to be parked either on the side or back of the resident's home this year during low lake levels.

Penny Alexander so moved with Buck Stevens seconding the motion. Motion carried.

Re-striping at Gate 49: Striping was completed the morning of October 14.

Power Outage Incident: Dead tree caused power outage for about an hour. Battery backup at Gate 34 card reader ran down. When power was restored, the gate closed and could not be re-opened until battery back up was manually reset.

Gate 34 Transmitting Problems: New motherboard, chip set and receiver were installed.

Closing time for gates has been shortened in an effort to slow down the tailgating.

Roving Patrol: Due to many residents being out of town Thanksgiving Day and the overtime pay that would be required, Travis recommended not having a roving patrol on Thanksgiving. Board concurred.

Scheduled Business:

Paving Program: Last community meeting scheduled October 16 at 5:00 Penny reported that the October 13 meeting had an interested group with good questions and a mixed reaction to assessments. This process has been a good opportunity to clean up the association property records and the vote will provide the Board with good data.

Marina and Golf Course Report: *Information/Action*

Board held a lengthy discussion regarding the gate charges for the marina and golf course.

General consensus was that in view of the current lack of business, the marina and golf course should be charged for employee gate cards just as the other contractors are, with the issue of voluntary contributions being re-visited in June 2008. **Penny Alexander moved to authorize Cal Johnson to inform representatives of the marina and golf course that they will be charged \$100 per account and \$50 per card with the issue being re-visited in June 2008. Buck Stevens seconded motion. Cal amended motion to send a draft email to the Board before he sends the letter. Motion passed with 5 "yes" votes and one abstention.**

Speed Bumps: Bob Bradshaw had suggested that Gate 49 rumble strips rather than speed bump. **Buck Stevens moved to paint rumble strips as a trial to see if that effectively slows traffic. Jim Williams seconded. Motion carried.**

Financial Report: *Information/Action*

In the absence of Debbie Nigh, Penny Alexander presented the financial report. On March 6, 2006 a \$50,000 payment was made on the mortgage; however, no new amortization schedule was procured. Now we have a new amortization schedule which reflects a balance of \$37,000 rather than \$43,000 on the mortgage.

Old Business: *Information/Action*

Employee Handbook: Penny Alexander presented employee handbook revisions to board

members. A general discussion resulted in several suggested changes. Penny will email new copies to members for further review.

Best It Can Be – Tom spoke with Kathleen Williams who is working on a history of StillWaters. This item will be removed from the agenda.

Proposed Sale of Oakwood Lake – Deferred

Sylacauga Fence – Deferred. Tom will write a letter to them requesting a refund.

Reply to Ted Caudill's Letter: Board discussed the revised draft of the response. Consensus was to send response as drafted. (Copy attached).

Gate Signage: *Information/Action*

Blue and white signs with reflective paint will be placed stating that surveillance cameras are in place and that tailgating is prohibited. Signs were approved in previous meeting.

By-Law Changes: *Information/Action*

A draft of the nomination process was circulated in a previous meeting. Action deferred until another meeting. A discussion concerning district representation, future growth and a method to ensure that a particular group or neighborhood does not control the board did not result in a consensus. President Tom Handley directed board members to review the proposed by-law revisions and the drafted response to Ted Caudill's letter, with no action to be taken until after the vote on assessments is over.

Realtor Signage: *Information/Action*

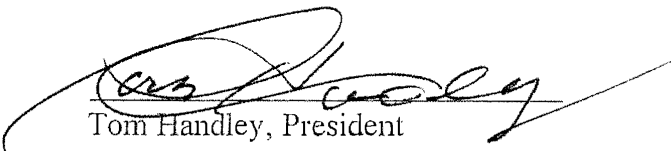
Betty Litsey presented the recommendations of the task force regarding open house signs, information box permits and other real estate signs. Board members suggested one or two changes and Betty would take those changes back to the task force.

The Board moved into Executive session in order to approve minutes. The minutes of the September 20, 2007 and the October 2, 2007 executive sessions were unanimously approved as written with Cal making the motion.

Meeting was adjourned at 2:30 p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Tom Handley, President

Date approved Oct. 30, 2007

SWRA Board of Directors Meeting
9/5/2007

I wish to thank the board for giving me the opportunity to present the following and request each item be given careful consideration. Please hold questions and comments to the end.

Nominations Committee Action:

Item: Article 7.2 of the By-Laws as amended and approved March 11, 2005, states a Nominations Committee of five members will be appointed. Two shall be Directors and three will be Non-Directors.

Action: This was not done for the March 2007 election. There were no directors on the committee and therefore the legality of the election is in question.

Item: Article 7.3 references preparation of the ballot for such an election. It states those nominated by the Nominations Committee and those nominated by petition timely filed with the Secretary of the Association will appear on the ballot and space for a write in vote for each vacancy.

Action: It does not say there will be identification or separation of names for those nominated by the committee and those qualified by petition as was done in March of 2007. By making such a distinction you are prejudicing those members not personally acquainted with the nominees to accept the recommendation of the committee. A committee appointed by the Board of Directors. All nominees willing to serve this community should be listed on the ballot in alphabetical order, giving each equal credit.

Composition of the SWRA Board of Directors

Item: At the March 2007 annual meeting Judson Edel recommended a change to the By-Laws, whereby only one person from a neighborhood could serve on the Board at the same time. This would insure:

- More equal representation for all of StillWaters and not just a small subset. Currently there are five members of the board from Cardinal Heights and Lakeview Ridge areas – an area which represents about 7% of the members of SWRA. There are actually 17 districts within StillWaters. To many of us, this gives the perception, if not the actual presence of a small clique running our community.
- Prevent a subset of property owners like the condos (Stoneview Summit will have 240 condos when completed) from controlling the board.

Action: Following an opposing view from Tom Handley and discussion with the members in attendance, the board stated that although they disagreed with a change to the By-Laws, they would present an alternative solution to the problem in the future. An unofficial poll was taken of the members in attendance at the March

2007 annual meeting and a definite majority was in favor of the change. Also, when brought to the Neighborhood Council in March of 2007 the idea was unanimously approved.

It has been over five (5) months and we have heard nothing. At a special meeting held August 18, 2007 this subject was again addressed. President Tom Handley's answer was "I'm not in agreement with this idea so I am certainly not going to suggest it to the board." Mr. Handley is one of the five (5) from the aforementioned well represented areas. One can only assume they will do whatever is necessary to retain their majority control over the board.

Requested Action

I respectfully ask the board to respond to each of these items and provide reasons for your support or lack there of. Remember, you were elected to represent all members of the SWRA and to protect the financial investment and quality of life each of us has made by purchasing property and/or moving to StillWaters.

As copies of this presentation have been given to each board member and the recorder, I request it be included in the minutes of this meeting, in its entirety.

Ted Caudill
1599 StillWaters Drive
Dadeville, AL 36853
(256) 825-7366
tcudill@charter.net



Still Waters

Residential Association, Inc.

October 16, 2007

BOARD RESPONSE TO TED CAUDILL PAPER DATED 9/5/2007

Ted,

We agree that you are entitled to your opinion. However, the SWRA Board is made up of seven ELECTED members who have been charged with carrying out the duties of that Board. The past boards have set up a ballot layout and agreed on the formation of the Nominating Committee and its responsibilities and guidelines according to the corporate documents. This Board and future Board's will continue to do the same to the best of their abilities. That does not mean that each and every member will agree with their decisions and actions.

Nominating Committee Actions:

Response to First Item: After the ballots were counted, the 2005 Bylaw amendments were certified by the then Board Secretary Ladelie Russell to include a provision that changed the composition of the nominating committee. The new amendment certified provided that no Board members were required on the committee. Instead the new provision certified provided that the nominating committee be composed of five members selected by the Board but no Board members were required on the committee.

In latter 2006 the Board took up the nominating committee for the 2007 elections. Several of the Board members, including Judson Edel and Jim Koeppen claimed the certified Bylaw change was in error, however the only evidence was a draft ballot since all the counted 2005 ballots were discarded. The Board decided to move forward with the Corporate documents **on file as official records** of SWRA and to investigate to see if the wrong document had been certified and filed.

After much debate the Board members **unanimously** agreed on a compromise process to select a nominating committee until the Bylaw clarified by the membership in 2008. Each Board member listed who he/she wanted on the nominating committee which produced a long list. Then by secret ballot each Board member assigned a number of one to seventeen against each name on the list. The top five highest scoring people were the nominating committee that was chaired by Paul Gross. The Board again **unanimously** approved the process and the nominating committee selected.

Alabama's Premier Golf & Lake Community

1816-B StillWaters Dr. Dadeville, AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net

The nominating committee worked for several weeks and returned with its list of nominees for the Board per the instructions they were given (see attached letter). The nominees included Buck Stevens, Herb Starzer, Bob Hanby, and Cal Johnson. Immediately on receiving the list Board member Judson Edel and Jim Koeppen objected since it didn't include Marian Edel, Judson's wife. They again raised the issue that the correct Bylaw was the old one requiring two directors.

A special Board meeting was held with Judson and Jim insisting that the nominating process was illegal. Judson insisted that Marian, his wife, should be listed together with those nominated by the committee with no distinction. Paul Gross and his committee appeared at the Board and objected strongly since his committee had worked hard and made honest selections for nominations and she was not picked by his committee. Marian was listed on the 2007 ballot as qualified by petition, with those selected by the nominating committee listed separately as had been done in previous elections. Marian was not elected.

Response to Second Item: SWRA's Ballots for Directors has consistently listed nominating committee candidates separately from those qualifying under other provisions, i.e. petition or write in. This is a common corporation practice. The same layout was done on the previous year's ballot. The Board believes Article 7.3 codifies this practice and requires a separate listing with no resulting prejudice to any candidate. Once qualified as a candidate, he or she may campaign and present their qualifications to the membership regardless how they are listed on the ballot.

Composition of the SWRA Board of Directors

Response to the Item: In the latter part of 2006 Board member Judson Edel presented his proposal of dividing StillWaters into Districts with mandated representatives from each District. It was considered by the Board and voted down. In the two membership meetings since then he again raised it on the floor no prior notice of it being considered or voted on. No formal hand count for or against was held. There is no public mandate for such a procedure.

A review of Board agendas over the past years reflects issues that affect StillWaters as a whole. The Board over the past two years has centered its attention on gates, security, and the paving of ALL roads—which affect all members. Nominating Committees have presented candidates from all parts of StillWaters but some didn't get elected. It seems getting qualified candidates to run is the key problem. Creating Districts with mandated representatives needs study and discussion but at the present time does not seem in the best interests of StillWaters.

Sincerely,

Tom Handley, SWRA Board President

Minutes
SWRA Board of Directors Meeting
October 2, 2007

Call to order – President Tom Handley called the meeting to order at 9:00 a.m. Board members Buck Stevens, Cal Johnson, Penny Alexander, Jim Williams, Wayne Washburn and Debbie Nigh were present. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Approval of Prior Minutes: Minutes of September 20th meeting were handed out. **Jim Williams moved to approve. Cal Johnson seconded. Motion carried.**

Community Administrator's Report:

Newsletter should be printed the afternoon of October 2.

Susan presented members with copies of the amended job descriptions. **Penny Alexander moved to approve as amended. Jim Williams seconded and motion carried.**

Paving packets will be mailed out shortly after the newsletter is distributed.

Sandy Crosslin has photocopied most of the deeds and expects to complete the assignment before the next meeting.

Maintenance Manager's Report: *Information/Action*

34 Gate Repair Report: Repairs are not being completed as quickly as had been anticipated. Travis is expecting a cost in the neighborhood of \$5,000. He expects to have a firm price by Wednesday and that the gate will be installed by Monday at the latest.

Traffic Count for September: 27,175

Moonbrook Park Enhancement: Vision Landscape has completed the park enhancement. Two benches have been added. Landscape edging has been installed to contain the pea gravel.

Pavement damage continues from water main breaks. Repair is still needed at seven known sites. A damaged place in Poplar Point was brought up and Travis is to check on it.

Oakwood Lake: A mower slid into the water near the dam; however, a wrecker has removed the mower and no damage resulted either to the slope or to the rail.

New Roving Patrolman: Howell Berry, one of the new gate attendants, is being trained this week and will replace Earl Moore beginning October 5.

Active Building Permit Log: An updated log will be placed in mailboxes of board members prior to each board meeting. Travis will report any new projects or problems at the meeting.

ARC Update: Silvia Thatcher has replaced Frank Greer on the Architectural Review Committee.

Street Sign Replacement: Replacement of street signs is beginning this week. Most signs will require either modification or a complete rebuild due to different sized signs or deteriorating sign frames. Travis will modify or build new frames at his shop and expects to complete 5 to 10 signs each week, depending upon his workload.

Pontoon Boat Incident: The remains of the burned boat are to be removed by mid-October. Travis will follow up on the situation.

Scheduled Business:

Paving Program: Penny Alexander showed how the ballots are labeled so that owners of multiple properties will receive only one mailing. Following a long discussion on how ballots are to be handled, counted, etc., the Board decided to ask several residents to serve as a Counting Committee with Secretary Penny Alexander and Community Administrator Susan Thames. Eight people were recommended as candidates with the Board to enlist five or more to serve. The recommendations are: Bill Wilkinson, Bob Bradshaw, Bob Hamby, Silvia Thatcher, Sarah Starzer, Lavaughn Johnson, Thelma Pitts and Liz Fiely. **Penny Alexander moved to accept this list of names for the Counting Committee and that all proxies be kept until all assessment fees have been collected. Cal Johnson seconded and motion carried unanimously.**

President Handley asked to be authorized to cast the ballot for the four properties owned by the SWRA in favor of the paving assessment. **Penny Alexander so moved and Debbie Nigh seconded. Motion carried unanimously.**

Marina and Golf Course Report: Information/Action

Cal has not been able to contact Jim Parker since Parker has had the paperwork. **Board members discussed at length the best way to collect gate access fees from the Golf Course and the Marina. Tom Handley asked that a line item be placed on the agenda for the next meeting regarding the implementation of a fee system whereby each car would be charged \$5.00 when coming to the golf course or the marina. Board agreed and Susan Thames, Community Administrator, was so directed. Todd Rodgers and Billy Johnson will be invited to the next board meeting in order to discuss options.**

Financial Report: Information/Action

Debbie Nigh reported that the CD has been set up as recorded in September 20th minutes. Debbie handed out updates on legal cases, some of which have been settled. Stoneview Summit will be billed for three months of maintenance fees for the firsts 35 units. Accounts receivable are now under \$60,000.

Boat Storage: Boat storage has a waiting list of approximately 25 people. Debbie suggested implementing new guidelines, which would give residents a priority over non-residents and which would give residents under the 1987 covenants priority over those under the 1971 or 1974 covenants. **Cal Johnson suggested that a letter be included with the new contracts stating that new guidelines are being considered which may change the procedure for acquiring storage spaces next year. Board agreed.**

Gate Signage: Information/Action

Buck handed out suggested gate signage for 49 entrances. A discussion resulted in several changes to the sign to be placed at the entry gate. **Cal Johnson moved to approve signs as amended and that signs be placed at both gates with said signs being placed in a frame displaying the new StillWaters logo. Buck Stevens seconded and motion carried unanimously. Main sign will read:**

(Smile face) Surveillance Cameras in Operation

Tailgating Prohibited

Photo ID May be requested

Signs will be printed in Times New Roman font.

By-Law Changes: *Information/Action*

A draft of the nomination process was circulated in a previous meeting. Action deferred until another meeting. A discussion concerning district or type representation, future growth and a method to ensure that a particular group or neighborhood does not control the board did not result in a consensus. President Tom Handley directed board members to review the proposed by-law revisions and the drafted response to Ted Caudill's letter, with no action to be taken until after the vote on assessments is over.

Realtor Signage: *Information/Action*

Betty Litsey is leading the task force and will present their recommendations in a future meeting.

State Legislation: *Information/Action*

President Handley reported that he had received a call from Judge Gloria Sinclair regarding the passed legislation concerning enforcement of speed limits and other violations inside StillWaters. Judge Sinclair asked the Board to wait until the June election to have this issue placed on the ballot since at that time it can be added without additional cost to the County. If this item is added to the January ballot, the cost to the County will be in the \$35,000 to \$40,000 range. **Wayne Washburn moved that Cal Johnson speak with Commissioner Thweatt and let her know that, in order to spare the County the additional expense, we are willing to do as Judge Sinclair requested and have the issue placed on the ballot in the June election. Penny Alexander seconded. Motion carried with one dissenting vote.**

Buck Stevens moved to adjourn. Cal Johnson seconded. Motion carried and meeting adjourned at 12:00 p.m. to Executive session.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Tom Handley, President

Date approved Oct. 16, 2007

Minutes
SWRA Board of Directors Meeting
September 20, 2007

Call to order – President Tom Handley called the meeting to order at 9:00 a.m. Board members Buck Stevens, Cal Johnson, Penny Alexander and Debbie Nigh were present. Wayne Washburn and Jim Williams were excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Approval of Prior Minutes: Minutes of September 5, 2007 meeting were handed out. **Buck Stevens moved to approve with proviso that Penny Alexander clarify the paragraph referring to “In Kind” in Alexander City. Cal Johnson seconded. Motion carried.**

Community Administrator’s Report: Susan explained the job description changes. She will present the completed job descriptions with the changes at the next meeting. Lynn is compiling a list of all the gate devices. A letter from Betty Carroll Graham was placed in the Board members’ boxes. StillWaters’ logo for residents’ shirts was passed around for approval and the Board decided to replace “Dadeville, Alabama” with “Lake Martin.”

Maintenance Manager’s Report: *Information/Action*

Sliding Gate Incident: A resident hit and did major damage to the exit sliding gate at Gate 34 at 6:30 a.m. on September 14th. Alabama Ornamental, Inc. picked up the gate on September 17th and took it back to their shop in Irondale for evaluation. The Sheriff’s Department did a thorough investigation of the incident and we have their report. The resident has been notified of pending action. A lengthy discussion ensued regarding charges for indirect costs as well as direct costs incurred when a gate is damaged. **Debbie Nigh moved that when a gate is damaged, the perpetrator will be charged for all repairs to include both direct and indirect costs and that charge will be a minimum of \$500. Buck Stevens seconded and the motion carried unanimously.**

There have been problems initializing the Gate 34 computer. Alabama Ornamental has changed out the memory chips on the motherboard, which should fix the problem.

Gate employee records are being updated so that each file contains current information.

ARC new member search is ongoing for a replacement for Frank Greer.

There were two reports of gunfire in the Harbor Point area. No one can pinpoint the exact location so nothing has been done.

There is a water leak in the vicinity of the sewer main on the west side of Marina Point Drive across from VOH. Walnut Hill is to excavate and repair the leak on September 20. Travis Fincher, Maintenance Manager, oversees the repairs made by Walnut Hill after a water line break and makes sure that it meets agreed upon standards. Homeowners making cuts will be responsible for paying for those repairs.

Marina and Golf Course Report: *Information/Action*

Deferred until Cal hears back from Marina owners. He will contact both Marina and Golf course owners.

Financial Report: *Information/Action*

Debbie is looking into whether using a payroll company will save money. Huner and Cyr Accounting propose to continue billing, collections, etc.

Debbie Nigh moved to renew legal funds of approximately \$132,000 into a 92-day CD, which is paying 5.49%. Penny Alexander seconded and motion carried.

Debbie handed out Road Committee work plan. Only one bid was submitted although three companies were contacted. **Debbie Nigh moved to accept and approve the Road Committee's recommended work plan for drainage to be done as funds become available. Buck Stevens seconded and motion carried.**

Tom Handley moved that all Board Members be authorized to sign lien initiations and releases as presented by staff. Buck Stevens seconded. Motion carried.

A lengthy discussion on forms to be mailed to property owners regarding voting on the paving assessment resulted in several changes. **Cal Johnson moved to approve forms as edited. Buck Stevens seconded. Motion carried.**

Tom Handley moved to commend Debbie Nigh for outstanding renovations to the SWRA office. Renovations were completed within three days at a cost of less than \$1,000. Donated materials and labor helped to keep the cost low. Cal Johnson seconded and motion carried.

The Neighborhood Council representative, Marian Edel, in the Marina Point area, had attached an editorial note concerning the Paving Project to the SWRA newsletter. It was reviewed as several residents had complained about this and felt it was inappropriate. **After discussion it was agreed that this was inappropriate and that Cal Johnson would write a letter to the property owners in this area since he is a resident there and is liaison to the Neighborhood Council inviting them to a meeting on the Paving Project in order to hear the proposal and make their own informed decisions.**

Debbie Nigh reported that it has been discovered that there are many unrecorded changes of covenants in our system, which need to be corrected. **She made a motion to pay Sandy Crosslin \$12.00/hour to obtain copies of deeds and check on subjections at the courthouse in order to update SWRA files. Penny Alexander seconded. Cal Johnson raised the question of copying costs and the motion was**

amended to include those costs. Vote called for and motion carried.

Old Business: *Information/Action*

Employee Handbook revision was deferred until another meeting.

Proposed Sale of Oakwood Lake – Deferred

Estate Sales – Staff will develop a plan for board consideration.

Best It Can Be - Deferred

P.A. Gate Signage - deferred

By-Law Changes: *Information/Action*

President Tom Handley gave each member a draft of a response to Ted Caudill's letter.

Board members will look the draft over and bring back any suggested changes.

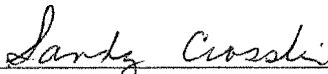
Sylacauga Fence Claim: *Information/Action*

Tom reported that he has not yet drafted the letter to Mr. Scroggins. He and Debbie will follow up on this.

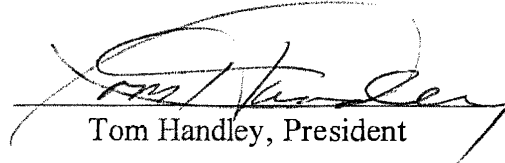
Real Estate Signage: *Information/Action*

Debbie made a motion to appoint a committee to develop a plan with respect to policies encompassing current real estate law and conforming to SWRA covenants and bring recommendations to a future meeting, to be made up of Virginia Pettus, Betty Litsey, Don Fuller, John Margeson and Stan Gillis. Motion was seconded and approved unanimously.

Penny Alexander moved to adjourn. Buck Stevens seconded. Motion carried and regular meeting adjourned at 11:55 p.m. The Board moved into Executive Session.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Tom Handley, President

Date approved Oct. 2, 2007

Minutes
SWRA Board of Directors Meeting
September 5, 2007

Call to order – President Tom Handley called the meeting to order at 9:00 a.m. Board members Buck Stevens, Cal Johnson, Penny Alexander and Debbie Nigh were present. Jim Williams and Wayne Washburn were excused. Lynne Glarrow and Travis Fincher were present to report.

Guest: Ted Caudill presented a report, which addressed several issues. **Tom Handley moved to accept the report for the record to be responded to by the Board. Cal Johnson seconded. Motion carried.**

Approval of Prior Minutes:

Minutes of August 21 meeting were handed out and reviewed. **Cal Johnson moved to approve and Buck Stevens seconded. Motion carried.**

Minutes of August 31 special meeting were handed out and reviewed. **Buck Stevens moved to approve and Cal Johnson seconded. Motion carried.**

Community Administrator's Report:

Lynne Glarrow deferred the report on SB Graphics until another meeting. She reported the following:

The new employee application was approved.

Lynne is compiling a list of all the gate devices that each resident has.

According to Joe Paul with EMS, the siren will be here in 6-8 weeks. There is no grant money for installation. A company in Alex City will come out and install the pole and we will pay them for the pole and hardware at cost. EMS will contact them about our installation then we will pay the 25% that the SWRA Board previously agreed on, about \$5,000. It was suggested that Representative Betty Carroll Graham be contacted and told that ADECA has said that they have funds available to help install the emergency siren. Lynne has written the letter.

Maintenance Manager's Report: *Information/Action*

Travis recommended installing speed bumps at entrance and exit of 49 gate. **Cal moved to add ^{three} speed bumps at Gate 49. Tom Handley seconded and after a brief discussion three board members voted "yes" and two voted "no." Motion carried.**

New cameras have been installed at both gates and the recording capability is good; however, the transmitting system is not working well. DSL is needed at both gates in order to transmit from Gate 34 to Gate 49 effectively. Travis expects a monthly cost of around \$150 plus a set-up fee

Gate attendant seminar held on August 25. Attendants were given an overview of the new manual outlining responsibilities, guidelines, etc. Future seminars will be held as needed.

The Pineview Pool painting is completed. The remaining block work will be completed before winter.

The logo implementation is about 50% complete and the street signs will be replaced in cooler weather.

Total traffic count for August was 27,000.

Marina and Golf Course Report: *Information/Action*

Cal met with Billy Johnson who will be meeting with the six owners of the Harbor Point Marina and requested a donation of \$7500 for full gate access. Otherwise, the charges will include a vendor access fee, a gate card fee for each employee and a gate access fee for each vehicle entering the StillWaters' gates. Cal is not sure what the per car fee will be or how the collection will be handled. Cal will also talk to Todd Rodgers of SW Golf & Country Club to get this issue on the table.

Financial Report: *Information/Action*

A revised income projection and budget was distributed for discussion and questions. Accounts Receivables and the status of legal cases were discussed. Only \$62,058.55 is outstanding in Accounts Receivable. Debbie Nigh reviewed the collection process and the status of the legal cases. **She moved to write letters to three people notifying of legal action and to turn two over to Attorney Don Harrison for legal action. Cal Johnson seconded the motion and a vote was taken. Motion carried unanimously.** Current projections of income and expenses were reviewed and discussed in detail.

A called meeting of the Board will be held with the Finance/Budget Committee on Saturday, November 17, 2007 at 9:00 a.m.

Old Business: *Information/Action*

Employee Handbook - revision deferred until another meeting.

Proposed Sale of Oakwood Lake – Debbie distributed information about the cost of common property and the letter from a prospective buyer for the purchase of Oakwood Lake. Board action was deferred for further fact finding. Debbie will notify the prospective buyer a decision will be made later this year.

Estate Sales –After a discussion, the Board directed the SWRA staff to come up with a recommended policy regarding estate and garage sales.

Best It Can Be - Deferred

Neighborhood Council Report – Cal reported that August meeting of the Neighborhood Council was cancelled by the chairperson. Next meeting is scheduled for September 18 at 4:00 p.m.

By-Law Changes: *Information/Action*

By-law changes deferred until next meeting. Board agreed to have Penny Alexander and Tom Handley gather the facts and respond to Ted Caudill's presentation.

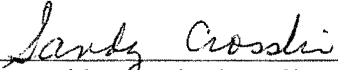
Sylacauga Fence Claim: *Information/Action*

Debbie Nigh moved that one final letter be written to Sylacauga Fence asking for a \$4500 settlement and if terms are not accepted then a case be filed in District Court. Buck Stevens seconded. After a brief discussion, the vote was taken. Motion passed unanimously.

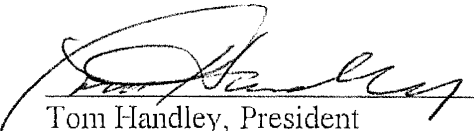
Realtor Signage: *Information/Action*

Deferred due to absence of Wayne Washburn.

Penny Alexander moved to adjourn. Cal Johnson seconded. Motion carried and meeting adjourned at 11:20 p.m. The Board moved into Executive Session.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Tom Handley, President

Date approved Sept. 20, 2007

Minutes
SWRA Board of Directors Meeting
August 31, 2007

Call to order – President Tom Handley called the meeting to order at 9:00 a.m. Board members Buck Stevens, Jim Williams, Cal Johnson, Penny Alexander and Debbie Nigh were present. Roads Committee Chairman Peter Van Parys and members Bryan Torres and Pete Arnold were also present.

Peter Van Parys presented a paving plan for SWRA. (Copy attached). It divided the community into three paving projects with the estimated cost for each. Peter stated that they approached it this way because they thought it was more saleable even though it would add an estimated additional \$40,250 due to an estimated 5% cost increase per year. The roads committee's estimate to pave all the rest of StillWaters is \$905,000, which would include having to stretch phases into 2010. We are hoping to be done sooner. About \$144,000 of that is Moonbrook Drive, which would be the last to be paved as the funds come in. Peter stated that spring was the best time to pave and that at least a four-month window is needed to get on the paving company's schedule. According to Peter, roads that do not have houses on them presently include Fawn Lane, Hart Lane, Bighorn Lane, Deer Run Road, Big Buck Lane, Buckview Lane, Doeskin Court and Buckskin Court which represent \$51,480 of the total paving project amount. Pete Arnold pointed out that SWRA is not currently obligated to upgrade the paving on the roads that are tar and gravel. This would be those lot owners chance to be sure that their roads are paved. Timing of the assessments and the paving was discussed.

Treasurer Debbie Nigh presented a sample income estimate:

2007 Assessment of \$400 payable in two installments	Projected Income	\$569,600
2008 Roads Budget of \$150,000		
Reserve \$50,000 for ROW repairs & maintenance	Projected Income	\$100,000
Funds Available for 2008 paving		\$669,600
2009 Assessment of \$100	Projected Income	\$142,400
2008 Roads Budget of \$150,000		
Reserve \$50,000 for ROW repairs & maintenance	Projected Income	\$100,000
Funds Available for 2009 paving		\$242,400

The projections above are based on the income mandatory and voluntary from the last assessment plus the new units from Harbor Pointe and The Pointe added in 2007. No income is projected from Stone View Summit. The Roads budget of \$150,000 assumes income from gate access income will make up the projected deficit in the budget for 2008.

Tom made a motion that was seconded by Jim that the Assessment for 2007 to be voted on at a special meeting on October 27, 2007 as follows: Total amount of \$500 payable in installments of \$100 with the maintenance fee due January 31, 2008, \$200 due April 30, 2008 and \$200 due January 31, 2009. Motion failed.

The following motion was made by Tom, seconded by Buck and passed unanimously. Assessment for 2007 to be voted on at a special meeting on October 27, 2007 as follows: Total amount of \$500 payable in installments of \$100 with the maintenance fee due January 31, 2008, \$200 due April 30, 2008 and \$200 due November 30, 2008, effective date of the assessment is December 1, 2007.

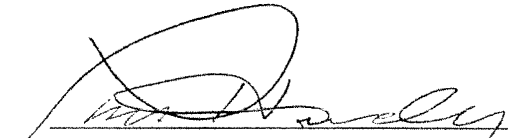
Tom made a motion that the Board recommends the paving to be done in phases as outlined by the Roads Committee subject to the receipt of assessed funds. Motion was seconded by Buck and approved unanimously.

The above assessment should bring in an estimated \$712,000. The rest would come from impact fees and the regular annual budget allotments. We probably would divide the paving into two years – might have to stretch to three due to the way the money comes in.

Tom and the Board thanked the Road Committee members for all of their hard work and the time they have put in on gathering all of the needed information for the plans for this paving proposal as well as all that they do on an ongoing basis.

The meeting was adjourned at 11:30 a.m.


Penny Alexander, Secretary


Tom Handley, President

Date approved Sept. 5, 2007

CY2008 THRU CY2010 STILLWATERS ROAD PAVING PLAN

August 29, 2007

CY2008	Blue Creek Area 1 Blue Creek Area 2 Marina Point StillWaters Drive – W1 Ph 1 Lakeview Ridge Area Ph 1 StillWaters Drive – E1	\$397,881	say \$400,000 (est.)
CY2009	Ph 2 StillWaters Drive – E1 Ph 1 StillWaters Drive – E2 Ph 1 Waters Edge StillWaters Drive W2 Ph 2 Lakeview Ridge Area	\$245,896 X esc. 1.05 = \$258,191	say \$260,000 (est.)
CY2010	Moonbrook Drive Ph 2 Waters Edge Ph 2 StillWaters Drive – E2	\$220,966 X esc. 1.10 = \$243,063	say \$245,000 (est.)

Total funds required \$905,000 (est.)

Road budget 3-yr @ \$100,000 (\$300,000)

Road budget 3-yr @ \$120,000 (\$360,000)

**Additional funds required over
Yearly road budget \$545,000 - \$605,000**

Blue Creek Area 1

1.23mi - \$73,750 – CY2008

Lakeview Ridge

Lakeview Ridge Circle

Power Point

Lakeview Ridge Ext

Quail Walk

Blue Creek Circle

Blue Creek Area 2

1.5mi - \$101,620 – CY2008

Cardinal Heights

North & South Cardinal Heights

Myrtle Drive

Dogwood Lane

Maple Lane

Redbird Lane

StillWaters Circle

Dogwood Trail Phase 2 – 1.5” overlay

Legend View Court

Marina Point Area

0.98mi - \$70,130 – CY2008

Shadow Lane

Restful Cove

Lunker Lane

Eastwood Lane

Eastwood Place

Lunker Court

Mountain View Lane

Lake Vista Court

Lake Vista Lane

Magnolia Crest Phase 2

Lakeview Ridge Area

1.1mi - \$86,290

Phase 1, CY2008; Phase 2, CY2009

Lakeview Ridge – 2” overlay – SW Dr to Sunset Pointe – Phase 2

StillWaters Grove – Phase 1

Brookwood Lane “

StillWaters Point “

Briarwood Point “

Maple Leaf Road “

Eagle Peak Circle “

Redbud Road “

Redbud Court “

StillWaters Drive W1

1.2mi - \$62,515 – CY 2008

Turkey Trot

N Turkey Trot

Mallard Lane

Hickory Way

Chinquapin

Chinquapin Court

Chinquapin Pass

Tall Pine Place

Crabapple Court

Water’s Edge

1.47mi - \$98,315

Phase 1, CY2009; Phase 2, CY2010

Palmer Drive – Phase 1

Pebble Beach Lane “

Tanglewood Court “ (pave 1/2 of roadway)

Whisperwood Drive – Phase 2

Tanglewood “

Windwood Drive “

Wind Chime Lane “

StillWaters Drive W2

1.61mi - \$100,905 – CY 2009

Fernbrook Drive

Fernbrook Court

Birch Lane

Long Leaf Way

Fern Ridge

S Fern Ridge

S Fern Ridge Court

Fern Ridge Lane

N Fern Ridge

Fern Ridge Drive

Pine Cone Lane

Tree Top Lane

Pineview Lane

Moonbrook Drive

1.48mi - \$144,950 – CY2010

StillWaters Drive E1

1.49mi - \$86,425

Phase 1, CY2008; Phase 2, CY2009

Beaver Point – Phase 1

Crestview “

Oakwood Lane “

Knollwood Drive “

Fairway Ridge “

Greensview Lane “

Greensview Terrace “

Fawn Lane – Phase 2 * *\$30,408 5600 sq. yards

Hart Lane “ * ** no houses presently

Bighorn Lane “ *

Deer Run Road “ *

StillWaters Drive E2

0.65mi - \$39,850

Phase 1, CY2009; Phase 2, CY2010

Big Buck Lane – Phase 2 ** ** \$21,070 5541.90 sq. yds

Buckview Lane “ ** ** no houses presently

Doeskin Court “ **

Buckskin Court – Phase 1 **

Bent Hickory Lane “

Bent Hickory Way “

Prepared August 29, 2007

Minutes
SWRA Board of Directors Meeting
August 21, 2007

Call to order – President Tom Handley called the meeting to order at 9:00 a.m. Board members Buck Stevens, Wayne Washburn, Jim Williams, Cal Johnson, Penny Alexander and Debbie Nigh were present. Lynne Glarrow, Community Administrator, was present. Travis Fincher was present to report.

Guest: Janie Merrifield, Gate Committee Chair

Approval of Prior Minutes: Minutes of August 7, 2007 meeting were handed out. Cal Johnson moved to approve and Buck Stevens seconded. Motion carried.

Community Administrator's Report: Tom Handley suggested that in the interest of time, the Community Administrator's Report be read by each member later. Lynn Glarrow gave a brief presentation of the new logos and decals.
New employee application was designed and updated, pending approval
Per Debbie's request, letters were sent out to the residents who owe us money who have been on a payment plan in the past.
Harbor Pointe Agreement – Auction Advertising Payment money received Monday, August 20 from Jim Parker per agreement.
Gary Hunt of The Point at Sunset Point was invoiced \$400 for brochure advertising this month.
Contacted SB Graphics in designing the 2008 windshield stickers for property owners.

Maintenance Manager's Report:

Gate Report – Transition of new captain and her fulltime replacement going smoothly. Full gate access report ready every month at first board meeting. New cameras to be installed 8/24. Gate attendants training meeting will be August 25th at 9:00 a.m.
Stoneview Summit Cleanup – Letter sent to Faye Edmondson concerning pressure reducing valve repairs, culvert cleanout and fixing the road crossing at Stoneview Summit's main gate.
Logo Implementation – All materials have been delivered and are being installed as I am about the resort.
Moonbrook Park – Looked into hooking up irrigation to city water. Decided not to due to high cost and only one month until dormant season is here. Ralph Hutson is looking into getting water bags for the trees. These bags are called tree gators and cost \$21.97 at Lowes.
Swimming Pool – Pool is getting heavy use. We will keep it open until October 1. Painting of railing and walls will be completed by end of month and then the deck will be cleaned and painted.
Architectural Review Committee – Bob Hamby has agreed to join and replace retiring Frank Greer.
One property owner presented documentation that he bought an additional lot adjacent to the one that he plans to build on after being assured by ARC members that he could combine the lots as soon as he builds on them and he supported his argument with letters from both members. Travis has responded that this previous commitment would be honored. The lots are Lakeview Subdivision lots 27A and 27B.
Signage Repair – Pending until cooler weather. Decided to have Ralph Hutson clean and repaint all letters. He will give us an estimate.

Neither Lift Master nor Door King offer extended warranties. David Nichols has a one-year warranty on all of his own work and Lift Master has a two-year warranty on the barrier gate operators and a 10-year corrosion warranty. David Nichols is looking into this and Travis will report his findings at a future meeting.

Gate Committee Recommendations:

Janie Merrifield handed out the Committee's recommendations concerning gate access. Tom Handley moved that the following be included in the "denied access" categories under procedures developed by committee/staff and approved by the Board: (1) Individuals and businesses that damage gates and refuse or fail to pay SWRA the damages set by the Board after timely and proper demand (2) Non-resident individuals when requested by a resident. Jim Williams seconded. During the discussion that followed the second, Debbie Nigh mentioned the possibility of "notified entry" as a compromise; however,

that suggestion was never placed in the form of a motion. Penny Alexander asked if Tom Handley would accept an amendment to his motion to remove #2. Tom refused but did agree to amend his motion to vote each category separately. He then called for a vote. The first category passed unanimously. The second category received only one "yes" vote that was cast by Tom Handley. All other Board Members voted "no" and the motion failed.

It was agreed that the previous policy on denying access to drunk or disorderly persons be changed so that the gate attendant is instructed to telephone their supervisor and the sheriff rather than to deny access.

Janie Merrifield thanked the Board Members and excused herself. The Board thanked her and her committee for the excellent work they have done.

9:35 – BREAK FOR EXECUTIVE SESSION

11:25 – BOARD MEETING RESUMED

Financial Report

Debbie distributed copies of the detailed financial report dated 8/16/07 along with a briefer report dated 8/19/07. She also distributed a proposed building permit fee schedule. (Copy attached). The Board reviewed these. There are several predicted new properties to come on line soon. A revised budget will be ready in September.

Debbie moved to adopt the permit fee schedule with a change in the commercial building permit fee from \$1500 to \$2,000 effective January 1, 2008, with current builders being notified of the increase. Cal Johnson seconded and the motion passed unanimously.

Penny Alexander moved to approve listing two properties known as Lots 16 and 17 Turkey Roost Subdivision for \$10,900 each. Cal Johnson seconded and motion passed unanimously.

Road Paving Proposal

Tom Handley moved to adopt resolution to go forward with road paving project as follows:

Whereas; the Board realizes the importance of finishing paving the rest of Stillwaters Roads within an approximate one year time period which would effect cost savings and greatly improve the Stillwaters community and members' property values.

Therefore:

The Board authorizes and approves the proposed 2008 and beyond neighborhood paving project of some 12.17 miles of Stillwaters Roads – which would include all neighborhood roads – at an estimated cost of \$802,000 as outlined and presented at the August 18, 2007 membership meeting; and that the estimated cost be funded by maintenance fees and assessments to be presented for approval at membership meetings.

Debbie Nigh seconded and after a brief discussion, a vote was taken. Motion passed unanimously.

[At 12:25 Ted Caudill entered the meeting as a guest.]

A general discussion resulted in the Board agreeing that every effort must be made to ensure that property owners are aware of the assessments needed to pay for the paving. Funds need to be available between March and May 2008. Debbie Nigh moved to hold a called membership meeting on October 27 at 10:00 a.m. to vote on the special assessment. Buck Stevens seconded and the motion passed unanimously.

Tom moved that the assessment for 2007 in the amount of \$400 be paid in two separate installments with due dates to be determined at the next meeting. Penny seconded. After a brief discussion, Tom called for the question. Motion passed with one "no" vote.

Bv-Law Changes: Information

By-law changes deferred until later meeting.

Gate Striping: *Information*
Has not been done.

Gate Card Policy Revision: *Information/Action*
The word "vehicle" was changed to "device." Debbie moved to approve gate card policy as amended. Jim Williams seconded. Motion passed unanimously. (Copy attached).

Marina and Golf Course: *Information/Action*
Cal has asked owners to donate \$7500 each for gate usage, which equals 50 cents per car. The marina owner asked to defer payment until after closings from the auction. Cal will contact him again for the donation. Cal will contact Todd Rogers again also to follow up.

Statue at Cemetery: *Information/Action*
Cal contacted the donor and artist of the statue. Cal recommends removing the statue, which is in a state of disrepair. He will approach Bob French again to ask for his approval before the statue is removed.

Emergency Siren: *Information/Action*
Action deferred until next meeting. Tom will telephone Joe Paul Boone regarding status of grant.

Fire Department Transmitters: *Information/Action*
Penny Alexander moved to allow the fire department to purchase needed transmitters for emergency vehicles. Debbie seconded. Motion passed unanimously.

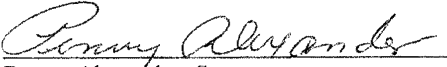
Realtor Signage: *Information/Action*
Wayne will send a letter to all members of the Lake Martin Area Association of Realtors explaining the rules for open houses, signs, etc. ARC to review the policy, which has been in place since 1998, revised in 2003 and recommend revisions.

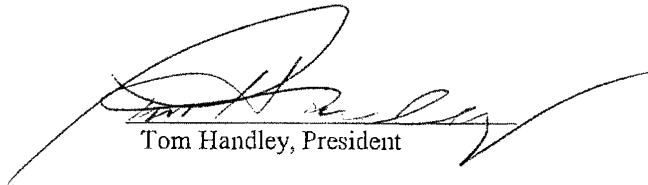
Minutes of Special Called Meeting: Penny Alexander handed out copies of the minutes of the SWRA special meeting held on August 18, 2007. Slight changes were made in the wording. Debbie Nigh moved to approve as amended. Cal seconded. Motion passed unanimously.

Sylacauga Fence Claim: *Information/Action*
Debbie reported that she has called suppliers of Sylacauga Fence and they will accept the parts back with a 20 to 30 percent restocking fee. Debbie moved to file in small claims court to recover cost of these parts. Motion failed due to lack of a second. Tom will follow up with a letter to them.

Cal Johnson moved to adjourn. Buck Stevens seconded. Motion carried and meeting adjourned at 1:55 p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Tom Handley, President

Date approved Sept. 5, 2007

GATE CARD POLICY

Current Property Owners

1. Owners of each parcel will be charged an annual access fee as follows: Parcel owners will be charged an annual access fee of \$25 for each of the first two devices listed and an unlimited number of additional devices at \$35 each per year for household members. Reader devices will be issued for each vehicle.

2. Multiple parcel owners may receive two devices for each property for "Household members"* or their additional vehicles only. Completed Information form required. Annual access fees will apply.

New Buyers

1. Two gate cards with the purchase of parcel distributed in the welcome package. Completed Information form required. Annual access fees will apply.
2. Additional devices may be purchased for "household members*" or their additional vehicles, \$35 purchase fee for a card or \$50 for a transmitter. Annual access fees will apply.

Qualified Non Property Owners

Yacht Club Members, Marina boat slip renters, Golf club members, etc. may purchase a gate card for a \$50 annual fee. Information form must be completed.

Access Codes

SWRA will issue access codes to vendors such as UPS, Fed Ex, Walnut Hill, etc. as well as police and fire personnel. These codes may be changed at least once per year.

Contractors

Upon request, SWRA will create an annual master account for \$100 that includes one card. They may purchase up to 24 additional cards under this account at \$35 per card per year. Or a service provider, Realtor, contractor, etc. may purchase an individual card for \$50 per year. Cards are good for one year. Completed Information form required.

***Household Member** – Any family member who lives in the home or needs regular access. This is not intended for domestic employees.

Building Permits/Impact Fees/Transfer Fees Schedule
Effective January 1, 2008

Residential/Single Family

Building Permit: \$850

Impact Fees

3,000 sq ft + \$850

2,000-3,000 sq ft. \$550

Under 2,000 sq ft \$350

Heated & Cooled Additions/Alteration Permit:

Under 1,000 sq ft \$275 or Per 1,000 sq ft \$550

Porch, Deck, Dock, Seawall, etc \$175

Small Projects \$25

New Multifamily Construction such as condos

Building Permit \$2000 per Building,
\$85 per boat dock/slip
\$1.10 per linear foot of seawall

Impact Fees \$850/Unit

New Commercial Construction such as hotel or marina

Building Permit: \$2000 per building
\$85 per boat dock/slip
\$1.10 per linear foot of seawall
Other structures, check with ARC

Impact Fee: Enclosed Building \$1.10 sq ft heated & cooled;
\$.55 sq ft non-heated/non-cooled

Transfer Fees \$300 each property

Minutes
SWRA Board of Directors Meeting
August 7, 2007

Call to order – President Tom Handley called the meeting to order at 9:00 a.m. Board members Jim Williams, Buck Stevens and Penny Alexander were present. Cal Johnson, Wayne Washburn and Debbie Nigh were excused. Lynne Glarrow, Community Administrator, was present. Travis Fincher was present to report and resident Bob Hamby attended.

Guests: Sheriff Jimmy Abbett and Janie Merrifield, Gate Committee Chair

Sheriff Abbett addressed the status of the pending legislation concerning the enforcement of laws inside StillWaters. The next step is for Probate Judge Gloria Sinclair to have the bill placed on the next ballot. Her office must get the information to the company that prints the ballots in time for the printing. Sheriff Abbett suggested that the board members call Judge Sinclair requesting that Bill Number 430 be placed on the February ballot. Once the bill passes, the Sheriff's Department will be authorized to enforce traffic laws in StillWaters.

Sheriff Abbett stressed that his department will not investigate traffic accidents inside StillWaters. If there is an accident with injuries, state troopers will investigate. If a fender bender occurs, the drivers involved are to complete Form SR 13 and notify the insurance companies. He did state that the Sheriff's Department should still be called in case of an accident.

The Sheriff was questioned on the issue of gate attendants denying access to StillWaters and he promised to look into the issue. The Board disagreed as to whether gate attendants should be responsible for denying access and possibly be placed in an unsafe situation. The Board decided to defer a vote on this issue until all Board Members could be present. Janie Merrifield, Chairperson of Gates Committee, then excused herself.

The Board had previously notified Spencer Lumber that they would be denied access unless payment of damages owed was paid.

Community Administrator Report

1. Letters went to all our accounts/vendors to have addressed changed to Huner & Cyr.
2. Received the \$400 from Gary Hunt for handing out the brochures at the gate.
3. \$1500 donation for new gate system received from the fire department
4. Emails to Realtors® on hold until Huner & Cyr have all of our accounts set up.
5. Phone bill – since the new phones are set up for voice mail, we have dropped the one with AT&T and lowered the bill by \$9 per month
6. Business card advertising holder is in route and expected any day
7. Check received from Spencer's Lumber paid for damages and purchased gate cards

Covenants and Maintenance Manager Report – Information/Action

1. Modem – DSL modem was purchased for \$100 and cannot be used at this time. The question is whether to keep it for future use or to return it. **Board decided that since technology changes so quickly it should be returned.**
2. Tires/Alignment for Security/Maintenance Truck – Truck needs new front tires and an alignment. Two bids secured, each for \$380. **Penny Alexander moved to purchase the two tires and have the alignment. Jim Williams seconded the motion and it passed unanimously.**
3. Swimming Pool – Recirculation pump has been replaced. Painting of the rail and block wall should commence this week. The \$1,400 cost was previously approved. Travis reported a need to pressure wash and paint the pool deck at a cost of \$700. **Jim Williams moved to approve the expenditure of \$700 to pressure wash and paint the pool deck. Penny Alexander seconded and the motion passed.**
4. Lighting – Broken lamp fixture in the park has been repaired. All lights in the entry and exit overhead at the Gate 49 building have been upgraded to the low energy type bulbs.
5. Gate House at 49 – Ralph Hutson gave an estimate of \$6000 to repair and paint the gatehouse at 49 and an estimate of \$10,000 to repair and paint the gatehouse at 34. **The Board asked Travis to secure other bids and along with detailed estimates.**
6. Moonbrook Park – The irrigation pond is too low to continue providing water for irrigation of Moonbrook Park. Brandon is looking into the cost of hooking onto Walnut Hill water until pond is replenished. The alternative is to let the grass go this year.
7. Real Estate Signs – The Pointe was give permission to place signs; however, they may have exceeded the number of signs, sizes, etc. Board discussed what had been approved and whether to direct Gary Hunt to remove signs within a certain time period. The issue was tabled in the interest of time. **Travis will research the agreement and contact Gary Hunt.**

10:20 – BREAK

10:30 – MEETING RESUMED

Approval of Prior Minutes

Jim Williams moved to approve minutes of July 24 meeting. Buck Stevens seconded. Motion carried.

Program for August 18 Membership Meeting – *Information/Action*

Tom Handley has designed a Power Point presentation to illustrate the income and expenses of StillWaters. \$220,000 has been invested in paving roads and now the paving of neighborhood roads needs to be done. It will cost an additional \$400,000 to \$450,000 and is expected to last for ten years. Tom suggested an assessment of \$100 this year and \$200 next year. The Board can assess \$100 without a vote of the property owners; however, an assessment of more than \$100 requires a vote. A discussion ensued as to the assessments vs. borrowing the funds. Penny Alexander suggested looking at the figures in order to compare the two alternatives.

Tom stated that the slide presentation will show income of \$500,000 a year in maintenance fees and another \$80,000 or so from other sources, fees, etc., and expenses of around \$700,000 per year. The inability to raise maintenance fees necessitates the assessments each year in order to maintain the infrastructure.

Penny stressed the need to educate the residents as to why the additional funds are needed and feels that they should be allowed to vote on the assessments for paving roads. Board agreed to publicize the figures in the newsletter and to make every effort to have a large turnout at the membership meeting.

Road Striping – *Information/Action*

Tom Handley moved to accept contract at \$6084 to complete striping and place reflectors. Jim Williams seconded and motion carried.

Buck Stevens reported that the contractor who comes to complete the road striping would present an estimate to do the striping at the gate. Money will come from the gate budget.

Stoneview Clean up - *Information/Action*

Seeding and mulching has been completed. Concrete is being placed in the trench at Palmer and the drainage pipe at Court Side will be cleaned. Travis reported that he drove over all of the crossings and they can be felt but are not too bad. Board wants the crossings made smoother.

Moonbrook Park Clog – *Information/Action*

Repairs made and Stoneview Summit is to be billed for the \$105 cost. **Travis will send an invoice and a letter to Attorneys Treadwell and Edmondson.**

Gate Report – *Information/Action*

Travis reported that Gate 49 had 15,450 visitors in July (vs. 7,500 for July 2006) plus 8,280 residents for a total access of 23,731.

Gate 34 had a total of 15,592 in July 2007.

The new Gate Captain is Sue Page who began August 6, 2007. We have adequate staffing and training will be held on August 25 at 9:00 for the entire staff.

Travis reported need for one new camera at both entrances for a total of two. Cameras cost \$650 each including tax and installation plus travel charge of \$260.00. The Board had previously made the decision to repair or replace the cameras when the decision to completely repair the gates was made.

Signage, Standing Signs and Logo – *Information/Action*

Travis presented quote for directional sign work as follows:

Patching and refinishing all four signs: \$2,400

The new logos for all four signs: \$350

Pans for logos including shipping and tax: \$1000

Labor may be slightly higher as this bid is based on a quote from January. Work cannot begin until cooler weather.

Penny Alexander moved to approve expenditure to repair all sides on all four signs. Buck Stevens seconded and motion carried.

Sylacauga Fence Claim – *Information/Action*

Discussion as to where the parts in question came from and if they are actually non-returnable. Board requested that Travis determine the answer to those questions. If the parts are non-returnable, the Board will address the issue of filing in small claims court at another meeting.

Harbor Point – *Information/Action*

Bills sent for distributing advertising brochures at the gate but no payment received.

Job Descriptions – *Information/Action*

Office job descriptions have been approved and a signed copy placed in employee's personnel files. Travis will complete this with all gate employees also.

Estate Sales – *Information/Action*

Question before Board was whether to disallow resident to hold estate sale inside house. Board deferred action until constituents can be consulted.

PTO – *Information/Action*

Bill Sevy is due payment for 80 hours of PTO according to the Employee Handbook.

Penny Alexander moved to pay Bill Sevy for this time. Jim Williams seconded and motion carried.

Fire Department Claim- Information/Action

All parties have agreeably resolved the outstanding issue for gate damage. Fire Department has requested comp clickers for their vehicles. Board decided to table this issue until next meeting when Joey Darby will be invited to address this.

Buck Stevens moved that the temporary Standard Operating Procedure previously established by the Board and agreed to by the SWVF&R be abolished. Jim Williams seconded and motion carried.

Oakwood Lake – Information/Action

Penny Alexander moved to table the discussion on Oakwood Lake until all Board members could be present. Buck Stevens seconded and motion carried.

SWRA Truck Case- Information/Action:

SWRA has received a default judgment against Mr. Teresko and it will be turned over to Holloway Collections.

Carried Over to Next Meeting

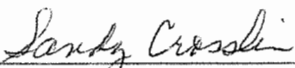
Gate Card Policy revision - Penny

Cost Indexing of Impact and Other Fees – Debbie

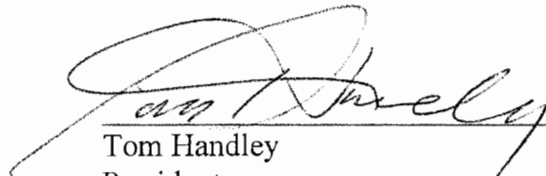
Financial Report – Debbie

Employee Handbook

The regular meeting adjourned at 12:10 and the Board moved into Executive Session.


Prepared by Sandy Crosslin


Penny Alexander Secretary
Secretary


Tom Handley
President

Date approved Aug. 21, 2007

Minutes
SWRA Board of Directors Meeting
July 24, 2007 – 9:00 A.M.

Call to order - President Tom Handley called the meeting to order at 9:00a.m. Board members Buck Stevens, Wayne Washburn, Jim Williams, Cal Johnson and Debbie Nigh were present. Penny Alexander was excused. Lynne Glarrow, Community Administrator was present to take minutes.

Guest:

Janie Merrifield, Chairperson of Gates Committee distributed the seven page gate reports. (Copy attached.) This report included a Gate Attendant's Guideline and Job Description for the gate captain, gate attendants and all the forms they are going to be using. No other forms are to go in these books except what is already in the file.

1. Roving Patrol Guidelines – Review and added to the following: (Item #1) The Roving Patrol after making an emergency call should notify the attendant at Gate 49 to alert them to the problem. (Item #3) The Patrol should give special attention to the tennis courts and swimming pool, particularly after hours, to ensure that only authorized residents and their guests are using the facilities. (Item #5) The Patrol should be visible throughout StillWaters during each shift and should not loiter around Gate 49. **Buck made a motion the Roving Patrol Guidelines be approved. Motion was seconded and approved unanimously.**
2. Gate Captain New Job Description - Changed to read, "Monitors all emergencies and ensures that proper authorities have been notified." **Jim made the motion that the job description as amended be approved. Motion was seconded and approved unanimously.**
3. Gate Attendants' Job Description – Add "No smoking at the gatehouse or in the presence of residents or visitors." Also a few wording changes were made. **Tom made the motion to approve as amended. Motion was seconded and approved unanimously.**
4. Denied Access – Janie reported that they were addressing for the second time to the Board the issue of Refusing Entry to non-residents who are reported to pose a threat to a resident. The recommendation from the Gate Committee is that (1) SWRA no longer honor the request of a resident to refuse entry to a non-resident who may pose a potential threat to that resident and that the Board re-affirm their 6/26/07 decision to abandon use of the Refuse Entry Form. This issue has been discussed at length during two Gate Committee meetings with the majority of members voicing deep concerns about offering this service to the residents. The majority believe that the residents should rely on the legal system for a restraining order and on the Sheriff to enforce that order. Janie shared talking points from the committee that Gate Attendants should not be middlemen in domestic disputes. Non-residents can gain entry to StillWaters by giving as their destination the Marina or Golf Club or as an employee of businesses within StillWaters. StillWaters residents should take the same prudent precautions that people in residential neighborhoods outside StillWaters would take in a similar situation.

Should the SWRA Board of Directors decide to offer this service to residents the Committee agrees minimum standards should include:

- A. Residents make requests for protection to the Community Administrator.
- B. Resident should have a legal document to back up their claim of being threatened.
- C. Community Administrator will verify legal document, fill out prescribed SWRA FORM TO Refuse Entry, and notify the Sheriff.
- D. Community Administrator should pass completed form to the Covenants and Maintenance Manager who will post it at the Gatehouse and alert Gate Captain to the threat.
- E. There should be a time limit for this service.

Several letters were attached to the report concerning this issue. The Board had previously discussed it and obtained a legal opinion from Mark Allen Treadwell, the Board's attorney that was inconclusive. There are opinions attached from Sheriff Abbett, Committee members, Gerald Carter and Larry Brantley. **Cal made a motion that the recommendation of the Gate Committee be reaffirmed according to the Board action of June 26, 2007 meeting their former position to no longer use the reentry form. Motion was seconded and discussion followed with opposing viewpoints. Motion was retracted. Debbie made a motion to table the issue of denied entry for physical stress by non-residents to the next meeting. Motion seconded and approved. Janie asked to attend this meeting.**

5. Guidelines for Gate Attendants - Review and approve page 5 of this document. This will have to be changed based on what the Board decides on denied access. **Jim made the motion to approve contents of Page 5 with the exception of Deny Access to StillWaters. Motion seconded and approved.**
6. Reprimand Form – This form is used by the Gate Captain and the Committee would like to continue its use. **Jim made a motion to reinstate this form. Motion seconded and approved.**
7. Four forms were reviewed that were found in the gatehouse. The Committee recommended that they be eliminated. The complaint form Travis is interested in and the rest do not need to be dealt with. **Cal made a motion these forms to be disregarded and discontinue. Motion seconded unanimously.**

Approval of Prior Minutes: Jim made a motion to approve the Board minutes of its Regular Meeting held July 10th 2007 as amended. Motion was seconded and passed. Jim made a motion to approve the Special Meeting Minutes of the Board held July 17th, 2007 that was seconded and approved.

Community Administrator Report – Information/Action:

1. An invoice was sent to Tom Parker and Gary Hunt regarding the brochure distributions at the gate for a charge of \$400 a month.
2. StillWater logo shirts for the staff will not be made available to residents and others. Debbie Nigh will look into designing a special shirt to be sold to residents and the public.

3. Emails to the Realtors and attorneys with regard to closings and signs will go out next week. The new phone lines are up and working, we have 3 lines including one for fax.
4. There has been a good response from business card holders for the display. We have 23 committed @\$15 a year.
5. Sharon Spencer provided training on Excel and Power Point.
6. Possible Covenant violations at Poplar Point were discussed along with the maintenance of common property. Travis will investigate and obtain pricing to clean up additional SWRA common areas and report back to the Board.

Program for August 18th. Membership Meeting – Information/Action:

Cal made a motion that was seconded and passed in which the Board establish an annual resident access fee of \$25 each for the first two devices and \$35 for each additional device for household members with no limit on the number devices that can be obtained in continuance with the established and approved Gate Card Policy. Charges for these devices will be added to the annual maintenance fee bills as a separate line item. Cal agreed to present this program at the special meeting of membership on August 18th. Between the residents and contractors StillWaters should have a \$50,000 to \$55,000 income next year from this program. The meeting will begin with a Financial Review. Tom will present the paving program.

Sylacauga Fence Claim - Information/Action:

Travis went to Sylacauga and picked up new and used parts. He distributed a list. The new parts were checked against the invoice to see how close it was to the \$5000 invoice. Some of the parts we are still using and some of the parts we do not need such as the \$1700 board control for the old slide gate. Sylacauga Fence overcharged us for the parts and there are six gate rails that we never received. There is \$1263 worth of parts missing. **Debbie is going to contact the companies that sell the particular parts to see if Sylacauga Fence purchased these and if they can be returned. She will report at a future meeting. Whether to take legal action still remains unclear.**

Gate Operations - Information/Action:

The raises approved at the last Board meeting will go into affect July 25, 2007. Bill Sevy has given notice to retire from full time Gate Captain and wants to go part-time. Sue Page will be the new Gate Captain and will be moved to first shift. Brandy Reams will be moved to full time. **Debbie and Penny will report back to the Board on Paid Time Off that is due to Bill Sevy according to the Employee Handbook.**

The new Gates are working well with the exception that the video modem keeps kicking out and has to be reset. Also a Spencer's truck tailgated in at Gate 49 and knocked the gate arm off. Spencer's will be charged a \$500 and requested to open a business account of \$100 plus \$35 per additional cards. Failure to pay the \$500 will result in Spencer's' trucks from being admitted to StillWaters.

There are problems with the video showing license plate numbers on cars exiting Gate 49. The video clearly shows license plates on vehicles exiting Gate 34. Two floodlights were installed on the corners of Gate 49, so they will shine down on the back of the cars as they go through. There is a continuing problem of vehicles speeding out the exit lane at Gate

49. The Board discussed using a speed bump or rumbles as used on roads around the golf course to slow exit speeders. **Wayne Washburn is to present the speed bump at the exit lane at Gate 49 issue at the August 18th meeting for input. Buck suggested moving the signal loop in the road back from the gate instead.**

Job Description Rewrite – Information/Action:

Covenants & Maintenance Manager's job description was edited to reflect that he works with the Roads Committee but is not in charge. Also, that the Office Manager's job description should reflect that she does the Newsletter and also distributes it. Appropriate newsletter changes were made to the Community Administrator's job description. **Jim made a motion to approve as amended. Motion was seconded unanimously. (Corrected copy attached).**

Open House Signage & Directional signs - Information/Action:

Cal proposed certain signage including directional signs with SW logos on them. Cal suggested there be a welcome sign, the same size that would go up the day of the open house and taken down at the end of the day. Wayne feels the StillWaters logo should not be on the signs. All the open house signs will be the same and a permit will have to be purchased.

Motion made to reaffirm past decisions of the Board that no directional signs would be authorized for open house or other purposes absent special permission of the Board. All banners will have to come down. Motion was seconded and approved. Travis to follow up with Gary Hunt on when the new sign design will be ready and approved temporary signage.

Wayne made a motion to approve a standard open house sign with no logo on it but with standard blue & green and no permit fee to be displayed on day of Open house only. Motion was seconded. Discussion followed. Motion failed. Realtors will use their standard open house signs.

Wayne to draft a letter outlining these guidelines to be sent to all Realtors by the staff to be approved by the Architectural Review Committee.

Stoneview Summit/Bond Company - Information/Action:

Stoneview Summit is not eligible to get a bond, so Tom Handley is working with counsel to have Stoneview do the repairs and post a cash bond for future problems. Report due at next Board meeting. We have temporarily removed the date deadline while this is being worked out.

Oakwood Lake Sale – Information:

Motion to defer this issue to the next agenda was made by Buck, seconded and approved.

Purchase Order Form-Procedure, Approval - Information/Action:

Motion made to continue consideration of the Purchase Order Form to a future Board meeting and let staff work out the details with the assistance of Gary Crumpton. Motion was seconded and passed.

Cost Indexing of Impact and other Fees – Information:

Motion to defer this to the next meeting was made by Wayne, seconded and approved.

Financial Report – Information:

Debbie distributed the first financial report presented by Huner & Cyr. Questions concerning the Balance Sheet to be addressed by accountants and Chairman Gary Crumpton of the Financial Committee include: Holloway Collection fees included in the Accounts Receivable amount, the value of fixed assets and the inclusion of prepaid insurance on the Balance Sheet. Report will be presented to the Board once this information is gathered. In the interest of time all Board members were asked to review the distributed report and bring questions to the next meeting.

Fire Dept. Outstanding Invoice – Information/Action:

Wayne made a motion that was seconded and passed for Buck Stevens and Cal Johnson to approach the Fire Department and ask for a donation of not less than \$1500, which would help resolve any claim SWRA had for damage to the sliding gate.

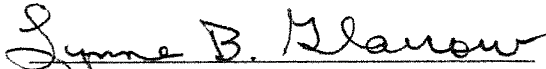
Employee Handbook – Information:

Will be on the next agenda.

Legal Small Business Cases – Information:

Will be on the next agenda.

The regular meeting was adjourned at 12:58 p.m.


Prepared by Lynne Glarrow


Penny Alexander
Secretary


Tom Handley
President

Date approved Aug. 7, 2007

STILLWATERS RESIDENTIAL ASSOCIATION (SWRA)

COMMUNITY ADMINISTRATOR: JOB DESCRIPTION

The Community Administrator of the StillWaters Residential Association (SWRA) is a full time paid executive position responsible for the day-to-day management of the Residential Association. The Administrator is employed by the SWRA Board of Directors and is responsible for carrying out the policies and directions of the Board. Working under the direction of the Board and working closely with all of its Committees, the Administrator shall:

1. Employment: The Administrator is responsible for the employment, supervision and training of all SWRA employees and subject to Board approval shall establish their compensation and benefits. All hiring and firing of StillWaters employees is subject to Board approval.
2. Budget and Finance: working with the Board Treasurer, the Administrator is responsible for the preparation and execution of the StillWaters annual budget after Board approval. Once approved the Administrator is responsible for monitoring the budget expenditures, processing purchase orders and shall make periodic reports to the Board. The Administrator is responsible for payment of all bills and charges as they are verified and become due utilizing on line banking and other technical aids as much as possible. The Administrator shall arrange for and ensure that all local, federal and state taxes on employment, income and property reported and returns filed with appropriate payments. The Administrator shall also ensure that annual maintenance fees and assessments are billed and collected, working closely with the Treasurer. The Administrator shall account for delinquency and recommend liens, collection service or legal action(s) as appropriate. Monitor through local real estate agents and closing companies to record transfers of property and collect appropriate fees.
3. Legal Actions: The Administrator shall refer any situations that may require legal action to the Board so as to protect SWRA or its assets. Specifically, the Administrator shall promptly notify the Board and the appropriate insurance carrier of any claim or lawsuit filed against SWRA and shall keep the Board advised of progress in any such claim or case.
4. Insurance/Risk Management: The Administrator is responsible for the risk management for SWRA and shall procure and maintain necessary liability and property insurance coverage to protect its employees. The Administrator shall maintain all policies in the files and is responsible for the filing of any and all claims against the policies.
5. Publicity: The Administrator is responsible for keeping membership informed on all aspects of SWRA functions and activities. Administrator shall also be

responsible for media articles to be published and shall attend (as time permits) and be member of the local Chamber of Commerce as representative of SWRA.

6. Meetings: The Administrator is responsible for the setting up and conduct of all SWRA Board and membership meetings, annual and special, giving prior notice and taking and publishing minutes of the meetings. Administrator shall ensure timely communications among Board members through emails, memos and phone calls. Administrator shall record votes and maintain meeting records and documentation as necessary for the good conduct of SWRA business. Prepares a Summary Report for each Board of Directors meeting. Maintain a file of all Summary Reports for future reference and audit.
7. Covenants: The Administrator will work daily with the Covenants and Maintenance Manager to ensure that liens are filed against the properties to enforce appropriate covenants. The Administrator is responsible for the monitoring and enforcement of appropriate Covenants and shall recommend filing liens and take such other actions as necessary in conjunction with Counsel to enforce them.
8. Executive Center: Administrator shall be in charge of the use and occupancy of the Executive Center under rules established by the Board.
9. Records: The Administrator is responsible for the maintenance of all SWRA financial, correspondence and emails, land records, legal actions, including Covenants and other supporting documents. All such documents shall be maintained in orderly files. Further the Administrator is responsible to ensure that all such documents, including SWRA financial and historical records, are "backed up" or preserved in an off site or protected manner.
10. Mirror Duties: Understand the duties performed by the office manager in order to perform her duties, "mirror", in his/her absence.
11. Additional Duties as Assigned: The Administrator is responsible for performing such other duties as assigned by the Board.

ACKNOWLEDGEMENT:

I understand and agree that these are my duties:

Community Administrator

Date:

Print Name

STILLWATERS RESIDENTIAL ASSOCIATION (SWRA)

COVENANTS AND MAINTENANCE MANAGER: JOB DESCRIPTION

SUMMARY: Provide engineering expertise to the resort and enforce the covenants through proper building permits, inspection and maintenance upkeep.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. Other duties may be assigned.

Architectural Review Committee: Review building applications and meet with residents and contractors for single and multi-family structures in StillWaters for conformance to the building permits and applicable covenants. Upon approval, collects fees and delivers to office staff. Aid the ARC by monitoring the project progress and reporting to the ARC any irregularities or changes to the project as originally permitted.

Covenant Enforcement: Tour community to look for covenant violations and/or resolve resident complaints about applicable covenant violations. Follow existing procedures for enforcement of applicable covenants violations. Attempt to resolve disputes between property owners.

Maintenance of Common Areas: Report and list community maintenance problems in electrical, mechanical, carpentry, plumbing, and etc. Negotiates contracts and presents to the Board for approval. Perform simple repairs and/or find qualified contractors. Follow up on above for conformance. Monitor landscape and road repair projects for conformance to SWRA specifications.

Office Work: Maintain written and computer records of all complaints and violations of covenant letters to property owners. Write an article for the monthly newsletter on various topics pertaining to maintenance within the resort. Attend Neighborhood Council and Architectural Review Committee meetings as scheduled and report pertinent issues to the Community Administrator.

Roads and Rights-of-Way: Updates and replaces road and street signs as needed; Works with the Roads Committee to maintain street inventory; develop standard for street specifications; update overall condition annually and monitors routine patching; prepare plan for regular maintenance and paving.

GATES:

- A. Ensures proper mechanical operation of the gate access system through periodic inspections and repairs as necessary. Orders and stocks gate repair and maintenance parts as necessary.
- B. Liaison: Serves as SWRA liaison between SWRA and any fire department / emergency management / and law enforcement agency.

- C. Personnel: Interviews, hires and supervises gate personnel to ensure efficient operation of continuous security and safety of SWRA entry points. Oversees initial training of new employees, continuous training on new procedures, and documents same. Communicates any policies and procedures as established by the Board.
- D. Monitoring: Follows up on any incident reports submitted by the Gate Attendants / Roving Patrol. Briefs the Board on an as needed basis relative to these incidents. Reviews recordings as necessary and keeps a backup record as appropriate. Responds to law-enforcement personnel request for gate entry / exit data.
- E. Meetings: Responsible for setting up and conducting all meetings in his area of responsibility. Prepares a Summary Report for each Board of Directors Meeting. Maintains a file of all Summary Reports for future reference and audit.
- F. Additional Duties as Assigned: The Covenants and Maintenance Manager is responsible for performing such other duties as assigned by the Board.

ACKNOWLEDGEMENT:

I have read, understand and agree with the duties described above.

Covenants & Maintenance Manager

Date:

STILLWATERS RESIDENTIAL ASSOCIATION (SWRA)

OFFICE MANAGER: JOB DESCRIPTION

Summary:

The SWRA Office Manager is a full time paid employee position responsible for the efficient management of the office function to include reception and clerical duties.

Essential Duties and Responsibilities:

1. Supervisory: Office Manager will supervise office staff and temporary office personnel, when available.
2. Reception and Clerical:
 - a) Greet property owners, visitors and clients. Correspond and interact with property owners, visitors and clients as necessary.
 - b) Answer and route incoming telephone calls, mail and email. Screen voice mail messages.
 - c) Type miscellaneous correspondence, Type newsletter articles, ad layouts, print and distribute the StillWaters Newsletter.
 - d) Issue windshield decals, gate access devices and telephone directories as necessary.
 - e) Maintains and updates gate access control system, which includes initializing to the gates daily with updated information.
 - f) Prepare and distribute welcome packets to new property owners.
 - g) Order and maintain inventory supplies, including gate access devices.
 - h) Maintain logs for postage, copier and facsimile transmittals. Maintain building application. Ensure routine maintenance and repair of office equipment.
 - i) Keep official records of the Association including but not limited to the minutes, monthly financial records, monthly newsletter, Employee Handbook, Policies and Procedures Manual.
 - j) Assist with Association mailings.
 - k) Update the web site with the monthly newsletter and other information on the website as required.

- 1) Assist Community Administrator with other related duties, and “mirror” Community Administrator duties as much as possible.

3. Additional Duties As Assigned: The Office Manager is responsible for performing such other duties as assigned by the Board.

Acknowledgment:

I have read, understand and agree with my duties as described above.

Office Manager

Date

Print Name

Date: July 24, 2007

To: SWRA Board of Directors

From: Gate Committee

1. Review and approve changes to Roving Patrol Guidelines.
2. Review and approve Gate Captain Job Description.
3. Review and approve Gate Attendants Job Description.
4. Address issue of Refusing Entry to non-residents who are reported to pose a threat to a resident.
 - A. Recommendation from Gate Committee
 - B. Letter from M. A. Treadwell
 - C. Tom's memo re: Sheriff's input
 - D. Memo from Gerald Carter
 - E. Memo from Larry Brantley
5. Review and approve page 5 of Guidelines for Gate Attendants.
6. Re-institute Reprimand Form.
7. Review 4 forms found in gatehouse - recommend they be eliminated.

Guidelines for StillWaters Resort Roving Patrol Unit

SUMMARY: This is not a sworn law enforcement position and does not carry any powers of arrest. Further, patrol personnel have no legal power to detain or stop any individual while on the property of Still Waters Resort. It is a position designed to observe and report to the appropriate law enforcement agency any violations of State of Alabama law and to the appropriate SWRA officials. No weapons of any type are to be carried by patrol personnel or in the Still Waters patrol vehicle.

1. In the event of an emergency, patrol personnel will call 911 or the Tallapoosa County Sheriff's Department direct per the designated Emergency telephone list. After you make the emergency call, notify Gate 49 to alert them to the problem.
2. Under no circumstances will patrol personnel pursue either vehicles or violators; call the appropriate authorities.
3. Patrol routes will be planned by the Covenants and Maintenance Manager to ensure random patrol patterns, to meet special requirements, and to provide maximum visibility in all areas as frequently as possible. In addition to residential streets, the patrol route is to include the parking lots of the marina, golf club, and condos. Special attention should be given to the tennis courts and the swimming pool to ensure that only authorized residents and their guests are using the facilities.
4. Patrol personnel will be thoroughly familiar with the layout of StillWaters. Training will be provided at initial orientation by the Covenants and Maintenance Manager or other designated person.
5. The Roving Patrol should check in with Gate 49 periodically but keep visits to the gate at a minimum. You must be visible through-out the StillWaters community during your shift.
6. Patrol personnel will complete and turn in a Daily Activity Report for each shift.
7. Patrol personnel represent the residents of StillWaters and are expected whenever possible, and consistent with their job responsibilities, to interact with residents and visitors in a positive and helpful manner.
8. The StillWaters patrol vehicle will not be used in any manner which endangers pedestrians or property and will observe the posted speed limit at all times.
9. All patrol vehicles will be equipped with a ABC multi-purpose fire extinguisher, flashlight, 2-way radio, map of StillWaters and list of emergency phone numbers.
10. Patrol personnel will wear designated uniform shirt as provided by the SWRA.
11. Patrol personnel who operate a motor vehicle will possess a valid Alabama Driver's License and be subject to drug testing.

STILLWATERS

GATE CAPTAIN - JOB DESCRIPTION

1. Responsible for the administration and supervision of all functions at the gatehouse(s) at StillWaters.
2. Monitors all emergencies. Ensures that proper authorities have been notified.
3. Provides and supervises all gate personnel coverage at Gate 49; also Gate 34 when applicable.
4. Reviews and approves time cards daily. Submits time cards to SWRA office for payroll as directed.
5. Interviews, hires, trains, disciplines and terminates gate personnel as required, subject to approval by Covenants and Maintenance Manager.
 - Gate Captain reviews application, conducts initial interview and makes recommendation to Covenants and Maintenance Manager.
 - Training is familiarization with the Gate Attendants-Job Description and the Guidelines for Gate Attendants. Actual hands-on practice of the procedures on prescribed forms is required. Emergency procedures should be reviewed frequently.
6. Plans personnel work schedules for required coverage at the gate(s).
7. Evaluates work conditions in the gate house and recommends improvements or repairs as needed.
8. Monitors gate operation carefully, immediately notifying Covenants and Maintenance Manager of gate malfunction.
9. Make frequent personal contact with employees to maintain good working relationship.
10. Review all Traffic Reports daily.
 - Transcribe data to Traffic Recap form monthly and give to Covenants and Maintenance Manager.
11. Review all Incident and Complaint Reports as soon as possible, verifying with Gate Attendant or Roving Patrol that all information is correct. Review immediately with Covenants and Maintenance Manager and follow up as needed.
12. Responsible for notifying the SWRA office when supplies run low giving enough lead time so supplies can be replenished in a timely manner.
13. The Gate Attendants – Job Description also applies to the Gate Captain when he/she is working in that capacity.

I have read and understand the Gate Captain Job description, the Gate Attendant Job Description and the Guidelines for Gate Attendants.

Signature

Date

StillWaters

GATE ATTENDANTS – JOB DESCRIPTION

1. Gate Attendants maintain a physical presence at StillWaters gate(s) to authorize entrance and monitor departure of all people entering and leaving StillWaters.
2. Gate Attendants represent StillWaters and are expected to interact with residents and visitors in a positive and helpful manner.
3. Gate Attendants should be thoroughly familiar with the Guidelines for Gate Attendants – this guideline will tell you how to do your job, it is your training manual.
4. Handle all emergencies immediately as outlined in Guidelines for Gate Attendants. Emergency numbers are prominently posted in the gatehouse. Know what to do! In the event of a tornado warning, go to safe place until the threat is over. Open resident entrance and exit gates and lock in open position.
5. When a vehicle approaches the entrance gate, the gate attendant will open the gatehouse door, stand in full view of the vehicle driver and record information as indicated in the Guidelines for Gate Attendants.
6. Gate Attendants should record information on the Record of Traffic form and issue a Visitor Pass as covered in the Guidelines for Gate Attendants.
7. Gate Attendants must be familiar with the layout of StillWaters. Use the map provided to visitors to drive all areas of StillWaters so you can more easily answer questions from visitors about StillWaters.
8. Gate Attendants must report to work in prescribed uniform ready to work.
9. If you expect to be paid, you must clock in and out on the time clock without fail. Your time card is the record of hours you worked.

10. Plan to arrive at the gatehouse 5 minutes before your shift begins to coordinate with the person you relieve. Communicate unusual problems you have encountered during your shift or ongoing issues that will overlap shifts.
11. Call Gate Captain immediately if the Gate Attendant who is scheduled to relieve you does not show up on time. He will give you instructions.
12. Keep the gatehouse in clean and orderly condition; this includes the restroom. There will be no smoking in the gatehouses or in the presence of residents or visitors.
13. Monitor the portable radio tuned to the StillWaters Volunteer Fire and Rescue channel for declared emergencies at StillWaters. Do not use the portable radio for emergencies unless the telephones are not operating and there is no other way to communicate the emergency to the proper authorities.
The StillWaters channel on the 2-way radio mounted on the wall is for communications with the Roving Patrol only.
14. The gatehouse telephone is not for your personal use. You are not permitted to make long distance calls.
15. Communicate with the StillWaters Roving Patrol as needed. The Roving Patrol may call you in various situations to alert you to issues he is working on. Additionally, if a resident calls you about an incident that needs attention, call the Roving Patrol when on duty; call the Sheriff when the Roving Patrol is off duty.
16. Your supervisor is the Gate Captain who reports to the Covenants and Maintenance Manager, who in turn reports to the Community Administrator.

I have read and understand the Gate Attendant Job Description and the Guidelines for Gate Attendants.

Signature

Date

4 A. Recommendation from Gate Committee relative to Refusing Entry to non-residents when a resident has reported a potential threat from that non-resident. We request that:

1. SWRA no longer honor the request of a resident to Refuse Entry to a non-resident who poses a potential threat to that resident
2. SWRA re-affirm their 6/26/07 decision to abandon use of the Refuse Entry Form.

This issue has been discussed at length during two gate committee meetings with the majority of members voicing deep concerns about offering this service to residents. The majority believe that the resident should rely on the legal system for a restraining order and on the Sheriff to enforce that order.

Talking points:

- Gate Attendants should not be middlemen in domestic disputes.
- Non-residents can gain entry to StillWaters by giving as their destination the Marina or Golf Club or as an employee of StillWaters (see Refuse Entry Form)
- StillWaters residents should take the same prudent precautions that people in residential neighborhoods outside StillWaters would take in a similar situation.

Should the SWRA Board of Directors decide to offer this service to residents we agree minimum standards should include:

1. Residents make requests for protection to the Community Administrator.
2. Resident should have a legal document to back up their claim of being threatened.
3. Community Administrator will verify legal document, fill out prescribed SWRA form to Refuse Entry, and notify the Sheriff.
4. Community Administrator should pass completed form to the Covenants and Maintenance Manager who will post it at the Gatehouse and alert Gate Captain to the threat.
5. There should be a time limit for this service.

General Information:

1. If you cannot understand a Visitor's name, you may request photo ID to help you. Photo ID may also be requested in other situations as appropriate.
2. When a truck over 3 axles seeks admittance at Gate 49, Do not give access. Ask driver to back up and go to Gate 34. It is the driver's responsibility to have a contact number to give him access to StillWaters at Gate 34.
3. You cannot deny Residents / Property Owners access to their property at StillWaters. You can, if necessary, call the Sheriff to assist the resident if they're obviously impaired.
4. Tailgating is considered trespassing. Do not encourage this behavior.

Deny Access to StillWaters

Access to StillWaters will be denied if any one of the following situations occurs.

When a non-resident visitor:

Is verbally abusive or disorderly

Is obviously intoxicated or otherwise impaired

When a contractor or any of its employees:

Seeks entry to StillWaters before 6:45 am and after 7 pm Monday through Saturday or anytime during Sunday. The SWRA Board may grant waivers to these time restrictions.

How to deny access to StillWaters

1. Keep gate closed. Be polite!
2. Get as much information as reasonably possible and log on Record of Traffic.
3. Advise Visitor that cameras are recording them and their tag number.
4. Request that they back up (if possible) and leave the property.
5. If it is not possible for them to back up, open the gate and advise them to immediately exit the gate on the other side.
6. If you continue to have a problem, or if the Visitor proceeds onto the property, call the Sheriff.
7. Write up an Incident & Complaint Report.
8. Notify Gate Captain and Covenants and Maintenance Manager.

Do not put yourself or others at risk

STILLWATERS RESIDENTIAL ASSOCIATION

REPRIMAND FORM

DATE: _____

NAME: _____

JOB TITLE: _____

INFRACTION: _____

ACTION TAKEN:

Employee Signature: _____

Supervisors Signature: _____

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J. FRANK OLIVER (1868-1943)
SAM W. OLIVER (1904-1987)

July 9, 2007

Hon. Tom Handley
President, Still Waters Residential Association
1816 Still Waters Drive
Dadeville, Alabama 36853

RE: Security Gate Access

Dear Mr. Handley:

The Board has requested an opinion related to the duties and potential liability related to denying non resident access where a resident has specifically requested a person not be admitted. We offer the following.

Our research indicates no specific case on point. However, general liability principals regarding security guard duties within private property has been researched. Generally, there would be no liability imposed on the Association for the criminal acts of a third party. However, there is the "special circumstances" test wherein certain criminal acts, and a resulting injury, would create liability on the Association if the act was foreseeable. In that light, once a resident advises security of a potential problem, then allowing access could present a liability issue. The majority of the cases reviewed under this principal relate to instances wherein an invitee is injured under premises liability theories. While we do not consider a resident to be an invitee, we would still conclude allowing a non resident access after notice would potentially subject the Association to liability if, in fact, the notifying resident was injured.

Our research also indicates several instances of non liability imposed on a security guard wherein a criminal act has occurred if the guard was not aware of the act; or if the act was not foreseeable. While the Association's gate attendants do not have any police power, they do assume a role in monitoring access and have the authority to deny access under certain circumstances as set forth in the Association's "Guidelines for Gate Attendants." We can imagine several possible scenarios wherein a non resident may surreptitiously attempt access or an unaware gate attendant may not recognize a potential threat. Such instances could involve a non resident giving a false name to an attendant; or use some other deceptive means to gain access. Again, we would consider these type events not to create any liability since the general principal of no liability due to the criminal acts of a third party would be applicable.

Hon. Tom Handley

July 9, 2007

Page two

RE: Security Gate Access

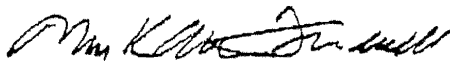
We have also considered the impact of a resident, who may pose a threat to another resident, and the issue of denying access. We can not envision any instance wherein the Association would have the ability to deny access to any resident. In such case, we again remind the Association there is no police or enforcement authority granted to gate attendants. The threatened resident should contact law enforcement for any such protective order as many be necessary for his or her safety.

We can also understand the reluctance of the Association to undertake any liability to deny access under the situations discussed. However, it would be our opinion that failure to deny access, after clear notice has been provided, could nonetheless impose liability since the Association does take a role in denying access under certain provisions. We can also see the logistical problems with maintaining a log or inventory of non residents whom access should be denied. While we have no particular comment on how best to address this issue, we would simply recommend that all gate attendants be adequately trained on the matter; and that a list of persons to be denied access be readily available.

This opinion is based upon our research under Alabama law and does not include any evaluation from other jurisdictions. We reserve the right to alter or amend this opinion based upon more specific facts as they may occur. The information presented herein is based upon general legal principals, and should be considered as general guidance and not related to any specific facts.

We hope this information is helpful. Please call if there are any questions or comments.

Sincerely,



Mark Allen Treadwell

MATIII/1



Date: Wednesday, July 11, 2007 4:40 PM
From: webster <webster30_2000@yahoo.com>
To: janemerrifield@charter.net
Subject: Re: Deny Access draft

Jane: had nice chat with Sheriff Abbett today re denied access and the Sheriff's role. To summarize-he said if our attendant advises the person that he/she cannot enter and the person does anyway, call the Sheriff dispatcher and the person will be arrested as trespasser providing we swear out a warrant. Which we will. He supports such a policy where our resident is under threat or fear of physical harm.

The piece I sent you was very brief and could well have contained a lot of specifics but I believe it provides enough for your procedures to get the policy enforced.

Thanks again for all your professional efforts. Tom H

----- Original Message -----

From: "janemerrifield@charter.net" <janemerrifield@charter.net>
To: webster <webster30_2000@yahoo.com>
Sent: Wednesday, July 11, 2007 4:01:47 PM
Subject: Re: Deny Access draft

Thanks for your help with this. I'll incorporate it into the final draft and see you at the next SWRA BOD meeting. I appreciate you! Janie

---- webster <webster30_2000@yahoo.com> wrote:

> Jane: here is a suggested draft of that section. I think it will serve the purpose. TH
>



Date: Tuesday, July 17, 2007 7:16 AM
From: brantley8013 <brantley8013@bellsouth.net>
To: janemerrifield@charter.net
Subject: Security Gate Access

Janie, thanks for the copy of the lawyer's response dated July 9, 2007, and please find some lingering concerns I have on the issue notwithstanding the fact that I don't understand the legal aspects.

* While the lawyer Mark Allen Treadwell(MAT) has "concluded allowing a non resident access after notice would POTENTIALLY subject the Association to liability IF, in fact, the notifying resident was injured".....he is also quick to remind us that we do not have enforcement authority.

* MAT seems to be inconsistent when he says we could be liable if we allow a nonresident in the gate, but, yet we could not deny a resident entry under the same circumstances....it seems to me that we could be potentially liable from EITHER party under this instance : from the notifying resident who wishes protection OR from the gate attendant (or their family on their behalf) if the gate attendant is injured while enforcing a NO ENTRY for this non resident.

* I wonder if MAT gave consideration to the fact that SW is more public than just a typical residential subdivision i.e. golf course, marina, eating venues, work sites, fishing locales, SWYClub, etc. To play the what if game.....what if an identified potential trouble maker nonresident has determined to go to one of these places with no intention of bothering the notifying resident at all.....our gate attendant is on the hot seat.

* It seems to me that a way to deal with this issue is for SWRA to make a self declaration of no liability in these instances unless and until a restraining order has been obtained and has advised the Board or Community Administrator. In this way our gate attendants are not in a position to make decisions that may be above their pay grade.

* If a R/O has been obtained and the SWRA has been notified then the gate attendants can advise and warn the nonresident as previously discussed.

* If time and circumstance does not allow for the obtaining of a restraining order..... the notifying resident should be advised to take whatever evasive action that a prudent person would take to maintain a safe environment. It seems that the notifying resident has more options to remain safe than does our gate attendant on this one.

Please call if you have any questions.

Larry Brantley



Date: Sunday, July 15, 2007 8:40 AM

From: C.Gerald Carter <c.geraldcarter@gmccarter.com>

To: janemerrifield@charter.net

Subject: Re: Refuse Entry Issue

This is my understanding of what Tom proposed at the last meeting:

1. Policy only applies to non residents;
2. Person living at SW, renter or owner, could call the 49 gate and advise the gate attendant of an unwanted visitor. The gate attendant would deny entry based on this call. Caller would have 24 hours during SWRA business hours to file written request; if not completed as stated, request would be null and void; written request would be granted for one week? That is the gist of what I remember.

TALKING POINTS:

#1. I think that dealing with denying entry puts our gate personnel at risk. (If you recall, I sent you an email re a situation regarding denying entry to people that appear to be under the influence) My experience and training on protective details states that if a person is willing to sacrifice their own life and safety to kill someone, there is very little that you can do to stop it. My point would be if someone is determined to enter that gate and hurt someone, do we really want to expose our gate personnel to that risk of injury by adopting a law enforcement posture. I think not. After all, the sign states OPEN TO THE PUBLIC. This is not a government entity or airport security line.

#2. The proposed policy also states that it is OK for a resident to enter and hurt someone even if the gate attendant has prior knowledge; that does not make sense.

#3. How do we know the call to the 49 gate is legitimate? Perhaps a prank by someone with a lot of time on their hands.

#4. Our gate personnel are not law enforcement. If a resident fears for their safety, the Sheriff should be immediately notified.

#5. Is this proposed policy for life threatening situations or just some resident is tied of being annoyed by a certain visitor?

Bottom Line: If a resident fears for their safety and bodily harm, we need to assist them. The best way to assist them is to have the caller immediately notify the Sheriff and our gate personnel need to follow the instructions of law enforcement. The SO needs to advise our person on duty at Gate 49 of the circumstances and what to do. Hopefully, the SO will give a description of the person ie car, etc. This procedure needs to be worked ahead of time with the SO.

Our residents need to react the same way in a threatening situation as if there were no gates at 34 and 49. The gates represent a false sense of security and our residents do not need to be led down that path.

If a policy is established by the Board, it should be only life threatening situations - not annoyance.
Gerald

janemerrifield@charter.net wrote:

> Do you still feel the same about the gate personnel refusing entry based upon a residents request to do this?
>
> I will be going to the SWRA Board meeting on July 24th. Larry, Dick and I are still not comfortable with this issue; the letter from the attorney gave no clear direction to us. If you concur, would you be willing to e-mail me your views in a format that I can share with the Board? Appreciate your thoughts.
>
> Janie
>
>
>

7-24-07

STILLWATERS RESIDENTIAL ASSOCIATION

per.
SWRA-60D
6-26-07
O m TT

REFUSED ENTRY FORM

TO: STILLWATERS RESIDENTIAL ASSOCIATION/ SECURITY

I /WE/ AS OWNERS OR LEGAL OCCUPIERS OF PROPERTY ON
STILLWATERS RESORT, DO HEREBY REQUEST STILLWATERS RESIDENTIAL
ASSOCIATION (SWRA) SECURITY TO REFUSE ENTRY TO

_____ (NAME/S) SHOULD (HE/SHE/THEY) SEEK TO
ENTER STILLWATERS TO VISIT ME/US OR ON MY AUTHORIZATION. THIS
REQUEST IS NULL AND VOID SHOULD THE NAMED PERSON/S BE
OTHERWISE AUTHORIZED TO ENTER STILLWATERS RESORT.

THIS REQUEST IS EFFECTIVE ON _____ AND SHALL REMAIN
IN EFFECT UNTIL _____

STILLWATERS RESIDENT/OCCUPANT

ADDRESS

ACCEPTED ON _____ BY _____ STILLWATERS
OFFICIAL. (SOME PROOF OF RESIDENTS STATUS NEEDED).

June 7, 2004

STILLWATERS RESORT MISSING/THEFT REPORT

Discontinue

Date_____ Time Notified_____ By Whom_____

Address of Incident_____

Description of Items Missing/Taken	Quantity	Declared Value
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Police Notified () Yes () No If "Yes", Time Called_____

Called By_____ Officer's Name_____

Time Arrived_____ Report Taken () Yes () No

Narrative of Incident_____

Officer's Signature_____ Date_____

PRIVATE PROPERTY OR MINOR DAMAGE REPORT
STILLWATERS RESORT SECURITY DEPARTMENT

Date _____ Hour _____ A.M. _____ P.M. _____

Location of Accident _____

Vehicle One

Driver's Name _____ Race _____ Sex _____
First Middle Last

Driver's Address _____
Street City State Zip

Phone Number _____ Driver's License Number _____
State Number

Date of Birth _____ Insurance Carrier _____
Month Day Year

Owner's Name & Address _____

Vehicle _____
Make Year Body Type

Vehicle Tag Number _____ Vehicle V.I.N. _____
Number State Year

Vehicle Two

Driver's Name _____ Race _____ Sex _____
First Middle Last

Driver's Address _____
Street City State Zip

Phone Number () _____ Driver's License Number _____
State Number

Date of Birth _____ Insurance Carrier _____
Month Day Year

Owner's Name & Address _____

Vehicle _____
Make Year Body Type

Vehicle Tag Number _____ Vehicle V.I.N. _____
Number State Year

Narrative: _____

Officer One _____ Officer Two _____

Witnesses: _____

Name Address Phone Number

Name Address Phone Number

Minutes
SWRA Board of Directors Special Called Meeting
July 17, 2007 – 8:30 A.M.

Call to order - President Tom Handley called the meeting to order at 8:30a.m. Board members Wayne Washburn, Jim Williams, Penny Alexander, and Debbie Nigh were present. Buck Stevens was excused. Lynne Glarrow, Community Administrator was present to take minutes. Cal Johnson arrived at 9:05a.m.

Guest:

Peter Van Parys, Chairman of Roads Committee and Bryan Torres, Member.

The two topics for this special meeting were concerns regarding the recent paving and planned future paving. All the paving on the approved contract is complete as of 7/10/07; however there is a section on Dogwood that needs reworking therefore Peter recommended that the Board hold back partial payment on the last invoice until this is satisfactorily completed. The stripping is to be done by Hornsby in about two weeks with reflectors.

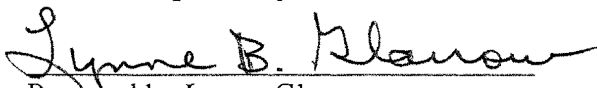
Tom asked for a proposal for next years paving so the Board can evaluate an assessment. Next year's budget should be able to allow about \$140,000 and a \$100 assessment would bring in approximately an additional \$130,000. There is \$13,000 left in the budget for this year. There are about 20 patches to repair at an estimated cost of more than \$50,000 and should last about ten years. It would roughly cost about \$550,000 to pave everything. The quote from Phillips is \$11,000 for drainage on Vista Wood; there are 8 ditches to fill-in and put in rocks. Peter will ask H&H Paving to measure the total resort for length and roads and will come back to the Board with a plan for \$270,000 of paving as well as a tighter estimate to pave the entire road system. Tom will contact Herb Starzer of the Long Range Planning Committee to keep them informed.

Phase 2 which includes the rest of Dogwood Trail at \$25,792, Magnolia Crest at \$6,463 and Big Horn Lane at \$2,314 have not yet been contracted.

EAS/ Stoneview Summit has been notified that their gate access will be restricted if SWRA does not receive the Performance bond as promised. Tom will continue to follow up on this.

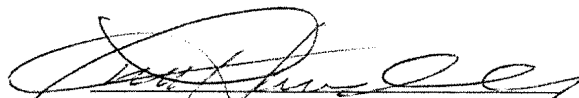
A Spencer Lumber driver hit the gate. They have been notified that they must pay a \$500 fine for damage at Gate 49 or they will be denied access to StillWaters. Attorney Mark Allen Treadwell has advised that he believes this is an enforceable action.

The meeting was adjourned at 9:30 a.m.


Prepared by Lynne Glarrow


Penny Alexander
Secretary

Date approved July 24, 2007


Tom Handley
President

Minutes
SWRA Board of Directors Meeting
July 10, 2007 – 9:00 A.M.

Call to order - President Tom Handley called the meeting to order at 9:00a.m. Board members Buck Stevens, Wayne Washburn, Jim Williams, Cal Johnson, Penny Alexander and Debbie Nigh were present. Lynne Glarrow, Community Administrator was present to take minutes.

SWRA Board Minutes of June 26, 2007 were read. **Buck made a motion to accept. Jim seconded and all approved.**

Community Administrator's Report – Information/Action:

1. Jose and Anna Vazquez purchased property from George Giddens and were unaware he owed \$2937 back maintenance fees on the property. They owe \$1713.94 for past due fees, also. They proposed paying at least \$300 a month toward the debt. **Penny made a motion to accept their offer of \$300 a month payment. Motion was seconded and carried unanimously.**
2. The July 21st membership meeting was changed to August 18th at 10:00 AM at The Civitan Club.
3. Purchase Order forms were presented for review and comment by the Board. The form is being revised by the Financial committee and will be available at the next meeting.
4. Bill payment by Huner & Cyr, the accounting firm is going well.
5. Letters to attorneys and Realtors concerning closings will be going out soon.
6. Susan and Lynne are now wearing our SW polo shirts to work each day.
7. Board members plaque will be ordered this week for cost of \$175 plus engraving. **Tom made a motion to purchase the plaque. Motion failed.** A complete estimate of cost is needed and the budget reviewed since this is not a budgeted item.
8. Business cardholders are being called to see if they would like for us to include their cards on a special display rack for \$15 a year. The cost of the rack is \$780.
9. New multi-line phones are in and once the phone jack is installed, the set-up of the new phone system will be completed.
10. We had 2 complaints with regard to the recent road paving; one was for drop off of pavement at their mailbox making delivery difficult. The other was the lack of a shoulder and the resulting drop-offs. The property owners wanted to know who to discuss these issues with. **Tom made a motion for Travis to meet with Peter about these issues; especially the drop offs for safety issues and report back to the board by email and in the future Travis is to be the staff person to handle road issues. Jim seconded and motion carried.**
11. Lynne called Emergency Management System to inquire about a grant for the installation of the recently approved weather siren. Debbie said she was working on getting grant money for the installation of the siren. According to EMS the installation of the sirens will take place in 6 months to two years.

Financial Report – *Information/Action:*

Debbie gave us a report that we have taken in \$601,369 through June and we had projected income of \$671,401. She predicts we will make our projected income, plus some. The complete financial information on the first 6 months is not available from the accountants yet. We will have a complete financial report at the next meeting. Corrected Profit and Loss Reports will be emailed in a few days to the Board.

Gates – *Information/Action:*

1. Travis reports the gates are working well. The transmitters are working pretty good, better at 49 and working on the reader at 34 to get the transmitters working better there. David Albright said they would replace any transmitters that do not work. He also did work on the recorder at 49, so we could read also read at 34. Phone lines are hooked up and there is now a dedicated line. DSL will not work for both gates and we will have to use dial-up. Reading car tags is questionable at 49, but good at 34. **David is checking on quotes to replace the cameras at 49 so we can better read the car tags.**

2. There is a problem with the guards flagging cars through at Gate 49. A clarification of policy is needed for the attendants. Travis is to hold a training session for all gate employees to inform them of the gate policies.

3. All light fixtures at 49 are to be replaced, using energy bulbs, with the addition of 2 floodlights to shine down on tags, and install new light/fan for bathroom, which will cost about \$500. **Penny made the motion to take these expenses out of security/gates equipment repairs. Cal seconded and passed unanimously.**

4. We have some dead trees on the right of way that need to come down, a couple at the tennis court, one at Hickory Way and two at Sunset Point. **Cal made the motion to spend \$725 to clear the trees from right of ways with monies being charged against the Roads budget. Motion was seconded and passed unanimously.** An e-mail is to be sent to Peter Van Parys that the \$750 will come out of clean-up account.

5. We have two new employees; one is the Roving Patrol, who did an excellent job in writing up the incident report. A marina employee lost control of his car and knocked down the stop sign. He will be billed for the cost of labor, pole and paint.

Combining Lots – *Information/Action:*

Tom reported that it is prohibited according to Covenant 87, Section 3.20, to combine lots without the developers' consent. Since there are no longer developers', property owners can build on 2 lots as long as they pay 2 maintenance fees and ARC approves plans. **Tom made a motion that lots cannot be combined per Section 3.20 of the 1987 Covenants; therefore, annual fees are due on each lot. Motion was seconded and discussion followed. Motion carried unanimously.**

Tom made a motion that this applies to 71 and 74 covenant as well. Motion seconded and passed unanimously.

Sylacauga Fence – *Information:*

Travis is to get a list of parts for the next meeting.

The regular meeting was adjourned at 11:30 a.m. as the Board moved into Executive Session.

Regular session resumed at 12:00 p.m.

Job Description Rewrite – *Information:*
Will be on next agenda.

Auction of Mariana Point Condos – *Information:*
The Auction was successful and condos were sold with a 25-30% downward correction. All boat slips were removed from the auction because they could not get permission from Alabama Power to waive their right-of-way. These properties are expected to close in 30 days.

Open Houses Signage & Directional Signs – *Information/Action:*
We have a lot of request in writing to put up directional signs through July 8th so Realtors can capitalize on the auction in StillWaters. **Cal will work on a proposal to allow directional signage on a permanent basis and report back to the Board. Cal will call Gary Hunt of The Pointe to inform him what type of temporary signage is allowed until the permanent Sunset Pointe sign is erected.**

CERT Volunteers – *Information:*
Joey needs 20 people to volunteer for the upcoming CERT program designed to train volunteers to assist as needed in an emergency situation. **Debbie made a motion that the office staff, the Board of Directors and Neighborhood Council members be encouraged to sign up to show support for the community. Motion was seconded and passed unanimously.**

Legal-Small Business cases – *Information/Action:*
Two properties have been acquired by SWRA as a result of the small claims court legal proceeding. Notice will be posted in the newsletter, the web, and the newsletter about the sale of these properties. Any offers will be made to Betty Litsey of Re/Max for consideration by the Board on August 15. At that time the Board will accept any offers or list with Betty in the MLS.

Stoneview Summit/Bond Company – *Information/Action:*
We do not have the Performance bond in hand, Faye Edmondson is having trouble with her clients and there is a problem of mowing the right of ways due to gravel left on them.

Employee Handbook – *Information/Action:*
Each board member is to read the handbook and respond to Penny with changes and additions. One issue is PTO time, but there is nothing about comp time. If a salaried employee comes in and works on Saturday, who/if anybody has the authority to give them comp time off or should we or should we not.

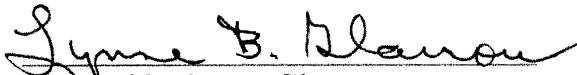
Program for August 18th, Membership Meeting – *Information/Action:*

We need to address access fees for residents such as entry card fee of \$25 per year up to two per property and \$35 for additional cards. The residents do not want to pay if the Mariana and golf course do not pay. We need to get the Mariana and the golf course to contribute in order for us to charge our members. Tom wants a long-range paving plan in hand that could be funded by assessment to be presented at the membership meeting. The Board needs to discuss an annual assessment, access fee and improve publicity to the residents.

Denied Access – *Information:*

Gate committee came up with two concerns about denied access, one was disorderly conduct and the other was if the person was intoxicated. Another issue was if a resident inside StillWaters did not want someone admitted; they would have it posted at gate to deny them access. The letter from Mark Allen Treadwell will be presented at the Gate committee meeting and Janie will present their recommendation at the July 24th meeting.

The regular meeting was adjourned at 12:55 p.m.


Prepared by Lynne Glarrow


Penny Alexander
Secretary


Tom Handley
President

Date approved July 24, 2007

Minutes
SWRA Board of Directors Special Called Meeting
June 30, 2007—1:00 P.M.

President Tom Handley called the meeting to order at 1:05 p.m. Other board members attending were Debbie Nigh, Buck Stevens and Cal Johnson. Penny Alexander was excused. Wayne Washburn and Jim Williams were absent.

Tom Handley presented written request by Gary Hunt, The Pointe, Jim Parker, Harbor Pointe, and Cal Johnson, Pinecrest Brokers for special signage during the time period of June 30-July 8.

Motion made by Tom Handley for the Board to approve the placement of temporary signs with arrows at the entrance of Sunset Point to indicate the direction to the Pointe for the period of 30 June to July 8. This site is where a permanent sign will be erected when approved by the ARC and the BOD. This affirms the approval given on June 29 by President Tom Handley. (Letter Attached) Motion was seconded and carried unanimously.

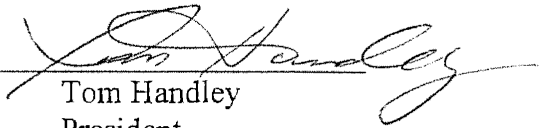
Tom Handley made the motion for the Board to approve the placement of 2'X2' signs and directional signs by Harbor Pointe during the period of June 30-July 8. Banners would also be allowed on the balconies. (Letter Attached) Motion was seconded and carried unanimously.

Tom Handley made the motion for the Board to approve the request by Cal Johnson for the placement of directional signs by Pinecrest Broker during the period of June 30 to July 8. Motion seconded and carried unanimously.

Cal Johnson will address any other written request for special signage during this period.

Meeting was adjourned at 2:05 p.m.


Debbie Nigh
Acting Secretary


Tom Handley
President

Approved 7/10/07

Pinecrest Brokers, Inc.

185 S. Tallassee Street, Dadeville, Alabama 36853
Tel: 256/825-8500 or 825-9200, Fax: 256/825-9209 or 825-0222

June 30, 2007

1. Request approval from the StillWaters Board of Directors to conduct Open House with sign on the property at 1331 StillWaters Drive on the following dates:

Sunday July 1, and Wednesday July 4th – Sunday July 8th, 2007.

2. If possible, request the use of two directional signs at stop signs en route ^{from the} to main gate to 1331 StillWaters Drive. All signage will be removed on days there is not an open house. Thank you in advance for your consideration of this request.


Calvin Johnson, Broker/Owner
Pinecrest Brokers, Inc

Approved - Special Meeting Board
30 June -


June 29, 2007

To SWRA Board:

As of today there are no signs directing Stillwaters visitors to the condos at Harbor Pointe. As discussed at our previous meeting with the board we would like to contribute to a permanent sign showing the names of the complexes inside Harbor Pointe. A permanent sign will take several weeks to design and erect. Therefore, I would like to request permission to place a small temporary sign directing visitors to the Harbor Pointe condos at the Harbor Pointe entrance. We have hired an on site public relations person.

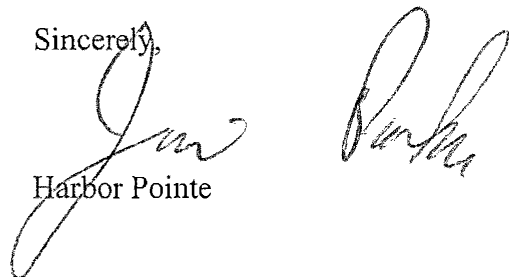
- * We would place the sign only when our information person or a realtor is on site holding an open house and will be removed every afternoon. The sign would only be approximately 2' x 2' and have an arrow.

Property sales are difficult this year because of the lake level. However, we have had many shoppers when we have had a small sign and arrow directing them to our units. I think permanent signage is the best long-term solution.

Also, I would like to request again that we be charged a monthly fee for the guards to give out one of our flyers to every visitor entering Stillwaters. This would help us and generate income for the SWRA. I am sure other groups inside Stillwaters would also be glad to pay a fee. I have gone through the Highway 49 gate over 15 times and never been offered a flyer.

I would be glad to meet with the board to discuss any issues.

Sincerely,



Harbor Pointe

* Amended to say the following:

- Small signs, most sized as approx. 2' x 2'; a maximum number of 20 between Gates 49 & 34 and Harbor Point.
- Banners on the condo balconies at Harbor Point with contact information for Developer.
- Large sign on lakefront in ROW between condos and lake.
- All signage is temporary under suspension of signage rules and signs must be removed NOT July 8th.

Minutes
SWRA Board of Directors Meeting
June 26, 2007 – 9:15 A.M.

Call to order - President Tom Handley called the meeting to order at 9:15 a.m. Board members Buck Stevens, Wayne Washburn, Jim Williams, Cal Johnson, and Penny Alexander were present. Debbie Nigh was excused. Lynne Glarrow, Community Administrator was present to take minutes.

Guest:

Janie Merrifield, Chairperson of Gates Committee distributed the five page gate reports. (Copy attached.) The Traffic Recap to track the traffic through the gates was modified. The Incident & Complaint report language was cleaned up. **Penny made a motion to accept the 2 revised forms, to omit the 4 old ones and to accept the guidelines for Gate attendants as submitted with corrections that will be placed in the handbook at the gate. Motion was seconded and carried unanimously.** All utility trucks should be logged in with company name and time of entry. **At Janie's request, the Board agreed to retire the committee once they have submitted their final report.**

SWRA Board Minutes of June 12 , 2007 were read. **Cal made motion to accept as written which was seconded and approved unanimously.**

Community Administrator's Report – Information/Action:

1. July 21st, the meeting has been booked at Civitan Club.
2. New employee applications are complete and new hire kits have been assembled.
3. We have started stamping date received on all incoming bills, correspondence, etc.
4. The Gate card system can handle 3000 accounts with 25 cards per account. We have 984 residents, 45 entry code (utility, etc), 90 vendors and 2841 assigned devices.
5. Letters to attorneys and Realtors about the new accountants have been drafted. Betty Litsey suggested we put a letter in the two lake magazines as well.
6. Purchase orders are designed, B&W, 5 books \$105, 10 books \$120, color logo, 5 books \$175, 10 books \$245. They are to be 2-part carbonless. **Penny made a motion to order 10 pads with black/white logo, with corrections, after proof. Motion was seconded and carried.**
7. I have called for prices on the Board members' plaque.
8. Bills were faxed and/or sent to Huner & Cyr overnight.

10:40 – Break

10:50 – Resume

9. A carrousel to display business cards in the office would organize these. Lynne had pricing on two sizes. Buck suggested we charge those who want to have their cards displayed a one-time fee to cover cost of the display.
10. EAS (Stoneview Summit) check came in for \$600 for gate access cards.

11. Could use a color printer for newsletter, stationery, etc.
12. Requested and received a copy of the Sylacauga Fence check of \$5000. It was presented to Bank of Dadeville by Jason Scroggins to cash- Sylacauga Fence has no account there so the Bank official called the office and Sallie Mason told them to cash it. **In response to a letter denying that Sylacauga Fence owes SWRA for parts, Travis is to meet with Mr. Scroggins to request an inventory of parts paid for on the proposal and report back to the Board.**

Covenant's & Maintenance Manager's Report- Information/Action:

1. Office Phone Lines -There is a problem in receiving and returning calls in a speedy manner because it is hard to do with one phone line and one fax line. Four line phones are available at reasonable prices that would allow each staff member to have their own voice mail line. AT&T will install any service that we require, we just need to pick out a phone. We could have 3 lines and 1 for fax, which would include intercom to let Travis know he has a call, individual mailboxes so messages don't back up. Penny suggested that a total of 3 lines should be enough with one of those doubling as a fax. Several fax options were discussed. After discussion, **it was agreed that she would assist Lynne and Travis in investigating the options and the office budget and come back to the Board with more information.**

2. Gates phones/video- We have as many lines as we need at the gate, unless we have dial up modem and then we need we need three, one for voice, one for control gates and one for camera video. DSL may have to go through AT&T. Travis has been working with David Albright and others, Wild Blue, which is AT&T's Direct Way which is with Direct TV, now called News Network. The cost is about the same, except the set-up is a little more. Travis looked at four options. David Albright is accessing our needs. **The Board asked Travis to continue to explore the options and costs and report back.**

3. Roving Patrol -Travis reported a problem with a call from our roving patrol to the deputy going out on the hand held radio, it should have been phoned in. Travis has taken care of this and the correct procedure is understood. Our roving patrol, Jeff Hill spotted a man picking up golf balls on the driving range who ran off. He came back and when questioned, told Jeff that he was doing community service. This is the same resident that hit Travis in the SW patrol truck. The Sheriff was called. The individual was intoxicated and had a suspended driver's license. The deputy told him to go home. If the pending legislation had already passed then the deputy would have arrested him. The issue of stolen property has been turned over to the StillWaters Golf Club.

4. Boats and Trailers - Residents have asked if they can park their boats on the side of their homes or in drive ways while there is enough water at a boat ramp to put their boats in and out. **Tom made a motion that the Board temporarily suspend the enforcement of boats/trailers requirements in the covenants until October 1st, due to the emergency situation of the low lake level and that it be publicized. Motion was seconded and passed unanimously.**

5. Paid Time Off - Gate Captain Bill Sevy requested pay for 88 PTO hours, because he has a hard time to find employees to work. He is already working 40 hours a week and has to fill in when others can't come in, therefore it is difficult to use his paid time off. Travis requested that we advertise for part-time gate attendants in the newsletter. **The Board agreed that Travis is to authorize any over-time for gate attendants and roving patrol. Tom appointed Penny and Debbie to a committee to review the Employee Handbook for updating.** The request from Bill will be considered once this committee

reports back. It was suggested that the Long Range Planning Committee explore the use of an independent security company.

6. Traffic Accident - There was a traffic accident at the Marina, however the Sheriff's office refused to come out when called since it happened on private property and there were no injuries.

Logo Update- Information:

Penny reported that we now have determined standard pantone colors and standard paint colors to be used with Times New Roman font on all SWRA items. Travis is working on the directional signs with the Landscape Committee and the decals will be printed when we determine the total needed. The decal will be elongated, so it will cover what is there. As we replace signs it will not be a decal and the lettering will be reflective.

Long Range Planning Committee- Information:

Tom spoke with Chairman Herb Starzer about coming up with a long-term road plan to complete the paving of the entire resort within a certain time frame and ways to fund this. **They will work with the Roads Committee and report back to the Board.**

Legislation for Sheriff to Enforce Laws- Information:

Discussion on this issue concluded that the SWRA Board will determine what is enforced within StillWaters, not looking at the restrictions of golf carts, but will look at speeding, drunk driving, driving without license and traffic accidents if it passes at the public state referendum.

Job Descriptions - Information:

Cal reported that he and Debbie Nigh have been working on these but they have not been completed. They are reviewing and will be a good product and will report on the next month's agenda.

Neighborhood Council - Information:

Cal reported that they met on June 19, 2007 and that it was a positive meeting with information on the newsletter and the proposed new enforcement of road traffic. They felt the calendar in the newsletter could be improved, but they were very complimentary of the June newsletter as it was very informative.

Auction at Harbor Pointe Condos- Information:

To be held July 7, 2007, at 11:07 AM. Cal spoke with Chris Bowdon of Roebuck Auctions who was concerned about fees and covenants. Cal referred him to Susan Thames. He told him about the transfer fee, annual fee, fire department fee and Chris thanked him because he was not aware of them. Cal also met with him in regards to the signs inside SW. He was also going to be informed of any information that needs to be handed out ahead of time. Chris was told about the 30 ft. easement with Alabama Power that must be properly disclosed. Condos cannot be rental according to the Harbor Pointe Home Owner covenants. Susan has followed up in writing with this information.

Open House Signage -

Clarification needs to be in newsletter. Cal suggested that a letter be sent to the monthly Realtors' Board meeting and that public service time donated in Lake magazine should be accessed. The information about transfer fees should be included, along with details about no directional signs.

The Pointe Agreement Part E – Information/Action:

Cal was not able to talk to Gary Hunt yet. Gary Hunt called and met with Tom and was complimentary of SWRA. Gary suggested that his company pay for handouts or brochures to be given out at the gates as advertising and other developers should be approached to be part of a Welcome packet. After discussion, **Penny made a motion to thank Gary Hunt and to respond that the SWRA Board appreciates and will accept his offer to hand out The Pointe brochure at the gate for \$400/month. Motion was seconded and approved unanimously.** Penny suggested that the Promote StillWaters Group be approached about developing a Welcome packet, that could include business cards and ads from Realtors and restaurants, etc. This advertising could not only raise additional funds for SWRA but also promote growth and harmony in the area. **Tom will respond to Gary Hunt.**

Stoneview Summitt – Information:

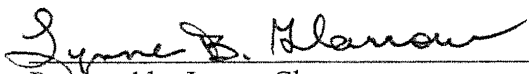
Tom has followed up several times with their attorney, Faye Edmondson on the cuts in the roads and the performance bond, however there are no positive results.

Tom made motion that all Stoneview Summit gate cards be pulled unless road cuts are not fixed by Monday, a performance bond must be hand delivered to SW by Monday. Faye Edmondson promised it would be in hand before roadwork started, but now she says there is a problem with the bond company. **Tom will follow up with bond company. Motion was seconded and passed unanimously.**

Emergency Siren – Information/Action:

Penny shared an email from Fire Chief Joey Darby announcing the good news that StillWaters was awarded a grant for an emergency siren. A \$5000 commitment from SWRA was approved by a previous board. **Lynne will contact the County to determine the details and what we will need to do to assist with this process.**

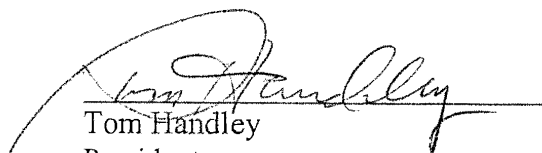
The regular meeting was adjourned at 1:00 p.m. as the Board moved into Executive Session.



Prepared by Lynne Glarrow,
Community Administrator



Penny Alexander
Secretary



Tom Handley
President

Date approved 7/10/07

StillWaters

Guidelines for Gate Attendants

Gate attendants are the first contact many people have with StillWaters. It is essential that gate attendants be pleasant, helpful and professional at all times.

It is the job of gate attendants to take enough information about people and vehicles seeking entry into StillWaters to be reasonably certain that they have a legitimate reason to come onto the property.

Gate attendants may also be a primary contact in emergency situations, which should be handled immediately.

The gates and gate attendants provide the perception of security and exclusiveness to the residents and the public. Gate attendants are not security guards! You do not have the authority to physically detain or stop a vehicle or individual from entering the property; call the Sheriff for assistance if necessary. No firearms or weapons of any type are to be carried on your person or be in the gatehouse at any time while you're on duty.

The following procedures are a guide for doing your job; your judgment will be needed in unusual situations.

Confidentiality Policy

Gate attendants, in the course of their work, are in a position to witness incidents and to hear gossip and confidential information involving residents, property owners, renters, guests of property owners, visitors, contractors, the Community Administrator, employees of SWRA, and the SWRA Board members. You will often know when residents are on vacation or gone for an extended period of time. Additionally, people may ask you for your opinion concerning policies and procedures instituted at StillWaters.

Under no circumstance are you to repeat or pass on private information to anyone at anytime what-so-ever except to your supervisors and law enforcement personnel.

Failure to adhere to the above policy can result in disciplinary action up to and including termination of employment.

Dress

Gate attendants are to dress neatly in navy or black pants and in the StillWaters embossed shirt provided by StillWaters. You must be well groomed at all times.

Emergencies

Immediately refer to posted Emergency phone call list and call the appropriate authorities for help.

Give immediate access to all emergency vehicles without question. Most emergency vehicles will have card or code access for Gate 34. They will also have access with the “yelp” feature of their siren at both gates.

Use the telephone first; if that fails use the radio or a cell phone if available.

After you have contacted the appropriate emergency authorities, call the following people in this order until you reach someone.

Gate Captain

Bill Sevy – 496-0330 cell

Covenants and Maintenance Supervisor

Travis Fincher – 496-4218 cell; 825-2506 home; 825-2990 office (8 – 5, Mon - Fri)

Community Administrator

Lynne Glarrow – 334-301-2262 cell; 825-0606 home; 825-2990 office (8 – 5, Mon - Fri)

SWRA Board President

Tom Handley – 334-320-5528 cell; 825-7505 lake

SWRA Board – Gate Committee contact

Buck Stevens – 334-787-2797 cell; 825-9808 home

Residents / Property Owners

Gate cards / key fobs – most residents / property owners will have a gate card and / or key fob which gives them access to StillWaters at both gates. You do not have to do anything but greet them when appropriate. Do not log them in.

Windshield decals – most residents / property owners will also have a windshield decal with the current year displayed on it. In absence of a gate card you can just open the gate and wave them in. Do not log them in.

No gate card or current windshield decal – treat them as a Visitor, log in on Record of Traffic, and give them a dated Visitors Pass.

In the event that the gate card or key fob does not operate the gate, refer the resident/property owner to the SWRA office at 256-825-2990 for assistance. You can also offer to give them the StillWaters gate card signup form to be turned in at either the SWRA office or the Highway 49 gate. Wave them in.

Guests of residents / property owners

Log in on Record of Traffic as a Visitor, give dated daily Visitor Pass with expiration date and map if necessary and open the gate. If Visitor says they'll visit for several days, gate attendant should put appropriate expiration date on pass.

Visitors – golf, marina, restaurant, people with Realtors

Log in on Record of Traffic as a Visitor, give dated daily Visitor Pass with expiration date and map if necessary and open the gate.

Time Share, Vacation Rentals, and Extended stay with Resident/Property owner

These visitors may receive a dated Visitor Pass with the expiration date reflecting the last date they'll be at StillWaters. Log them in on Record of Traffic the first time they enter the property only; thereafter, check the Visitor Pass date and wave them thru.

Note: Some Time Share and Vacation Rental guests will have in their possession a Time Share Gate Pass from their rental agent.

Follow the above procedure and use the expiration date on their Time Share Gate Pass as the expiration date on the Visitor Pass. Visitor Passes should be good for a maximum of 1 week and can be extended per request.

Contractors – Condo or New Homes

Most contractors and their subs will have in their possession a gate access card. If no gate access card, log them in on Record of Traffic as a Contractor, give dated daily Visitor Pass with expiration date and open gate.

Utility Trucks – Alabama Power, AT & T, Walnut Hill Water, Sunflower Waste, City of Dadeville Gas, Charter, etc.

Most utility companies have been issued codes for access to StillWaters at Gate 34. If they come to Gate 49 with a clearly marked vehicle, log in only the company name and time on the Record of Traffic and open the gate.

Delivery Trucks/Cars– UPS, FedEx, DHL, USPS

Some delivery trucks/cars will have codes assigned to them; others may have a gate card. If clearly marked delivery truck/cars come to Gate 49 log in only the company name and time on the Record of Traffic and open the gate.

Local merchants, service trucks, delivery trucks, lawn service vehicles, food service trucks, domestic help, Realtors and all other commercial vehicles

Log in as a Visitor on Record of Traffic; issue a dated daily Visitor Pass with expiration date and open gate.

Local merchants have the option of applying for a gate card. If a company has a gate card, do not log them in.

Employees – marina, golf course, restaurant

Most employees will have gate cards and do not need to be logged in on the Record of Traffic.

If an employee does not have a gate card, log them in on the Record of Traffic, issue a dated daily Visitor Pass with an expiration date and open the gate.

General Information:

1. If you cannot understand a Visitor's name, you may request photo ID to help you. Photo ID may also be requested in other situations as appropriate.
2. When a truck over 3 axles seeks admittance at Gate 49, Do not give access. Ask driver to back up and go to Gate 34. It is the driver's responsibility to have a contact number to give him access to StillWaters at Gate 34.
3. You cannot deny Residents / Property Owners access to their property at StillWaters. You can, if necessary, call the Sheriff to assist the resident if they're obviously impaired.
4. Tailgating is considered trespassing. Do not encourage this behavior.

Deny Access to StillWaters

When a non-resident visitor:

- Is verbally abusive or disorderly
 - Is obviously intoxicated or otherwise impaired ...
1. Close the gate. Be polite!
 2. Get as much information as reasonably possible and log on Record of Traffic.
 3. Advise Visitor that cameras are recording their tag number and behavior.
 4. Request that they back up (if possible) and leave the property.
 5. If it is not possible for them to back up, open the gate, advise them to immediately exit the gate on the other side.
 6. If you continue to have a problem, or if the Visitor proceeds onto the property, call the Sheriff.
 7. Write up an Incident & Complaint Report.

Do not put yourself or others at risk

Traffic Recap 2007

Gate _____

	January	February	March	April	May	June	July	August	September	October	November	December
ors												
na												
taurant												
tractor Vehicles												
tal												
		28 days										

Submit COPY to Covenants and Maintenance Manager monthly with all daily Traffic Reports for that month.
June 2007

StillWaters

Incident & Complaint Report

WHAT: _____
Write in Complaint or Incident

WHEN: _____
Time and Date Incident Occurred

WHERE: _____
Location of Incident or Complaint

HOW: _____
Briefly Explain How Incident Occurred (If Necessary)

WHO: _____
Name: Victim, Complainant, or Person Calling

ACTION TAKEN: _____
Write In: Called Supervisor, (Report Only), (Passed on to Patrol), (No Action)

Narrative:

Gate attendants Signature: _____

Minutes
SWRA Board of Directors Meeting
June 12, 2007 – 9:10 A.M.

Call to order - President Tom Handley called the meeting to order at 9:10 a.m. Board members Buck Stevens, Wayne Washburn, Jim Williams, Cal Johnson, and Penny Alexander were present. Debbie Nigh was excused. Lynne Glarrow, Community Administrator was present to take minutes. Toni Koeppen attended as a visitor.

SWRA Board Minutes of May 15, 2007 were read. Cal made motion to accept as written which was seconded and all approved.

SWRA Board Minutes of May 30, 2007 were read. Buck made motion to accept as written and to attach the Gate Committee report. Motion was seconded and approved.

New Employee-

Tom welcomed Lynne Glarrow, new Community Administrator.

Community Administrator Report – Information:

1. We have been organizing and cleaning out files and throwing stuff out.
2. Key cards have been checked in the system against sheets the residence submitted.
3. Key card sheets have been put in binders alphabetically, with vendors, golf and marina at the end.
4. Personnel files are being updated with correct paperwork, I-9, New Hire Form, copy of SS card, copy of drivers license, W-4 and A-4.

Gate Report – Information:

DSL at 34 was being put in, and Travis stopped them, because we could not get DSL at 49 and it would be pointless if they could not talk to each other. If we can get cable at 49, it might be possible to get DSL to up-link to the computers. Then get cablevision to downloaded to 49, so that would be compatible since it goes through the internet, unless we could get two high-speed things right now, we are going to be stuck with what we got. We can view 34 from 49, but has poor quality and only 2 of the cameras are working. A meeting will be set up with David Albright to fix cameras and cross-train as many staff and board members as possible. Cameras at 34-entrance gate can be seen at 49. All cameras record upon entrance and exit. David Nichols said we need 2 phone lines. We cannot get anything high speed at 49 except satellite. Buck recommended trying AT&T. Try to get satellite on both 34 and 49. Travis, Lynne, and Susan are to be trained on gates.

Telephone System – Information/Action:

Our phone bill shows 3 numbers that we cannot identify, but are paying for. We have 2 numbers that work that we are not being billed for, so we are paying for one extra. We are being billed for 8 lines; one is pack-up line, which is '911' at the pool. Travis is

working on tying the 8 lines to a package. It seems we have several packages.
Travis is cleaning up bill.

Program July 21st Membership Meeting – Meeting to be held at the Civitan Club, Tom stated that we need to have a solid presentation and allow time for property owner's input. Meeting to include Power Point of financial status, expenses and residential fees to explain the options the Board has considered.

Topics for discussion will be:

1. Gate access fees for contractors and residents/property owners.
2. Assessment for paving, an overall 5 year program.
3. Feedback on new gates.
4. Long Range Planning & Roads
5. Major money spending.

Sylacauga Fence – *Information/Action:*

Letter was sent to Sylacauga Fence and received a call from Mr. Scroggins. Invoice was hand written by Jason in the amount of \$5705.03 and check given to Jason. Neither invoice nor check made it to Sylacauga Fence. Jason took check to bank and cashed it. Mr. Scroggins never saw the check or knew anything about it. Mr. Scroggins stated that Jason ordered parts and used part of them to fix gate 34. Mr. Scroggins had no knowledge of work order that was prepared at SWRA by Jason. **Lynne is to request a copy of the check from Bank of Dadeville.**

Truck Accident Update – *Information:*

We have no response from Mr. Teresko; therefore suit has been filed against him.

SWRA Income Procedure – *Information:*

Penny reported that she, Debbie, Susan and Lynne had met with Huner & Cyr last week and were very pleased with the meeting. Beth King and Philippe Cyr will be handling our account. Our total cost which includes payroll and all year-end reports and functions, is a contract for \$806 a month. This will be a cost savings as compared to Himmelwright & Huguley when including employee time.

*They came very well prepared and had pulled documents from the website as well as having copies from Himmelwright & Huguley.

*Good at offering advice and we are setting up a purchase order system, so everything will be handled with a purchase order.

*They will handle pretty much everything. At this point we are keeping the boat storage here and the newspaper advertising because there is a lot of tracking on that. Susan has been handling that and for the time being she will keep handling that. Other than that they will handle everything.

*They will interface with Holloway Collections, but we will keep getting the credit report that shows the people that need to be turned over to the Board to decide the action to be taken. Once the Board makes the decision on the action, Huner & Cyr will handle all the details.

*The welcome book, gate cards, decals and those things will not be issued until we get notification from the accountant that the check has been received for the transfer fees and any outstanding fees that might be on the property. They will email that the check is there and the account clear, then the welcome packet can go out.

*They have sent us a letter on their letterhead to send out to realtors and attorneys spelling out the time frame for closing information and all details, so they will be aware of who they are suppose to call.

*We gave them all the payroll information, they are handling that once Lynne gets back the rest of the employee forms, and then our files are complete.

* If SWRA has written contracts that have been approved by the board, they will make these payments automatically without calling on every bill.

*We will notify all the vendors, that the bills are to go directly there. They will keep copies of everything and will email or fax anything we need.

* Checks received here will be deposited here until September when the Bank of Dadeville merger goes into effect. Copies will be sent to Huner & Cyr who will post.

*Lynne and Susan will have access to the accountants' copy of Quick Books, they can read it, but cannot change anything, so they will know at any time if fees are up to date and will get those on a regular basis.

*They are going to come back to us with any problems they saw that day. They wanted to know what kind of reports the Board wanted. We gave them a package of what we normally received from Himmelwright & Huguley.

*They went through questions on the assets, how we were valuing those and they had some suggestions.

*They are going to put a package together and come to a board meeting to present that.

*They seemed very understanding of our needs and how we work around here and what we are expecting of them. It was a productive and positive meeting.

Cal ask if Pinecrest sent a bill would they go ahead and pay it? If they do not have a purchase order or a contract, they will not pay it. If we have a bill from Vision Landscape, they will pay it because we have a contract, but if they have a bill for pine straw and don't have a purchase order to match it, they will not pay it, they would contact here first. Everything else would still be the purchase order system. It is going to be set up so the chairman of that committee or a board liaison would have to sign off like we do now. If Travis has bids for the pool, he still runs them by Penny to say this was within your budget item and these are the choices. Penny would sign off on that purchase order. They will not respond to anyone without Travis, Susan or Lynne as SWRA employees signing off.

Cal wants the board to be able to control the budget, Penny assured him we have full control of the budget. Cal stated this was because the committee chairs coming in and getting their line items approved and anything that is out of the ordinary it would have to become before the board and have a purchase order for it. Penny agreed and if they don't think everything is there, they will contact us and ask us about it and they will also contact us on a purchase order for example the tennis courts even though we have a contract and they get a bill from America Tennis, they will not pay it until we have signed off on it and the work has been completed to our satisfaction.

Tom wanted to know how it would benefit the office. They will have access to all the information, if it is a committee member and you need something or need to know where you stand on your accounts, they can send it to you email immediately.

SWRA Website- Information/Action:

Tom wanted to know about updating the website and Penny said we would do that. It is a matter of updating data by our office staff. Tom wants the web site to be so that residents can complain, complete survey or whatever. Penny said once data is put up there that can be done and they have the ability to send emails now, but in order to give them more information, the office has to put it up there. Publicity Committee feels that the property owners should get at least twice a year a summary of everything that is going on mailed to them. The property owners need to get something from SWRA other than an invoice and that is a goal of the Publicity Committee. We have the money in the newsletter budget and publicity budget to do it. Tom wanted to know who would write one of these nice newsletters for everything that is going to happen in StillWaters. Penny told him the Publicity Committee would help with topics but the staff would generate the letter. They Publicity Committee would review, comment on and add to it, which is what we did in January. The committee is very willing to assist; they are willing to work on input, fold, staple and stamp. We need something people would read and be no more than 2 pages, unless we had a forum or survey for them to fill out. **Cal made a motion that the Publicity Committee be tasked to specifically address the long range plans and make a brief presentation at the July 21st meeting to the membership on their websites, newsletter or any issues. Motion was seconded and carried.**

SWVF&R Negotiations- Gates Update – Information:

Cal & Buck will be meeting again soon with the SWVF&R representatives to revise the agreement since the new gates are in.

Report on Marina and Golf Course Gate Access – Information/Action:

Cal to check to see if we have list from the Marina of the employees and to set up a meeting to continue the discussion of contributions to the overall gates and roads.

The Best It Can Be Committee – Information:

Kathleen Rice has enlisted help and is working on contacting property owners under the 1971 and 1974 covenants encouraging them to subject their property to the 1987 covenants in an effort to unite the community.

Developers' updates – Information/Action:

A. **Stoneview Summit** – Tom met with Faye Edmondson three times last week about the cuts in the roads being filled. Performance bond has not yet arrived, but is coming according to Ms. Edmondson.

B. **The Pointe at Sunset Pointe** – Cal is to handle violation on miscommunication of Exhibit E of the recent agreement.

C. **Chilwaters** – Wayne said some people think that we (SWRA) are in business with Chilwaters and he felt that that needs to be stopped. He explained talk coming from board

members about Chilwaters. It was pointed out that Board members often speak to and about developers and any good news that there is. The Board had recently turned Chilwaters down for a request for waiver of building fees, yet communication is good. There may cause some confusion because of the similar style name.

D. Harbor Point - The auction of Bldg. E is to be handled by Roebuck Actions of Panama City, Florida and it will increase traffic. There is going to be a lot of traffic in Stillwaters on July 7th and the gate personnel need to be aware of the event.

E. Golf Course and Riverwoods Properties – Penny will contact County Commissioner Emma Jean Thweatt on issues concerning SWRA.

Developer Update on Accounts Receivable – Information/Action:

Tom read an email from Debbie, “Thanks to all, you cleared accounts receivable of all the developers. We will receive checks from Harbor Point, The Cove, etc.,” **Tom ask that this be attached to the minutes as a report from the developer update. Tom made a motion that was seconded by Cal and passed.** Cal asked about the SWRA and The Point agreement be entered into the minutes and made an attachment and approved by the Board. Penny pointed out that it was approved at the last meeting. **Penny made a motion that the SWRA and The Point agreement be properly dated and attached to the minutes for the record. Motion was seconded and passed unanimously.**

Signage – Information/Action:

Realtor signs were all over Sunset Point. Open House signs can be up only on the day of the open house on the property only once a permit has been approved. No directional signs can be put up. Waterfront signs on the condos can go up after ARC approves them. If it is regular real estate signs that aren’t suppose to be there, then Travis can deal with it. If it is part of an agreement with The Point, then the committee that meet with them should deal with it. **Wayne and Cal agreed to call realtors that had improper signage up to inform them that they have to take signs down. It was decided that a letter would go out to all realtors regarding the ‘no directional’ signs.** If a realtor keeps violating the policy, then they are not allowed to get a permit for an open house. We could get the roving patrol to work with Travis and pick those signs up, and then Travis would handle the letter to the realtor.

Sections of the covenants concerning signage were reviewed. One issue is the real estate signs and the second issue was the waterfront sign that was apart of this agreement and it was suppose to be switched out, so people on the water would know they were for sale, but it **had to be approved by the ARC, which we don’t know if that has been done.** Cal stated they might have done something, without contacting us directly. **He will follow up on.**

Bank of Dadeville Resolution - Action:

Tom proposed the following resolution, which was approved unanimously by the Board.

It is hereby resolved that the Corporate Authorization Resolution of the Bank of Dadeville is hereby adopted and approved and the following individuals are authorized to exercise all of the powers appearing on that resolution. Two

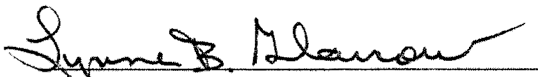
signatures required on all transactions and checks.

Thomas A. Handley, President
Buck Stevens, Vice President
Deborah Nigh, Treasurer
Lynne Glarrow, Community Administrator
Susan Thames, Office Manager

Deed For Debt Program - Information/Action:

After discussion a motion was made by Wayne that before Deed for Debt properties are listed by a realtor, they should be advertised in the newsletter, on bulletin boards, SWRA website, email list and the adjacent property owners should be contacted. The advertising process is to be complete within 6 weeks then the realtor can list property. Motion was seconded. It was pointed out that the intent was not to cut out the realtor or decrease the previously agreed upon commission since the realtor will have done a tremendous amount of work for the Treasurer and Board to decide if the property is worth accepting in the program. The goal is to get top dollar for SWRA on these properties and to let existing property owners know when they are for sale. **Motion carried.**

The regular meeting was adjourned at 11:55 a.m. as the Board moved into Executive Session.


Prepared by Lynne Glarrow


Penny Alexander
Secretary

Tom Handley
President

Date approved June 26, 2007

Minutes
SWRA Board of Directors Meeting
June 12, 2007

RESOLUTION:

It is hereby resolved that the Corporate Authorization Resolution of the Bank of Dadeville is hereby adopted and approved and the following individuals are authorized to exercise all of the powers appearing on that resolution. Two signatures required on all transactions and checks.

Thomas A. Handley, President
Buck Stevens, Vice President
Deborah Nigh, Treasurer
Lynne Glarrow, Community Administrator
Susan Thames, Office Manager

I certify that the foregoing is a true and accurate extract from the June 12th Meeting of the SWRA Board of Directors.

Penny Alexander, Secretary
StillWaters Residential Association

PROPOSAL

material Invoice # 6274
Labor Invoice # 6275

SYLACAUGA FENCE COMPANY
1940 CEDAR ROAD SOUTH
SYLACAUGA, AL 36880
PHONE 256-510-6615 FAX 256-245-6033

DATE January 26, 2007

ATTENTION Sallie Mason

256-245-1996

www.sylfence.com

PROPOSAL SUBMITTED TO:

NAME Stillwaters Resort

WORK TO BE PERFORMED AT:

LOCATION Gate 34 Exit

ADDRESS 1816-B Stillwaters Drive

ADDRESS

CITY, STATE Dadeville, AL 36853

CITY, STATE

PHONE NO.

FAX NO.

DATE OF PLANS

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Fix B&B Electromatic Hydraulic Slide Gate Operator at Exit gate 34.

Fix Arm Barrier Gate Operator at Exit gate 34.

Enable Both exit gates at 34 to work

Parts & materials - \$ 4995.00

Tax - \$ 299.60

at 5705.03 OK #5917 1/26/07

Shipping - \$ 310.21

Total - \$ 5705.03

Labor - \$ 1740.00

Total - \$ 7445.03

The price or prices stated in this proposal are based on prices for component materials, labor rates applicable to the fabrication and erection thereof and freight rates in effect as of the date of this proposal. If, at any time prior to the completion of performance of the work to be performed under this proposal, any of such material prices, labor rates or freight rates shall be increased or decreased, then in respect of any of such work performed thereafter there shall be a corresponding increase or decrease in the prices stated in this proposal.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Seven thousand four hundred forty five & 03/100 Dollars 7445.03

With payments to be as follows: Parts & materials due at start of project.

Labor due at completion of project.

Any alteration or deviation from above specifications involving extra costs will be assessed only upon written order, and will become an extra charge over and above the estimate. All agreements reached upon strikes, accidents, or delays beyond our control.

AUTHORIZED SIGNATURE

Jason M. Seraggin
Jason Seraggin

NOTE - Sylacauga Fence Co. may withdraw this proposal if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE

1/26/07

SIGNATURE

Sallie Mason

4/22/07

Susan Thames

From: Debbie (djhugh@bellsouth.net)
Sent: Wednesday, May 30, 2007 6:15 AM
To: Susan Thames
Subject: Fw: We are good

Please print for BOD meeting

----- Original Message -----

From: Debbie
To: Tom Handley ; Buck Stevens ; Cal Johnson
Cc: Penny Alexander
Sent: Friday, May 25, 2007 5:40 AM
Subject: We are good

Thanks to all of you, we have cleared the accounts receivable of all developers (pending BOD approval). We will receive checks of \$3830.04 (Harbor Pointe) and \$3032.12 (The Pointe) next week. Better than that, we have mended fences with the developers in SW. I believe this is a major emooze for the 2007 BOD and we accomplished this in only 3 months. Hats off to us. Have a great Memorial Day weekend

GATE GUIDELINES AS OF MAY 22, 2007

With the installation of the new gates, the goal is to get control back of the many gate cards and numbers out there to tighten up the system but at the same time to not back traffic up if possible.

1. **Devices that do not work** (thus the number is not in the new system or it is the windshield style). These people should be given the cover letter and sign up sheet to be completed. It may be taken to the SWRA office with old cards or may be turned back in at the gate. Maps are available in the gatehouse if anyone needs directions to the SWRA office. Cards collected will be recycled. Windshield devices no longer work. These will be replaced for free with a card. Long distance key fob proximeters will be available in a few weeks. Residents may order these now. If they are turning in a windshield or card device they may purchase the replacement clicker style device for \$25. New or additional key fobs may be purchased for \$50 each. This is a one-time charge for the device.

2. RESIDENTS / PROPERTY OWNERS –

A. All those who have paid SWRA fees for 2007 (or are on a payment plan) will have the cards they currently have replaced with new ones if their cards do not work.

B. Those property owners who have not paid fees DO NOT get an activated device or account number. They may come and go as guest through the inside lane and **should be recorded as a visitor.**

C. Those property owners who are current but do not have a card and won't go get one can come through the inside lane and may be waved through without being written down IF they have a current 2007 window decal. (Those are obtained at the SWRA office.)

3. MARINA SLIP RENTERS –

A. If they currently have a card they will be not be charged for a replacement card if needed. They may purchase a card for \$50/year at the SWRA office. (They may get a couple of extra months this year depending on what month we get the program in place.) The office staff will request a list of slip renters from the marina or they may bring a copy of their slip rental contract for SWRA file in order to qualify.

B. They may also enter as Visitors, be recorded in the log and receive a day pass.

4. GOLF COURSE AND MARINA EMPLOYEES

Those on the list from Todd Rogers and Billy Johnson will receive a card good until July 1st (may be extended by Board) until Cal Johnson can work out a long term solution with them.

5. CONDO OR NEW HOUSE CONTRACTORS OR REALTY COMPANIES

They should currently have a code number from their building permit. These can be used until the Board develops a form that they will sign (Responsibility Agreement). The suggested plan is that the Contractor pays \$100/year to set up an "account number" for access. He will be given a code number to be used by suppliers like concrete trucks – this code may be changed during the building process depending on length of project.

The contractor will receive ONE card with the \$100 account fee. He may purchase up to 24 cards at \$35 each/year under this account number. If they need another account number there will be another \$100 charge/year, which will include one card, and they may purchase additional devices. They will be expected to keep a list of whom they distribute these cards to. Realty companies may also choose this option.

6. SERVICE VENDORS OR SUPPLIERS

A. This would be companies like Alabama Power, gas co., Walnut Hill Water, food vendors, sheriff, etc. who currently have a code number. These will continue for now though new numbers may be assigned at a future date to clean up some of these that everyone on the lake knows.

B. Those vendors in clearly marked company trucks may be waved through at gate 49 by the gate personnel. A list of those with codes will be kept at the gate by company number – no code numbers will be listed.

7. SERVICE CONTRACTORS / LOCAL MERCHANTS-/ REALTORS

This would include plumbers, electricians, lawn keepers, etc. who are not on a long-term condo or house as above.

A. They may enter as a DAILY visitor – must be logged in and receive DAILY pass.

B. They may purchase a card from the office at \$50/year – these can be sold NOW and money should be COLLECTED when the card is handed to them, not billed. This is a convenience for them and will allow them to use either gate as an entry point to SW. (As with the Marina Slip owners they may also get a couple of extra months this year depending on what month we get the program in place.)

8. CONDO RENTERS / TIME SHARE/ EXTENDED STAY WITH RESIDENT

These people may receive a gate pass for the length of their stay once they have been signed in at the GATE.

10. VISITORS

They will be given a DAILY pass after being signed in by gate personnel.

For any cards SOLD – this INCLUDES Contractors– the sign up form will include insurance company and policy number as well as driver's license number.

Basics of Gate Guidelines approved May 22, 2007

Basic Points:

1. We are interested in the gate personnel's suggestions and input for final guidelines. However, they cannot make them up as they go, they need to follow these for now!
2. Give out forms & map if needed, and tell them to turn into office.
3. Or can drop them back at gate if non-office hours and cards will be mailed or may be picked up at the gate.
4. Daily passes – who qualifies? - ALL VISITORS, local service people, realtors & marina renters without cards.
5. Weekly passes -who qualifies? – condo renters, time-share guests, or extended guest of residents.
6. Local single job contractors/ service people/ realtors /marina slip renters– may be a daily visitor or they can purchase a yearly gate card (\$50 per year).
7. Large project contractors should sign up in the SWRA office.
8. Codes will continue to work at 34 if on a current project or a long term Service vendor (power, gas, sheriff, cable, etc.). Those vendors in clearly marked company trucks may be waved through at gate 49 by the gate personnel. A list of those with codes will be kept at the gate by company number - no code numbers will be listed.

Information:

1. Golf course and marina employees should have a card.

2. Residents:

A. All those who have paid SWRA fees for 2007 (or are on a payment plan) will have any current gate devices that they now have replaced with new ones if theirs do not work.

B. Those property owners who have not paid fees DO NOT get an activated device or account number. They may come and go as guest through the inside lane and will be recorded as a visitor.

C. Those property owners who are current but do not have a card and won't go get one, can come through the inside lane and may be waved through without being written down IF they have a current 2007 window decal. (Those are obtained at the SWRA office.)

D. Windshield devices will no longer work. Those who have one may exchange it for a card at no cost or they may turn it into the office with a check for \$25 to purchase one of the new key fob proximiters (long distance). They will be given a temporary card until those come in (about 2-3 weeks). At that time they will turn in that card and receive the key fob. Anyone wishing to turn in their regular card may do the same, pay \$25 and receive the new long distance key fob proximitter. **Any resident wishing to purchase an additional key fob and not turn in another device may do so at a fee of \$50 per key fob.**

ALL OF US KNOW THAT THERE WILL BE COMPLAINTS BUT WE MUST WORK TO STOP THE NEGATIVE AND PROMOTE THE POSITIVE.

Thus, there should be no negative comments from any of us or the gate personnel about the gates, the timing, the inconvenience, the procedures, etc.

THE BEST WAY WE CAN HANDLE THIS IS WITH A GREAT CUSTOMER SERVICE ATTITUDE. - GRIN AND BEAR IT!!

“So sorry MRS/MR ____ for the inconvenience, however the new system is going to be so much better. Thank you for working with us on improving our community”.

We know we will never please everyone and we need to be sure that the gate personnel know we support them and that they are not responsible for the complainers.

Minutes
SWRA Board of Directors Meeting
May 30, 2007 – 9:05 A.M.

President Tom Handley called the meeting to order at 9:05 a.m. Other board members attending were Penny Alexander, Debbie Nigh, Buck Stevens and Jim Williams. Cal Johnson was excused. Wayne Washburn was absent. Susan Thames, Administrative Assistant, was present. Kathleen Williams, Cindy Morgan, Chris Thompson, Bob Hanby, Katherine Smith and Toni Koeppen attended.

GUEST:

Mike Lewis of Chilwaters, LLC attended to meet the Board and inform them of his background and plans for building homes on several lots. He has purchased approximately 50 lots at this time. He is interested in working with the Board and the community for the betterment of all. The Board thanked him for his time and stated that they looked forward to a mutually beneficial relationship as well as welcoming him to the community.

Janie Merrifield of the Gate Committee distributed several handouts including the corrected guidelines for the roving patrol approved by the Board on May 15, 2007. She reviewed recommendations from the committees last meeting. Several issues such as contractor codes and employee cards for marina and golf course personnel were discussed. Most have been addressed with the Gate Guidelines approved May 15th and reviewed on May 22nd. There is an issue with old blue passes that should be taken up and replaced with the new system. Buck will look into this with Travis to verify that this is being done. The Committee-recommends that the area around Gate 49 be re-striped since it is currently faded and dangerous. The fourth recommendation was that we discontinue the service of checking on residents' homes when they are away due to possible liability and lack of support personnel to oversee this. Signage at the gates was a topic the committee has spent some time on also. Discussion followed. **Susan will contact Billy Johnson at Harbor Pointe Marina for a list of card numbers that he has given out to employees for our tracking purposes.**

Tom made a motion that the Board accept the committee's report for consideration and thanked Janie for her hard work as well as the other committee members. The motion was seconded and carried unanimously. (The Board action on the committee recommendations is at the end of these minutes.)

Gate Holiday Operational Report- Information/Action:

Buck reported that overall the holiday weekend went well at the Gates. There were a few problems with residents who had not completed gate card forms. Some residents were abusive to our gate personnel. Tom, Debbie and Buck all spent a number of hours at the gates assisting and observing operations. Tom stated that the gate personnel did a great job on this holiday weekend with the increased traffic. Some of the timing on the loops needs to be adjusted which Buck will handle with Travis. We had some new employees on duty that received many positive comments from residents. Travis did a great job in getting the phone line repaired that went out, one of the cameras is out and the DSL is not yet in. Once the cameras are all working and phones are installed then gate 49 will be able to see gate 34. David Nichols of Alabama Ornamental will be down to do some additional training with Travis and others next week. Susan reported a few software problems and that a fix for the software glitches would be available soon. She is backing up frequently. **Penny commended her on a job well done in organizing all the gate forms**

and records. The roving patrol logged in 319 miles this weekend and handled several problems very well.

Minutes – Action:

The April 17, 2007 SWRA Board minutes were distributed, reviewed and approved as written with a motion by Debbie, a second and unanimous vote.

The May 1, 2007 SWRA Board minutes were distributed, reviewed and approved as written with a motion by Jim, a second and unanimous vote.

The May 22, 2007 SWRA Board minutes were distributed, reviewed and approved as written with a motion by Buck, a second and unanimous vote.

Financial Report - Information/Action:

A. Budget Committee Recommendation –

Treasurer Debbie Nigh reported that the Finance Committee had strongly recommended that the budget year be aligned with the fiscal year. The Board expressed concern that the property owners be given the opportunity for meaningful input to the budget at the annual meeting. Discussion followed. **A motion was made by Debbie to adopt the recommendation of the Finance Committee to realign the budget year and fiscal year effective January 1, 2007 and adjust the budget quarterly. Motion was seconded and carried unanimously.**

B. Developers - The Pointe at Sunset Point

Developers Gary Hunt, Don Allen and Donny McDaniel met with Debbie, Buck, Cal and Tom to resolve issues. Debbie presented the issues discussed. The Pointe will remove signs that are in violation of the covenants. The Pointe will pay their association fees of \$3032.12 and the SWRA liens will be removed from their properties. Tom reported that it was a very congenial and productive meeting and thanked Debbie for setting it up. **Debbie made a motion that the Board approve this proposal. Motion was seconded, discussed and carried unanimously. Debbie will contact The Pointe.**

C. Developers - Harbor Pointe Building E

Debbie reported on a telephone conference with attorney Gerald Mattson to follow up on the association fees for his client, Harbor Pointe. After their discussion he made a proposal that Harbor Pointe pay a prorated fee for each of the 16 units in Building E based on the date the units became legal parcels. They will also pay the annual fee and late fee on one other unit not yet paid. Once payment is received the SWRA liens will be removed from the property. **Penny made a motion to accept this proposal, which was seconded, discussed and approved. Income will be \$3830.04 plus \$319.17. Debbie will contact Attorney Mattson.**

D. Income Analysis for Jan – May 2007

For the year ending 2006, SWRA had income in excess of expenses of \$52,546. SWRA received \$33,000 from the sale of 5 properties acquired in the "The Deed for Debt" program. The resolutions with The Pointe and Harbor Pointe will result in payment of their 2007 Maintenance Fees. We have turned \$26,416 over to Holloway Collections and we have filed suits on \$21,029. This will bring the Accounts Receivable (A/R) down to \$73,925. As of April 20, 2007 the Contingency balance was \$17,290 and the Reserve Balance was \$30,361. **Tom thanked Debbie for an outstanding effort in bringing the A/R to such a low level.**

E. Replace Impact Fees to Road Committee

At the end of 2005, \$74,550 was moved from impact fees designated for road repairs to the general operating budgets. In order to correct this mistake by the 2005 Board, **Debbie made a motion that additional funds of \$74,550 be allocated to the Roads Committee to finish paving StillWaters Drive. Motion was seconded, discussion followed and motion carried unanimously.**

Policy on "Open House" Signs - Information/Action:

A recommendation from Cal Johnson was discussed. An old policy had allowed for "open house" signs on the day of an event in the past. **Penny made a motion that the Board adopt a policy that once a permit has been approved and obtained in the SWRA office an "open house" sign be allowed to be placed on said property within StillWaters on the day of the open house only, to allow up to three days for a weekend event with signs on actual property only, no directional signs allowed. Motion was seconded and carried unanimously.**

Real Estate Kiosk on Multi-Family Property - Information:

The Architectural Review Committee has approved a Sales Information Kiosk at The Pointe. A copy is on file at the office.

A break was taken from 10:35 to 10:45 a.m.

Alabama Legislation for Sheriff to Patrol - Information:

Tom reported that he had spoken with Sheriff Abbett who informed him that the legislation was on the House docket but needed to be added to the Senate docket. Tom called Senator Ted Little on the floor to get this added to the list. If this passes in this session it will go on a statewide ballot in February.

Gate 34 Structure Removal - Information/Action:

Debbie presented an estimate for the removal the green overhead framing at gate 34, as recommended by two gate companies to reduce the risk of lightning strikes, with the work being done by James Carlisle supervised by Ralph Hutson at a cost of \$2400. **Penny made a motion to accept this recommendation. Motion was seconded. Discussion followed and motion carried unanimously.**

Personal Property Taxes - Information:

Debbie reported that Linda Harris, Tax Collector, Tallapoosa County estimated personal property tax for SWRA due October 1st is \$364.40. She reported that unfortunately, we have the distinction of being the last business in the county to file and will incur a \$50 penalty.

Tallapoosa County Website - Information/Action:

Susan Thames requested that the SWRA office buy an annual membership for access to the Tallapoosa County website at a cost of \$300 per year to improve access to property information. **Tom made a motion to approve the request. Motion was seconded and passed unanimously.**

Logo Committee Recommendation - Information/Action:

Penny reminded the Board that SWRA had been denied the use of the existing logo with the golf emblem, which had led to the formation of a Logo Committee. The Logo Committee and the Publicity Committee recommends the attached logo to the Board for approval. The committees

looked at many options including the original deer with water and they thank all who sent in designs. It was agreed that it was important to keep the consistency of the blue and green colors and the Times New Roman font while at the same time choosing a logo that was crisp, clean and not with water or golf as the emphasis. One goal was to have it look uncluttered and clear when reduced in size for shirts, car tags, key chains, street signs and business cards. **Penny made a motion to accept the logo (#4) that was recommended by the committees. Motion was seconded and passed unanimously. Penny will email this to Cal and Wayne. New logo will be used on the front page of the June newsletter. The Board approved the recommended logo and commended those on the committee for their time and effort.**

Membership Meeting - Information/Action:

It was agreed that a membership meeting would be held at 10:00 a.m. on Saturday, July 21, 2007 at the Executive Center. Content will include discussion on an annual fee for gate cards for property owners as recommended by the sub-committee on Gate Revenue of \$25 per card, up to two per property under one account with an annual fee of \$35 for each additional card under the same account; the Reserve Fund study, and open forum.

Improvement of StillWaters - Information/Action:

Tom appointed a committee for the improvement of StillWaters. Long time resident, Kathleen Williams volunteered to serve as chair of the "Best It Can Be Committee". She will be given a list to contact property owners under the 1987 covenants to discuss and encourage an amendment to the 1987 covenants to increase the annual fee to increase revenues so that the funds will be available to make StillWaters resort the best that it can be. Tom offered to assist. Susan will get a list to Kathleen. She wants to also contact the owners under the 1971 and 1974 covenants.

Stoneview Summit Waterline - Information:

Construction has begun on the line. Stoneview Summit will be responsible for repairs to the damage in roads, landscape or other. SWRA has required a \$75,000 performance bond from them.

The meeting was adjourned for lunch at 11:40 a.m.

The meeting resumed at 1:00 p.m.

Gate Bar Code Decal vs. Key Fob Proximiter- Information/Action:

A quote from Alabama Ornamental for a bar code window decal was reviewed and discussed. The decal must be attached to the outside of the rear passenger window of the car and are not removable to another vehicle. The two card readers required would be an additional \$19,446. The key fobs have a visor attachment available. This does not require an additional card reader at the gate. **It was agreed that the Bar Code Decal, is too expensive to do at this time and poses many misuse problems so Buck will order key fobs and visor attachments at this time. The quote will be filed with the gate information in the office for future review.**

Sylacauga Fence Refund- Information/Action:

There has been no response to our request for the down payment on parts that have now been canceled. Tom reported that Jason Scroggins had cashed checks or deposited them to his personal account rather than the company account. He will follow up and report back to the Board.

Response to Gate Committee Recommendations- Information/Action:

A. Penny made a motion to have the Roads Committee comply with the recommendation from the Gates Committee to have the area, both inside and out, at Gate 49 restriped to Highway 49 or to respond to Board, funds to come from the gates accounts. Motion was seconded, discussed and motion carried.

B. Penny made a motion that the Board accept the recommendation of the Gate Committee to discontinue the service of monitoring or checking on homes due to possible liability and lack of support personnel to oversee it. Motion was seconded, discussion followed and motion carried.

C. Signage was discussed. Buck will take suggestions to the Gate Committee meeting. One sign with several items listed similar to what we have at tennis courts or pool may help the problem of so many signs. In order to meet our legal requirements they need to include:

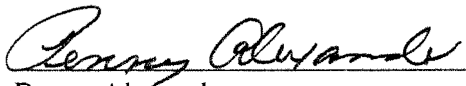
1. Have photo ID available
2. Video surveillance in progress
3. Tailgaters may be deemed as trespassers

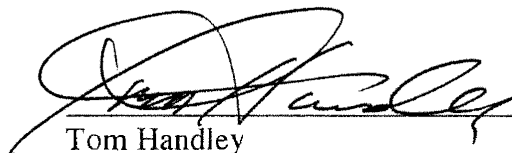
The Board will write a letter of appreciation to gate personnel to be put with their paychecks for a job well done over the holiday weekend with the new gate system.

Late fees - Lorten - Action:

Debbie has received an offer of settlement from Lyle Lorten. The Board agreed to respond that he can pay the amount owed or turn the property over to the Deed for Debt program.

The Board adjourned the regular meeting and moved to Executive Session to discuss employee matters at 1:30 p.m. Meeting was adjourned at 2:50 p.m.


Penny Alexander
Secretary


Tom Handley
President

Date approved June 12 2007



5/30/07

May 30, 2007

To: SWRA Board of Directors

From: Gate Committee

Subject: Recommendations and signage

1. Contractor codes – Cancel all old codes and issue new ones so system is clean
 - a. Emergency vehicles – fire, ambulance etc.
 - b. Utility Trucks – APC, Walnut Hill Water, gas, AT&T, Charter
 - c. Delivery Trucks – UPS, FedEx, DHL, USPS

Restrict use of codes!

2. Employees of marina, golf course, restaurant, SWRA office – there is no control at present
 - a. Issue prime cards(s) to specific entity that will be responsible for all devices issued to their employees under their cards.
3. Re-strip entire exit ramp from Gate 49 to Highway 49. It is currently faded and dangerous.
4. Consider ramifications of "Notice of Temporary Absence" form used by some residents and posted at Gate 49. (Recommend this information be kept at the SWRA office if the board chooses to continue offering this service to residents.) The committee recommends we discontinue this service due to possible liability and lack of support personnel to oversee.
5. Thanks for your support!

5/30/07

Signs:

1. "Visitors – photo ID required" (Cal's suggestion)
 - i. Post at gate 49 only
2. "No parking" sign at fountain on Highway 49
Dangerous when cars and truck obstruct view of on-coming traffic.
3. "Tailgaters are Trespassers" – posted at Gate 34 if instituted, but doubt sign will serve a useful purpose.

Have photo ID available

Warnings: all on one

video surveillance in progress

Tailgaters ~~may~~ be deemed ^{as} trespassers

5/30/07
approved
5/15/07

Guidelines for StillWaters Resort Roving Patrol Unit

SUMMARY: This is not a sworn law enforcement position and does not carry any powers of arrest. Further, patrol personnel have no legal power to detain or stop any individual while on the property of StillWaters Resort. It is a position designed to observe and report to the appropriate law enforcement agency any violations of Alabama state law and to the appropriate SWRA officials. No weapons of any type are to be carried by patrol personnel or in the StillWaters patrol vehicle.

1. In the event of an emergency, patrol personnel will call 911 or the Tallapoosa County Sheriff's Department direct per the designated Emergency telephone list.
2. Under no circumstances will patrol personnel pursue either vehicles or violators - Call the appropriate authorities.
3. Patrol routes will be planned by the Supervisor of the gates and security unit to ensure random patrol patterns, to meet special requirements, and to provide maximum security visibility in all areas as frequently as possible to include the marina, golf club and condos.
4. Patrol personnel will be thoroughly familiar with the layout of StillWaters Resort. Training will be provided at initial orientation by Supervisor or designated person.
5. Patrol plans will include the visibility of patrol personnel in or near areas of peak traffic flow taking place at night, to include the marina, golf club and condos.
6. Patrol personnel are expected to complete and turn in a Daily Activity Report.
7. Patrol personnel represent the residents of StillWaters and are expected whenever possible, and consistent with their job responsibilities, to interact with residents and visitors in a positive and helpful manner.
8. The StillWaters Resort patrol vehicle will not be used in any manner which endangers pedestrians or property and will observe the posted speed limit at all times.
9. All patrol vehicles will be equipped with a ABC multi-purpose fire extinguisher, flashlight, 2-way radio, map of StillWaters Resort, and a list of emergency phone numbers.
10. Patrol personnel will wear designated uniform as provided by the SWRA.
11. Patrol personnel who operate a motor vehicle will possess a valid Alabama Driver's license and be subject to drug testing.

STILLWATERS PATROL DAILY ACTIVITY REPORT

Date: _____ SUN MON TUES WED THURS FRI SAT

Patrol Personnel's Name (print): 1. _____

Time Patrol Began: _____

Beginning Mileage: _____

Time Patrol Ended: _____

Ending Mileage: _____

Total Patrol Time: _____

Total Miles Patrolled: _____

Report incidents below (include situations, safety issues, suspicious persons)

Time	Location (address or cross streets)	Description of incident (identify key participants, license plates, etc)

Note: If you need more space, please use an additional page.

Neighborhood conditions (Lights out, trees down, road hazards, etc): _____

Truck Problems: _____

Patrol Personnel's signature: 1. _____

**Note: When you park the truck, please make sure that all of the windows are closed and all of the doors locked.
Please submit this form to your StillWaters Supervisor as soon as possible after your shift.**

Thank you!

StillWaters **Visitor Pass**

Date Issued:

Pass # _____

Expires:

PLACE ON DRIVER SIDE OF DASH

StillWaters **Visitor Pass**

Date Issued:

Pass # _____

Expires:

PLACE ON DRIVER SIDE OF DASH

DATE _____

DAY _____

STILLWATERS RECORD OF TRAFFIC

GATE ATTENDENT

SHIFT 1 2 3

[illegible]

Jun 12 07 08:42p

BABY FURNITURE PLUS ASSOC

888 791 0774

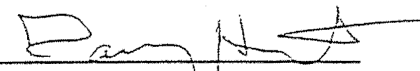
7

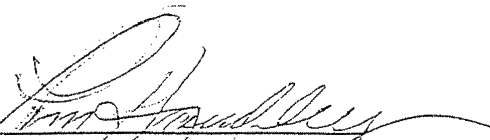
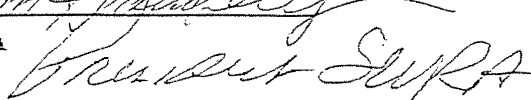
6/12/07

Agreement SWRA—The Pointe

This agreement made this 4th day of June, 2007 by and between SWRA and The Pointe to resolve differences over the assessment of maintenance fees and other matters under the 1987 Covenants is as follows:

1. SWRA agrees to waive all late fees assessed against the nineteen Pointe condos and further agrees to release all liens filed against said property on receipt of payment and;
2. The Pointe agrees that its property is subject to the 1987 Covenants and the nineteen condo units are ready for occupancy 1 July, 2007 as defined by those Covenants agrees to pay SWRA \$3032.02 as payment in full for 2007 maintenance fees.
3. SWRA and the Pointe further agree:
 - (a) to issue gate access cards to all partners of the The Pointe at Sunset Pointe, LLC;
 - (b) to distribute Pointe furnished sales flyers to visitors entering Gate 49 and at the SWRA office.
 - (c) to allow Open House/Model Open signs and a Sales Information Board as approved by the ARC;
 - (d) SWRA and the Pointe will work together to improve the landscape at the entry at Sunset Point and to design a permanent sign at the entrance which will tastefully list the properties at Sunset Point; the cost of the sign to be prorated among the property owners. Said sign must be approved by the ARC;
 - (e) SWRA and the Pointe will work together to design waterfront signage for The Pointe with no real estate advertising which must be approved by the ARC;
 - (f) The Pointe will remove all sales banners on railings.

By 
The Pointe

By 
SWRA


approved by Board
5/30/07

Minutes
SWRA Board of Directors Meeting
May 22, 2007 – 1:30 P.M.

Call to order - President Tom Handley called the meeting to order at 1:30 p.m. Board members Debbie Nigh, Buck Stevens, Cal Johnson, Tom Handley and Penny Alexander were present. Wayne Washburn and Jim Williams were absent. Janie Merrifield of the Security Committee and Gate Captain, Bill Sevy, attended part of the discussion.

Staff for Gates and Roving Patrol – *Information/Action:*

Bill Sevy reported that there was a shortage of personnel at this time and that he had several good applicants for open positions. After discussion, **Tom made a motion that the Board gives Bill Sevy the approval to hire additional personnel as he sees fit and train them then report back to the Board. This motion was seconded and carried unanimously.** Discussion followed about the hours for roving guard and shifts for gate 34 along with additional holiday weekend coverage. **Cal made a motion that Bill be advised to hire one more person than the number of current positions so that they may be trained in order to allow flexibility and insure that any additional hours needed could be covered. Motion was seconded and approved unanimously.**

Gate Guidelines – *Information/Action:*

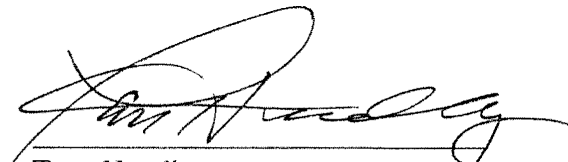
The guidelines that had been discussed at the May 15, 2007 meeting were reviewed along with basic instructions for the gate personnel. The revised additions are attached to these minutes. After discussion, **a motion was made to adopt the gate procedures as corrected. It was seconded and approved.**

Security Committee - *Information:*

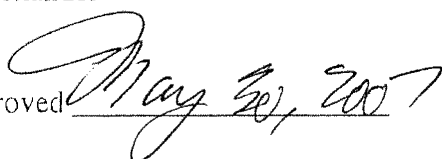
Jane Merrifield reported that the Security committee had met and they are working on signs for the gate areas. She will meet with Buck on Monday with a report for the Board since she cannot attend the meeting Wednesday.

Meeting was adjourned at 4:00 p.m.


Penny Alexander
Secretary


Tom Handley
President

Date approved



GATE GUIDELINES AS OF MAY 22, 2007

With the installation of the new gates, the goal is to get control back of the many gate cards and numbers out there to tighten up the system but at the same time to not back traffic up if possible.

1. Devices that do not work (thus the number is not in the new system or it is the windshield style). These people should be given the cover letter and sign up sheet to be completed. It may be taken to the SWRA office with old cards or may be turned back in at the gate. Maps are available in the gatehouse if anyone needs directions to the SWRA office. Cards collected will be recycled. Windshield devices no longer work. These will be replaced for free with a card. Long distance key fob proximiters will be available in a few weeks. Residents may order these now. If they are turning in a windshield or card device they may purchase the replacement clicker style device for \$25. New or additional key fobs may be purchased for \$50 each. This is a one-time charge for the device.

2. RESIDENTS / PROPERTY OWNERS –

A. All those who have paid SWRA fees for 2007 (or are on a payment plan) will have the cards they currently have replaced with new ones if their cards do not work.

B. Those property owners who have not paid fees DO NOT get an activated device or account number. They may come and go as guest through the inside lane and **should be recorded as a visitor.**

C. Those property owners who are current but do not have a card and won't go get one can come through the inside lane and may be waved through without being written down IF they have a current 2007 window decal. (Those are obtained at the SWRA office.)

3. MARINA SLIP RENTERS –

A. If they currently have a card they will be not be charged for a replacement card if needed. They may purchase a card for \$50/year at the SWRA office. (They may get a couple of extra months this year depending on what month we get the program in place.) The office staff will request a list of slip renters from the marina or they may bring a copy of their slip rental contract for SWRA file in order to qualify.

B. They may also enter as Visitors, be recorded in the log and receive a day pass.

4. GOLF COURSE AND MARINA EMPLOYEES

Those on the list from Todd Rogers and Billy Johnson will receive a card good until July 1st (may be extended by Board) until Cal Johnson can work out a long term solution with them.

5. CONDO OR NEW HOUSE CONTRACTORS OR REALTY COMPANIES

They should currently have a code number from their building permit. These can be used until the Board develops a form that they will sign (Responsibility Agreement). The suggested plan is that the Contractor pays \$100/year to set up an "account number" for access. He will be given a code number to be used by suppliers like concrete trucks –

this code may be changed during the building process depending on length of project. The contractor will receive ONE card with the \$100 account fee. He may purchase up to 24 cards at \$35 each/year under this account number. If they need another account number there will be another \$100 charge/year, which will include one card, and they may purchase additional devices. They will be expected to keep a list of whom they distribute these cards to. Realty companies may also choose this option.

6. SERVICE VENDORS OR SUPPLIERS

A. This would be companies like Alabama Power, gas co., Walnut Hill Water, food vendors, sheriff, etc. who currently have a code number. These will continue for now though new numbers may be assigned at a future date to clean up some of these that everyone on the lake knows.

B. Those vendors in clearly marked company trucks may be waved through at gate 49 by the gate personnel. A list of those with codes will be kept at the gate by company number – no code numbers will be listed.

7. SERVICE CONTRACTORS / LOCAL MERCHANTS-/ REALTORS

This would include plumbers, electricians, lawn keepers, etc. who are not on a long-term condo or house as above.

A. They may enter as a DAILY visitor – must be logged in and receive DAILY pass.

B. They may purchase a card from the office at \$50/year – these can be sold NOW and money should be COLLECTED when the card is handed to them, not billed. This is a convenience for them and will allow them to use either gate as an entry point to SW. (As with the Marina Slip owners they may also get a couple of extra months this year depending on what month we get the program in place.)

8. CONDO RENTERS / TIME SHARE/ EXTENDED STAY WITH RESIDENT

These people may receive a gate pass for the length of their stay once they have been signed in at the GATE. If checked in by a rental agent, they may already have a gate pass and this will be honored in lieu of our pass.

10. VISITORS

They will be given a DAILY pass after being signed in by gate personnel.

For any cards SOLD – this INCLUDES Contractors– the sign up form will include insurance company and policy number as well as driver's license number.

Basics of Gate Guidelines approved May 22, 2007

Basic Points:

1. We are interested in the gate personnel's suggestions and input for final guidelines. However, they cannot make them up as they go, they need to follow these for now!
2. Give out forms & map if needed, and tell them to turn into office.
3. Or can drop them back at gate if non-office hours and cards will be mailed or may be picked up at the gate.
4. Daily passes – who qualifies? - ALL VISITORS, local service people, realtors & marina renters without cards.
5. Weekly passes -who qualifies? – condo renters, time-share guests, or extended guest of residents.
6. Local single job contractors/ service people/ realtors /marina slip renters– may be a daily visitor or they can purchase a yearly gate card (\$50 per year).
7. Large project contractors should sign up in the SWRA office.
8. Codes will continue to work at 34 if on a current project or a long term Service vendor (power, gas, sheriff, cable, etc.). Those vendors in clearly marked company trucks may be waved through at gate 49 by the gate personnel. A list of those with codes will be kept at the gate by company number - no code numbers will be listed.

Information:

1. Golf course and marina employees should have a card.

2. Residents:

A. All those who have paid SWRA fees for 2007 (or are on a payment plan) will have any current gate devices that they now have replaced with new ones if theirs do not work.

B. Those property owners who have not paid fees DO NOT get an activated device or account number. They may come and go as guest through the inside lane and will be recorded as a visitor.

C. Those property owners who are current but do not have a card and won't go get one, can come through the inside lane and may be waved through without being written down IF they have a current 2007 window decal. (Those are obtained at the SWRA office.)

D. Windshield devices will no longer work. Those who have one may exchange it for a card at no cost or they may turn it into the office with a check for \$25 to purchase one of the new key fob proximeters (long distance). They will be given a temporary card until those come in (about 2-3 weeks). At that time they will turn in that card and receive the key fob. Anyone wishing to turn in their regular card may do the same, pay \$25 and receive the new long distance key fob proximeter. **Any resident wishing to purchase an additional key fob and not turn in another device may do so at a fee of \$50 per key fob.**

ALL OF US KNOW THAT THERE WILL BE COMPLAINTS BUT WE MUST WORK TO STOP THE NEGATIVE AND PROMOTE THE POSITIVE.

Thus, there should be no negative comments from any of us or the gate personnel about the gates, the timing, the inconvenience, the procedures, etc.

THE BEST WAY WE CAN HANDLE THIS IS WITH A GREAT CUSTOMER SERVICE ATTITUDE. - GRIN AND BEAR IT!!

“So sorry MRS/MR ____ for the inconvenience, however the new system is going to be so much better. Thank you for working with us on improving our community”.

We know we will never please everyone and we need to be sure that the gate personnel know we support them and that they are not responsible for the complainers.

Minutes
SWRA Board of Directors Meeting
May 15, 2007 - 9:00 A.M.

Call to order – Vice-President, Buck Stevens, called the meeting to order at 9:03 a.m. Board members Penny Alexander, Debbie Nigh, Buck Stevens, Wayne Washburn and Jim Williams were present. Tom Handley and Cal Johnson were excused. Sallie Mason, Community Manager, was also present. Susan Thames, Administrative Assistant, was present to take the minutes.

GUEST:

Roads Committee Chairman: Peter Van Parys: *Information/Action* (report attached) Peter gave the Roads Committee 2007 work plan. They are requesting an additional \$130,000 to the \$150,000 already in the budget. As of 5/10/07 there are \$15673.60 in impact fees in the budget plus \$3000 in reserves for roads.

Discussion after report: Penny commented on speed bumps that a survey had been taken of residents on Dogwood Trail last fall that overwhelming approved removal of the speed bumps. The Board had agreed and this has been put in the newsletter that they would be removed when Dogwood Trail is repaved.

Paving: Bids should be brought to the board for roads as other committees.

Buck asked that this subject should be put on the next agenda. Also, speed bumps on Dogwood Trail along with the stop sign at the Dogwood triangle should be on the next agenda.

Water Line: - *Information:*

The new proposal was approved for the waterline Stoneview Summit will install. The waterline will cut across Moonbrook drive to the north side at Dogwood Trail to almost Lakeview Ridge. There was discussion on the need for a performance bond. Walnut Hill has not approved the 2nd proposal for the waterline.

Tom Handley will call Faye Edmonson on the bond and new permit. Peter Van Parys suggested that Tom Handley and Wayne Saucer to attend the Walnut Hill Water Authority meeting on Tuesday, May 22nd at 6:30 pm. Stoneview Summit (Profile Group) will be at the meeting.

Gate Committee: Janie Merrifield – *Information/Action*

1. Recommendations were made for the roving patrol. Bank roving patrol extra hours for holidays. Debbie motioned to accept Gate Committee recommendations as amended in meeting. Penny seconded and all approved as amended.
2. The gate committee recommended Emergency numbers should be posted at the SWRA office, Gate 49 and 34. Jim made a motion to approve posting numbers at both gates and the SWRA office. Penny seconded and all approved.
3. Buck suggested practicing once a week the procedure of opening the gate for emergency events and that all should attend gate training. Buck will get back with Janie before her meeting on May 16th.

10:20 AM – Break

Financial Report: Allyson Baker of Himmelwright, Huguley & Boles LLC
Allyson reviewed the April 30th Financial Report

Allyson explained that her accounting firm had not bid to do our future accounting due to there work load and small staff.

Boat Storage: *Action*

There is no money in the boat storage budget to pave in front of the Boat Storage. Jim made a motion to pave this area with money out of the reserve fund. Motion was seconded and carried.

Financial review from Himmelwright, Huguley & Boles LLC is attached.

Minutes approved: *Action*

April 3, 2007 minutes - Jim made a motion to approve and all approved.

April 10, 2007 minutes - Debbie made a motion to approve and all approved.

Old business: Pineview Pool -*Action:*

Penny made a motion to approve that Sharon Evers to be able to give aerobic lessons at Pineview Pool. Jim seconded and all approved.

Community Manager Report – *Information:*

1. Second round of entering card numbers and names was more successful than the first go around. Susan helped put back the ones that I lost and all that had been turned in were loaded by 7:30 pm last Thursday. At the present there are 10 vendors, 866 residents, with 2338 devices. I talked with David several times and also with the tech support. I hope we get better service out of this software than what I have seen so far.
2. Travis was reminded every day to get the truck removed and it finally left on Thursday, May 10th.
3. \$22,490 (\$3300 of this being transfer fees) was deposited and I have posted \$1,394.47.
4. The balance in the Bank of Dadeville as of today is \$54,150.80. The balance in Alabama Credit Union is \$273,834.41. There is a CD of \$150,000 in the Bank of Dadeville and the Alabama Power Credit Union.
5. There were 4 accounts that were pulled back from Holloway Credit Solutions due to receiving their money.
6. A conference board that uses dry erasers has been ordered to post to do list or something a board member wants done.
7. The StillWaters telephone directory has gone to the printers in Alex City and should be ready at the end of this week. Several residents proofed the directory before going to print.
8. Bills were paid and posted and also payroll.
9. SWRA's property list was compiled with the new tax amount for each property owned. The list was given to each board member along with the insurance

information. Invoices have been paid for the extra additions to insurance (pool pump house and new truck).

10. Jason Williams purchased the wrecked StillWaters truck for \$200.00. Debbie is going to take the title and have it transferred.

Debbie suggested that the Neighborhood Council members handle the delivery of the new directories. Cal will ask them at their meeting.

Scheduled Business: - *Information/Discussion*

Gates: Penny reported on gate committee discussion. Penny read what Cal wrote after his visit to Todd Rogers and Billy Johnson of Harbor Pointe Marina.

There was discussion on what to do after the gates were installed and people were not able to get in the gates and what to charge. July 1st was discussed for the billing of all gate cards except for residents, which will be billed in January if approved along with the maintenance fees. Sallie is going to contact Billy Johnson and Todd Rogers for their employee list. Contractor cards will cost \$50 each.

Article for New Gate Equipment: *Action*

Jim made a motion to approve the letter and all approved.

Sylacauga Fence Co.- We are still waiting on a refund for the parts that were ordered but not delivered. The Board will ask Tom to follow up on this.

Accounting contract:

Contract was reviewed and discussed.

Penny made a motion to approve the new accounting contract with Huner & Cyr, P.C. of Birmingham. Wayne seconded and all approved. (Copy attached).

Insurance:

There was a discussion to put a binder on the new gates. Also there should be a video of each room for insurance along with the inventory report. This should include the gates and pool house.

Debbie gave an update on the legislation that had been sent to the house for the June 6th general meeting.

Tax Sale: Albert Lawson and Charles May properties

Wayne made a motion to purchase these properties at the tax sale up to \$10,000 total. Penny seconded and all approved. Sallie will get the line of credit from the bank. Two people will go to the sale.

New Business:

Saturday, July 21, 2007 was set for the tentative date for membership meeting for assessment discussion.

Board meeting set for May 22nd for an executive session.

Next agenda:

Fee Structure of the gate cards for Harbor Pointe Marina and Still Waters Golf Course.

Speed bumps on Dogwood Trail along with the stop sign at the Dogwood triangle.

New logo for Still Waters

This meeting was adjourned at 1:05 PM

Susan Thames

Minutes prepared by Susan Thames, Administrative Assistant

Penny Alexander

Penny Alexander
Secretary

Tom Handley

Tom Handley
President

Date approved June 12th 2007

5/01/07

Approved
5/15/07

HUNER & CYR, P.C.

CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS AND PERSONAL CONSULTANTSSTANLEY C. HUNER, CPA
PHILIPPE L. CYR, CPA, CMA
SCOTT C. HUNER, CPA
R. KERRY HUNER, CPA

May 1, 2007

MEMBERS:
AMERICAN INSTITUTE
OF CERTIFIED
PUBLIC ACCOUNTANTS
ALABAMA SOCIETY OF
CERTIFIED PUBLIC ACCOUNTANTSBoard of Directors
StillWaters Residential Association, Inc.
1816-B Still Waters Drive
Dadeville, Alabama 36853

Dear Board Members:

We are pleased to have the opportunity to discuss with you the accounting needs of recording the monthly general ledger, assessment of association dues and payroll processing as well as the writing and recording of checks during each month and the depositing and recording of receipts for each period. Additionally, we are providing a bid for the non-profit form 1120-H, and the personal property annual tax return needs of StillWaters Residential Association, Inc.

Our firm is committed to providing cost-effective professional services to our non-profit clients to facilitate the achievement of their organizational objectives.

Our firm engagement leader will be Philippe Cyr, CPA, CMA, who has extensive experience in performing audits and accounting work for non-profit entities, and has numerous hours of continuing professional education in non-profit and for-profit auditing and accounting. Assisting Philippe Cyr on this engagement will be Beth King, who also has extensive experience in accounting and general ledger bookkeeping activities.

Based on our understanding of the bid proposal we would anticipate providing the following services to your organization :

- Preparation of weekly or monthly general disbursement checks for signature of board member based on information provided to us for approved payments. (to be signed by board member at our location, or for us to mail or fed-ex to board member for signature).
- Preparation of payroll checks on a bi-weekly period basis (from information provided to us - approved hours, rates of pay etc.), to be signed by a board member and distributed to employees, and for the filing of the required monthly or quarterly payroll tax returns.
- Assessment of, and mailing of annual homeowners dues (& any other assessments which may occur) based on information provided to us as to the amounts to assess (and late fees) to each member of the association.
- Depositing of checks received on behalf of the association and recording of such deposits in the financial records. In order to accomplish this goal, an additional bank account will need to be set up, for which a branch office is located locally to the association and also with our office.
- Recording of monthly General Ledger in quickbooks format with the current version of quickbooks running. (File copies to be provided to board members upon request).

- Preparing bank reconciliations on a monthly basis and providing them to management or board members on a requested basis.
- Preparation of annual payroll and information forms (forms W-2's, 1099's)
- Preparation of annual non-profit tax return of homeowners association (form 1120-H) and annual personal property return.
- Being available to answer questions from closing attorneys, real estate professionals, etc. re: dues assessments etc.
- Being available to take time to talk to board or management members regarding operations and the accounting of such operations. Based on our experience with preparing the accounting records for housing associations, we understand that this can be a time consuming duty, and can be occurring on a daily basis.

The fees we are proposing for the above services are based on our expectation of the time involved to complete the services listed. If our actual billing time required to complete the services is less than our proposed fee amounts, then we will reduce our billings accordingly on a monthly basis. Having said the preceding statement, we are proposing the following monthly amounts for the services listed:

- Preparation of monthly general and payroll checks and mainting payroll records as described above - \$275 per month
- Preparation of monthly or quarterly payroll return filing requirements and payroll tax deposits - \$150 per month
- Annual Dues Assessments preparation and mailing (and other periodic special assessments) as described above - \$100 per month
- Depositing of checks received and recording of such in the financial records and the monthly recording of the general ledger in current quickbooks format, preparing bank reconciliations and providing to management or board members upon request as described above - \$225 per month
- Preparation of annual payroll and information returns (forms W-2's, 1099's) - \$250 (one time annual fee only)
- Preparation of annual non-profit tax return of homeowners association (form 1120-H) - \$350 (one time annual fee only)
- Preparation of annual personal property return - \$75 (one time annual fee only)
- Being available to answer questions from closing attorneys, real estate professionals, etc. re: dues assessments, etc. - no charge - included with other services.
- Being available to take time to talk to board or management members regarding operations and the accounting of such operations. - no charge - included with other services, unless this becomes a time burden on our part, causing us to not be profitable on this job and we will discuss any proposed additional amounts at that time. We also understand that we will be investing some time initially with the change over of accounting record keeping, and do not expect to bill that start-up time cost to you.
- Any postage or shipping carrier expense will be billed out to you at actual cost incurred on a monthly basis, and will be shown as a separate item on the monthly invoice charged.

To simplify the above items into a single monthly payment amount, (including one time annual charges into that single monthly payment amount), the total monthly charge would come to \$806.25, excluding any postage or shipping carrier expense.

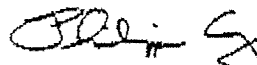
We feel that our understanding of your professional service needs, coupled with our experience and knowledge of the complexity of the non-profit arena will prove to be a valuable asset to your organization.

Our staff capabilities, firm goals, and our stated objective, "of being a business partner who will bring value to our relationship" should give you the confidence to move forward in establishing a new long-term relationship.

We appreciate the opportunity to present this proposal and look forward to your acceptance. We will be happy to discuss this proposal and any questions that you may have.

Yours very truly,

HUNER & CYR, P. C.



Philippe L. Cyr, CPA, CMA
Member of the Firm

5/30/07
attach to
5/15/07
minutes

May 30, 2007

To: SWRA Board of Directors

From: Gate Committee

Subject: Recommendations and signage

1. Contractor codes – Cancel all old codes and issue new ones so system is clean
 - a. Emergency vehicles – fire, ambulance etc.
 - b. Utility Trucks – APC, Walnut Hill Water, gas, AT&T, Charter
 - c. Delivery Trucks – UPS, FedEx, DHL, USPS

Restrict use of codes!

2. Employees of marina, golf course, restaurant, SWRA office – there is no control at present
 - a. Issue prime cards(s) to specific entity that will be responsible for all devices issued to their employees under their cards.
3. Re-strip entire exit ramp from Gate 49 to Highway 49. It is currently faded and dangerous.
4. Consider ramifications of "Notice of Temporary Absence" form used by some residents and posted at Gate 49. (Recommend this information be kept at the SWRA office if the board chooses to continue offering this service to residents.) The committee recommends we discontinue this service due to possible liability and lack of support personnel to oversee.
5. Thanks for your support!

5/30/07
approved
5/15/07

Guidelines for StillWaters Resort Roving Patrol Unit

SUMMARY: This is not a sworn law enforcement position and does not carry any powers of arrest. Further, patrol personnel have no legal power to detain or stop any individual while on the property of StillWaters Resort. It is a position designed to observe and report to the appropriate law enforcement agency any violations of Alabama state law and to the appropriate SWRA officials. No weapons of any type are to be carried by patrol personnel or in the StillWaters patrol vehicle.

1. In the event of an emergency, patrol personnel will call 911 or the Tallapoosa County Sheriff's Department direct per the designated Emergency telephone list.
2. Under no circumstances will patrol personnel pursue either vehicles or violators - Call the appropriate authorities.
3. Patrol routes will be planned by the Supervisor of the gates and security unit to ensure random patrol patterns, to meet special requirements, and to provide maximum security visibility in all areas as frequently as possible to include the marina, golf club and condos.
4. Patrol personnel will be thoroughly familiar with the layout of StillWaters Resort. Training will be provided at initial orientation by Supervisor or designated person.
5. Patrol plans will include the visibility of patrol personnel in or near areas of peak traffic flow taking place at night, to include the marina, golf club and condos.
6. Patrol personnel are expected to complete and turn in a Daily Activity Report.
7. Patrol personnel represent the residents of StillWaters and are expected whenever possible, and consistent with their job responsibilities, to interact with residents and visitors in a positive and helpful manner.
8. The StillWaters Resort patrol vehicle will not be used in any manner which endangers pedestrians or property and will observe the posted speed limit at all times.
9. All patrol vehicles will be equipped with a ABC multi-purpose fire extinguisher, flashlight, 2-way radio, map of StillWaters Resort, and a list of emergency phone numbers.
10. Patrol personnel will wear designated uniform as provided by the SWRA.
11. Patrol personnel who operate a motor vehicle will possess a valid Alabama Driver's license and be subject to drug testing.

STILLWATERS PATROL DAILY ACTIVITY REPORT

Date: _____ SUN MON TUES WED THURS FRI SAT

Patrol Personnel's Name (print): 1. _____

Time Patrol Began: _____

Beginning Mileage: _____

Time Patrol Ended: _____

Ending Mileage: _____

Total Patrol Time: _____

Total Miles Patrolled: _____

Report incidents below (include situations, safety issues, suspicious persons)

Time	Location (address or cross streets)	Description of incident (identify key participants, license plates, etc)

Note: If you need more space, please use an additional page.

Neighborhood conditions (Lights out, trees down, road hazards, etc): _____

Truck Problems: _____

Patrol Personnel's signature: 1. _____

Note: When you park the truck, please make sure that all of the windows are closed and all of the doors locked.
Please submit this form to your StillWaters Supervisor as soon as possible after your shift.

Thank you!

StillWaters **visitor Pass**

Date Issued:

Pass # _____

Expires:

PLACE ON DRIVER SIDE OF DASH

StillWaters **visitor Pass**

Date Issued:

Pass # _____

Expires:

PLACE ON DRIVER SIDE OF DASH

Tom +
CA)

ROAD COMMITTEE 2007 WORK PLAN

WORK SUMMARY

1. Forty-nine (49) work items identified and priced:
 - a. Nineteen (19) areas to be patched—nine of which are the result of Walnut Hill actions.
 - b. Twenty-nine (29) areas to be repaved with asphalt.
 - c. One area to receive two coats of tar and gravel.
2. Significant paving overlays:
 - a. Holly Ridge
 - b. Dogwood Trail – Phase 1
 - c. Magnolia Crest – Phase 1
 - d. Big Horn Lane – Phase 1
 - e. Fairway Ridge
 - f. Laurel Ridge Court
 - g. StillWaters Cove
 - h. Mallard Lane
3. Significant tar and gravel treatment – Lakeview Ridge between StillWaters Drive and intersection at Moonbrook Drive.

ROAD COMMITTEE 2007 WORK PLAN

COST SUMMARY

Cost of Paving/Patching 2007	\$129,556
Emergency Reserve	\$ 7,060
Total	\$136,616
Unfunded Paving Work Items	
(a) Dogwood Trail Phase 2	\$ 25,792
(b) Magnolia Crest Phase 2	\$ 6,463
(c) Big Horn Lane Phase 2	\$ 2,314
(d) StillWaters Drive (\$95,683 minus \$3,418 – funds on hand)	\$ 92,265
(e) Boat Storage Area Apron & Ramp	\$ 3,195
Total Unfunded Work Items	\$130,029

\$74,550
Revised

Minutes
SWRA Board of Directors Meeting
May 1, 2007 - 9:03 A.M.

Call to order - President Tom Handley called the meeting to order at 9:03 a.m. Board members Debbie Nigh, Buck Stevens, Wayne Washburn and Jim Williams were present. Cal Johnson arrived late. Penny Alexander was excused. Sallie Mason Community Manager was also present. Susan Thames, Administrative Assistant, present to take minutes.

Community Manager Report – Information:

1. There is new employee at Gate 49, Judy. A number of nice compliments about how nice she greets people at the gate.
2. Letters and liens went out.
3. New software for the new gate system has been loaded on our computer. One hundred twenty seven accounts loaded with 360 devices at present.
4. Roving guard worked 12 ½ hours this past week.
5. Guardhouse at gate 49 has been cleaned up.
6. Latest edition to the building permit has been uploaded to StillWaters website.
7. The #4 logo has the most votes with StillWaters spelled out.
8. Sharon Evers, aerobics class instructor, has asked to teach aerobics again this year at the Pineview Pool. The class will be on Tuesday and Thursday from 9 to 10 AM if approved.
9. Bertha Gillies is bringing in her balance owed on Martin Terrace. She has asked for 20 gate cards. Discussion on these cards.
10. Newsletter printing.
11. Travis Fincher asked to be reimbursed for the overage on his personal cell phone. Approved.

The use of pool for water aerobics was deferred until Penny Alexander is back since the pool is an area of responsibility for her. In response to item # 9, the Board agreed to give Bertha Gillies 20 gate cards dated to expire 12/31/07.

GUEST:

Financial Report - Allyson Baker of Himmelwright and Hugeley reviewed the financial packet for March 2007. SWRA has collected \$478,843.48 as of March 31st in 2007 maintenance fees. This deferred revenue will be reflected as 2007 income beginning in April. We are still under our projected income for SWRA maintenance fees collected by \$32,782.00.

Past due accounts for maintenance fees totaling \$26,416.46 has been sent to Holloway Credit for collection. Ten past due accounts (\$7,799.44) remain with Holloway from past years and are being collected on a monthly payment plan. Sallie and Allyson will develop a method to reflect Holloway the transaction in the financials.

There was discussion on the accuracy of retained earnings originating from StillWaters being separated from BFA (October 2003) until the current time. Allyson will continue to research this issue.

Personal property tax – This form is currently being completed. The addition of an improvement account in the QB file will make this form easier to complete in the future.

Allyson is going to come back next meeting with the new budget applied to our figures.

Allyson Baker dismissed 9:25 AM

Call Johnson arrived 9:25 AM

Management cost proposal on Gate -Discussion:

- Access fee for cards up to \$50 annually.
- Cards timed to deactivate if fees are not paid by due date.
- Wayne Washburn recommended for the committee on gates to discuss what to do and then present their proposal to the board.
- The gate committee needs to work on a way for get revenue from the Golf Course and Marina to pay for the usage of gates.
- Cal said the responsibility of having a gate and maintaining a gate should not be considered a part of the maintenance fee.
- Debbie said that SWRA needed to create revenue to pay for Travis and etc. SWRA is using collections to do this now.
- There was discussion on cards given to Timeshare managers, Martin Terrace, Sunset Pointe and Golf Colony. The Timeshare managers will be responsible for who uses the cards.

Roads – *Information:* Peter Van Parys will present at next meeting the schedule for roads as striping, paving StillWaters Drive and more.

StillWaters Properties – *Information/Action:*

Debbie suggested selling Sunset Point property and Oakwood Pond to take away our liability and taxes. Tom asked would the Board like to see a proposal of what properties we can sell or deed over to areas like Poplar Point, Sunset Point and etc. **Tom suggested that Debbie come back with figures of taxes and other liabilities of these properties.**

New Gates – *Information/Action:*

Gate Color Discussion – **Buck moved that the rail gates be painted black and lettering of StillWaters (gun metal grey) to match the Highway 49 entrance. Seconded and approved by all.**

10:30 AM Break

10: 40 AM Resumed

Stoneview Summit- *Information/Action:*

Debbie made a motion that as of May 10th if Stoneview has not paid for damages to 34 Gate then they will be denied access. Tom seconded. Cal added that we should give them a 10-Day notice. This would be precedent setting. All were in favor of this.

Water Line - Stoneview Summit- Information: They have submitted alternate plans to Walnut Hill Water Authority and SWRA that relocates a 10-inch line from the south side to the north side of Moonbrook Drive. These plans have not been approved by either.

The Board moved into Executive Session at 10:55 AM.

Meeting regular resumed at 11:30 AM –

GUEST:

SWRA Deed For Debt properties – *Information/Action:*

Betty Litsey, Broker/Realtor of RE/MAX Lake Martin Properties gave a proposal for the selling of five lots owned by SWRA. The offer was for \$33,142.39 and \$1500 in transfer fees, which brought the total to \$34,642.39. **Wayne made a motion to approve the sell. Motion was seconded and carried unanimously.**

Out-sourcing SWRA Accounting – A proposal was submitted from Gary Crumpton of the Budget/Audit Committee and will be on our next agenda.

The meeting was adjourned at 11: 43 a.m.


Prepared by Susan Thames


Penny Alexander
Secretary


Tom Handley
President

Date approved 5/30/07

Minutes
SWRA Board of Directors Meeting
April 17, 2007 - 9:00 A.M.

Call to order – President Tom Handley called the meeting to order at 9:00 a.m. Board members Penny Alexander, Cal Johnson, Debbie Nigh, Buck Stevens, Wayne Washburn and Jim Williams were present. Sallie Mason, Community Manager, was present. Travis Fincher, Covenants and Maintenance Manager attended until the end of the gate presentations and discussions.

Community Manager Report –

1. Susan out sick Monday and Tuesday.
2. Posted \$10,062.15 and \$5964.73 were the payment from Riverwoods Properties. The only fees left from them are lots 13, 14 and 19.
3. Attended the audit committee meeting on Saturday, April 14, 2007.
4. Prepared reports for Debbie – customer balance sheet and the accounts for Holloway, each of you has a copy of both reports.
5. Met with Faye Edmonson to give her the documents for the water line permit for Stoneview Summit.
6. Report from a resident before the start of the board meeting, there was an older white Volkswagon that tail gated, there were 2 dark haired guys. They were reported at traveling at the speed of approximately 75 miles per hour. I told him I would inform Travis so he could be on the look out for them.
7. Ordered supplies for the gates.
8. 2 new batteries and 1 new charger were ordered for gate 49 at the cost of \$124.

Water Line — Information/Action:

Tom gave a brief over view of the water line request from Stoneview Summit. He stated that the request was to come in from highway 49 with an 8" water line on the south side of Moonbrook. He is working with Wayne Saucer to establish the best possible way to accomplish what is good for both SWRA and Stoneview Summit. **Wayne Saucer will follow up with a written report. (Copy attached)**

Audit Committee Report - Information/Action:

A written report that was filed by Gary Crumpton, Chairman of the Budget/Audit Committee, was reviewed. (Copy attached) The Committee reviewed the computerized Quick Books accounting records of SWRA. The group recommended that an independent auditing firm perform an audit of the records. The committee unanimously recommended that it would be more efficiently and effectively managed and that the best interest of the Association would be served by outsourcing the accounting functions. The budget and fiscal year were reviewed and the committee came to the conclusion that they should be synchronized. Debbie pointed out that the SWRA bylaws require an audit. After discussion, **Cal made a motion to accept and approve the Committees' report for consideration by the Board and to thank the committee. Motion was seconded and passed unanimously.**

Gate Revenue - Information/Action:

Tom recommended forming a committee for suggestions on raising revenue for the gates through the use of cards and codes. **Cal Johnson made a motion to establish this**

Debbie gave a quick update that for the 2006 calendar year we had \$55,552 income in excess of budgeted expenses. A copy of the Customer Balance Summary was given to the Board.

Property Liens– *Information/Action:*

Sallie will file liens on April 22, 2007 for delinquent fees on properties owned by Still Waters Properties, LLC /Riverwoods Properties, LLC and The Point at Sunset Point, LLC, and Harbor Pointe, LLC according to current policy and guidelines of SWRA.

Bank Resolutions– *Information/Action:*

Tom signed the Alabama Power credit union resolution today. He had already signed the Bank of Dadeville resolution.

Letter from Kingdom Builders– *Information/Action:*

John Margeson of Russell Lands Real Estate representing Michael Lewis of Chilwaters, LLC sent correspondence stating that they had purchased several interior lots and requested that the permit application fee of \$750 per house be waived. **The Board agreed that it would not overrule the Architectural Review Committees permit and the established fee structure approved by the Board.**

Truck Accident Update– *Information:*

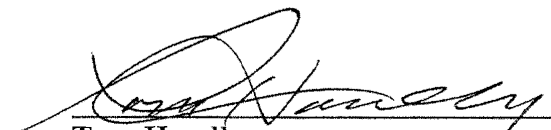
Attorney Mark Allen Treadwell has written to Robert Teresko on April 5, 2007 requesting payment for the total damages of \$4800 for the accident involving the SWRA truck on March 13, 2007.

Paint Bids – *Information/Action:*

A bid to cover several projects was presented. It included a proposal that Jason Williams would deduct \$600 in exchange for the totaled SWRA truck. Bid was \$2560 after deduction. This includes the metal fence at the pool, four light poles and new backboard at the tennis courts, masonry walls at pool, and the SWRA Board room. **The Board asks that Travis get additional bids from others for comparison.**

The meeting was adjourned at 1:00 PM


Penny Alexander
Secretary


Tom Handley
President

Date approved May 30, 2007

Report on Stoneview Summit's Proposed Waterline
by Wayne Saucer
April 17, 2007

On April 17, 2007, I met with Tom Handley and Peter Van Parys to discuss Stoneview Summit's (aka Lake Martin Partners) permit application to install a new water line along Moonbrook Drive to their site. The permit request included a small drawing indicating the installation of a new 10" line from the Pressure Reducing Valve (PRV) across from the Club House and running along Moonbrook crossing Lakeview Ridge and ending just past the proposed entrance to Stoneview Summit off Sunset Point Drive. The existing 6" PRV and 10X6 reducer will be replaced by a new 10" PRV. The 6" line installed along Moonbrook by the Harbor Pointe Group from Laurel Ridge stopped about 200' short of the PRV. This line will be connected to the new 10" line where the 6" currently ends. The new line will also interconnect the 8" line running along StillWaters Drive and Lakeview Ridge.

Tom had asked me to give an independent assessment of the proposed water line since I had previously been involved in negotiations with most of the potential developers to run a line from the water tank on Highway 134 along StillWaters Drive to Sunset Point Drive. After discussing the permit request at length, Peter and I agreed that the 10" line was an acceptable alternative. It should be more than adequate to provide the water requirement at Stoneview Summit and it will interconnect at least two of the three feeds into StillWaters. This, in turn, will provide greater flexibility during future outages.

After dinner Tom and I attended the Walnut Hill Water Authority Board Meeting. Others attending included the three board members, Bob Harris and board attorney, Mark Allen Treadwell III. After the meeting was called to order Bob Harris explained the proposal for the new line and indicated that Gary Owen, Walnut Hill engineer, had come up with the idea and had run the hydraulic calculations on it. Mr. Treadwell recommended that the Board execute the agreement with Lake Martin Partners; however, at the suggestion of Mr. Harris a requirement was added to install an 8" valve, backflow preventer, and an 8" water meter at the entrance to Stoneview Summit. After the additions, the Board resolved to accept the agreement. Tom asked if SWRA could get a copy of the agreement and Mark Allen indicated that he should be able to get a copy the following day. Since Lake Martin Partners was footing the bill for the new line, I asked if there was a provision in the agreement to allow them to recoup some the expense in the event another developer tied onto the line. Mark Allen indicated there wasn't. After the Board voted to accept the agreement, Tom and I left.

NOTE: GATE VALVE SHALL BE LOCATED AT 1000' INTERVALS (MAXIMUM)

NOTE: RIGHT-OF-WAY AND PROPERTY LINE INFORMATION IS TALLAPOOSA COUNTY TAX MAP. PAVEMENT AND IMPROVEMENTS HAVE NOT BEEN FIELD SURVEYED. PAVEMENT IS REASONABLY CENTERED IN THE 50' RIGHT-OF-WAY. THE PROPOSED WATER MAIN LOCATION IS 10' FROM EDGE OF EXISTING PAVEMENT ON THE SIDE INDICATED, WITH VARIATIONS TO ACCOMMODATE EXISTING IMPROVEMENTS AND UNDERGROUND UTILITIES ENCOUNTERED, KEEPING WATER MAIN IN THE RIGHT-OF-WAY. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY DEVIATIONS FOR THE WATER AUTHORITY.

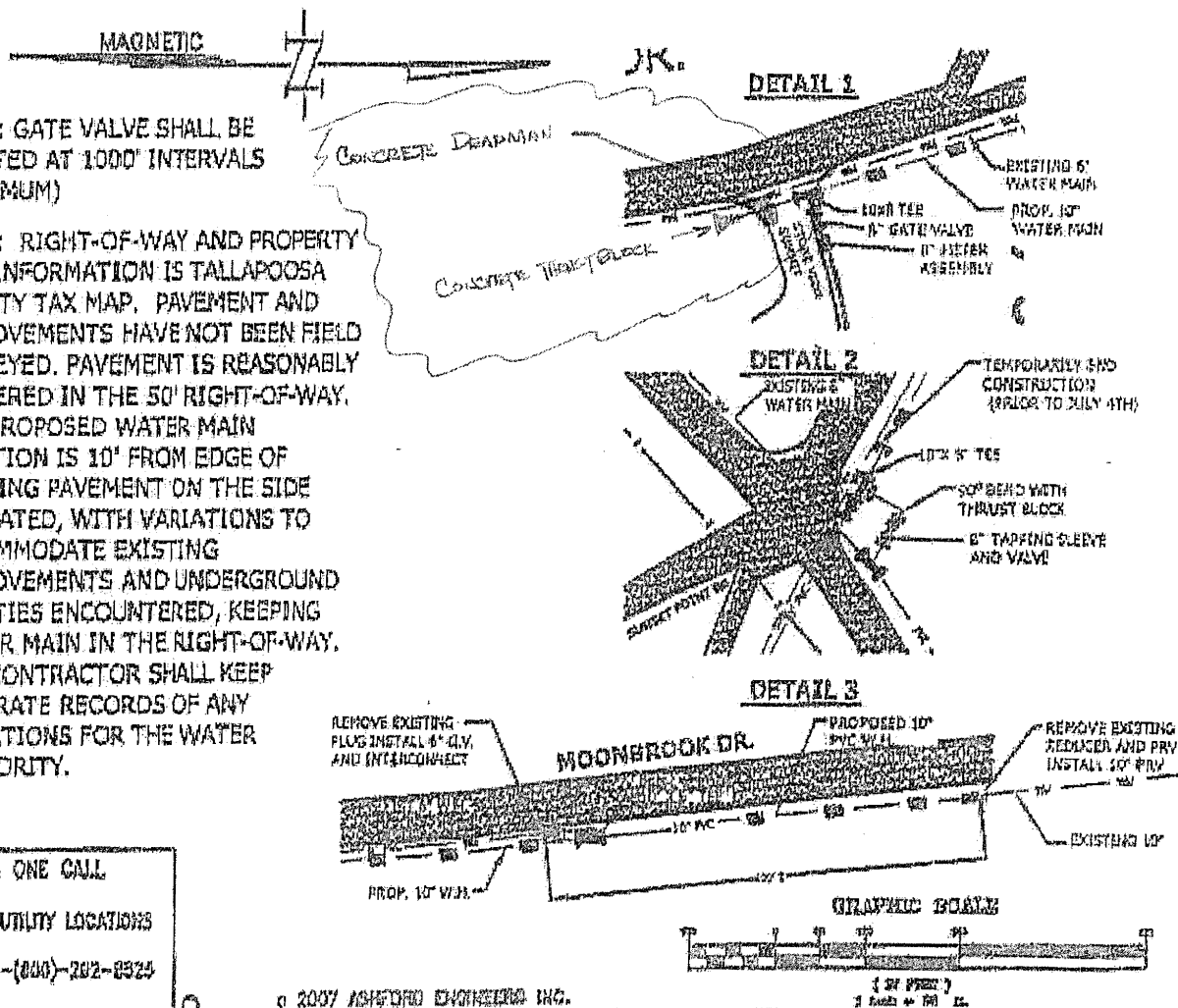
ALABAMA ONE CALL



UTILITY LOCATIONS

1-(800)-282-8335

© 2007 KIMFORD ENGINEERS INC.



Alabama Ornamental, Inc.

505 25th Street South
 Irondale, AL 35210
 205-951-9091 Fax: 205-956-3690
 Contractor License # S-40672

EstimateNumber: **E1130**Date: **April 11, 2007****Bill To:**

Still Waters Residential Association
 1816-B Still Waters Drive
 Dadeville, AL 36853

Ship To:

Still Waters Residential Association
HWY 34 GATE
 Slide gate installation or modification
 Dadeville, AL 36853

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount
Slide gates	Supply and install (1) new ornamental slide gate per UL 325. <i>includes new pretty gate</i>	2.00	7,780.00	15,560.00
DK slide operator	Supply and install (1) DK 9150 slide gate operator on the new gate (add \$200 for installation of this operator to the existing gates with UL 325 modifications)	2.00	4,780.00	9,560.00 ✓
Mega Arms gates	Supply and install new barrier gate operator to replace existing operator Includes 15 ft plastic, breakaway beam and loop detectors as required per UL 325. Specify the number required for replacement.	2 0.00	3,668.00	~~7336.00~~ 0.00 ✓
Long Range reader	Supply and install long range reader(s) for proxmitter/prox cards. Provides a read range of up to 8 feet for long range tags or approx 24" for Prox cards or Proxmitters (only required if the existing reader does not work)	0.00	3,120.00	0.00 NO
DK 1837 PC system	Supply and install (1) DK 1837 PC programmable telephone entry system for 3000 residents and up to 8000 cards. Includes software and training	1.00	8,394.00	8,394.00 ✓
Keypad	Supply and install (1) DK weigand keypad for (5) digit code entry at the gate(s)	1.00	650.00	~~650.00~~ NO
SOS	Supply and install (1) Siren Operated Sensor (includes YELP mode <i>may need 2 - one for tail gate + arm gate</i>)	1.00	375.00	375.00 ✓

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if we add 400.00
 25,822.00
 400.00

26222.00
100.00 slave
recorder monitor 500.00
all set

slave key pad as contractor can reach tail to main

BUYER SIGNATURE

BUYER (PRINTED NAME) ACCEPTANCE DATE

all cameras are getting out a signal. Will use same recorder as other gate. Has to have a digital monitor dedicated phone line here

Alabama Ornamental, Inc.

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 Irondale, AL 35210
 205-951-9091 Fax: 205-956-3690
 Contractor License # S-40672

Estimate

Number: E1130

Date: April 11, 2007

Bill To:

Still Waters Residential Association
 1816-B StillWaters Drive
 Dadeville, AL 36853

Ship To:

Still Waters Residential Association
 HWY 34 GATE
 Slide gate installation or modification
 Dadeville, AL 36853

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount
Receiver	Supply and install (1) receiver for the proxmitters	1.00	157.00	157.00 ✓
Proxmitter	<i>will ck to see if opens both rail & alarm</i> Supply and program proxmitters for entry gate. Specify the number required for discount pricing. Price ranges from \$43 per to \$34 per (must be ordered in blocks of 10)	0.00	0.00	0.00
Prox cards	HID prox cards (26 bit Weigand) for the entry gate. Specify the number required for discount pricing from \$4.00 to \$6.00. (existing cards MAY still be used without additional purchases). Cards must be purchased in blocks of 50.	0.00	0.00	
Labor	Labor to troubleshoot any of the existing equipment shall be billed @ \$65.00 per hour including travel time	0.00	0.00	

\$25,822.00

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BUYER (PRINTED NAME) ACCEPTANCE DATE

Alabama Ornamental, Inc.

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 Irondale, AL 35210
 205-951-9091 Fax: 205-956-3690
 Contractor License # S-40672

Estimate

Number: E1130

Date: April 11, 2007

Bill To:

Still Waters Residential Association
 1816-B Still Waters Drive
 Dadeville, AL 36853

Ship To:

Still Waters Residential Association
 HWY 34 GATE
 Slide gate installation or modification
 Dadeville, AL 36853

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount
	Terms: 50% deposit required upon acceptance with remaining balance due upon completion. Exclusions: 1. Norther/Honeywell products and service thereof by others 2. Electrical power, phone service, and conduits to the gate sites by others (we will use the existing conduits and power). If replacement of the conduits is required, charges for the repairs will be billed separately. Note: 1. All gate operating equipments shall be installed with battery backup in case of power outage. 2. The existing HID card readers at the gate may work with this new system. If so, we will incorporate as many of the existing card readers as possible. The price listed above is for replacing ALL equipment, including the existing HID card readers and cards. 3. Includes removal and disposal of existing equipment as required to accomodate the new system. 4. Includes use of the existing in-ground safety and free exit loops. If any are found to be defective (un-usable), the replacement cost shall be \$550.00 per loop and shall be billed separately. 5. This system will eliminate the long range "dash" mounted cards used now but will still use the existing "short" range prox cards. Email: swra@charter.net			
Total				\$34,696.00

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BUYER (PRINTED NAME) ACCEPTANCE DATE

Alabama Ornamental, Inc.

505 25th Street South

Irondale, AL 35210

205-951-9091 Fax: 205-956-3690

Contractor License # S-40672

Estimate

Number: E1131

Date: April 11, 2007

Bill To:

Still Waters Residential Association
1816-B Still Waters Drive
Dadeville, AL 36853

Ship To:

Still Waters Residential Association
HWY 49 GATE
Dadeville, AL 36853

*need a phone line to it but
not a dedicated line*

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount	
Mega Arms gates	Supply and install new barrier gate operator to replace existing operator Includes 15 ft plastic, breakaway beam and loop detectors as required per UL 325. Specify the number required for replacement.	0.00	3,668.00	0.00	no
Long Range reader	Supply and install long range reader(s) for proxmitter/prox cards. Provides a read range of up to 8 feet for long range tags or approx 24" for Prox cards or Proxmitters (only required if the existing reader does not work)	0.00	3,120.00	0.00	no until it does
DK 1838 PC system	Supply and install (1) DK 1838 PC programmable entry system for 3000 residents and up to 8000 cards. Includes software and training	1.00	2,930.00	2,930.00	yes
Keypad	Supply and install (1) DK weigand keypad for (5) digit code entry at the gate(s)	1.00	650.00	650.00	don't need
SOS	Supply and install (1) Siren Operated Sensor (includes YELP mode)	1.00	375.00	375.00	
Receiver	Supply and install (1) receiver for the proxmitters	1.00	157.00	157.00	
Proxmitter	Supply and program proxmitters for entry gate. Specify the number required for discount pricing. Price ranges from \$43 per to \$34 per (must be ordered in blocks of 10)	0.00	0.00	0.00	

no exit card reader to track who leave

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2930.00

375.00

157.00

3462.00

+ proxmitters & recd
arms + 7336.00

BUYER SIGNATURE

BUYER (PRINTED NAME)

ACCEPTANCE DATE

For video at 49

replace records & probably monitor or monitor

need digital records & monitor

all other cameras working - 1 monitor to set up

*Cameras run 24/7
also may be motion detected*

Alabama Ornamental, Inc.

505 25th Street South
 Irondale, AL 35210
 205-951-9091 Fax: 205-956-3690
 Contractor License # S-40672

Estimate

Number: E1131

Date: April 11, 2007

Bill To:

Still Waters Residential Association
 1816-B StillWaters Drive
 Dadeville, AL 36853

Ship To:

Still Waters Residential Association
 HWY 49 GATE
 Dadeville, AL 36853

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount
Prox cards	HID prox cards (26 bit Weigand) for the entry gate. Specify the number required for discount pricing from \$4.00 to \$6.00. (existing cards MAY still be used without additional purchases). Cards must be purchased in blocks of 50.	0.00	0.00	
Labor	Labor to troubleshoot any of the existing equipment shall be billed @ \$65.00 per hour including travel time	0.00	0.00	

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BUYER SIGNATURE

BUYER (PRINTED NAME) ACCEPTANCE DATE

Alabama Ornamental, Inc.

505 25th Street South
 Irondale, AL 35210
 205-951-9091 Fax: 205-956-3690
 Contractor License # S-40672

Estimate

Number: E1131

Date: April 11, 2007

Bill To:

Still Waters Residential Association
 1816-B StillWaters Drive
 Dadeville, AL 36853

Ship To:

Still Waters Residential Association
 HWY 49 GATE
 Dadeville, AL 36853

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount
	Terms: 50% deposit required upon acceptance with remaining balance due upon completion. Exclusions: 1. Norther/Honeywell products and service thereof by others 2. Electrical power, phone service, and conduits to the gate sites by others (we will use the existing conduits and power). If replacement of the conduits is required, charges for the repairs will be billed separately. Note: 1. All gate operating equipments shall be installed with battery backup in case of power outage. 2. The existing HID card readers at the gate may work with this new system. If so, we will incorporate as many of the existing card readers as possible. The price listed above is for replacing ALL equipment, including the existing HID card readers and cards. 3. Includes removal and disposal of existing equipment as required to accomodate the new system. 4. Includes use of the existing in-ground safety and free exit loops. If any are found to be defective (un-usable), the replacement cost shall be \$550.00 per loop and shall be billed separately. 5. This system will eliminate the long range "dash" mounted cards used now but will still use the existing "short" range prox cards. Email: swra@charter.net			
Total				\$4,112.00

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BUYER SIGNATURE

BUYER (PRINTED NAME) ACCEPTANCE DATE

4/17/07

Page: 1

Alabama Ornamental, Inc.

505 25th Street South
 Irondale, AL 35210
 205-951-9091 Fax: 205-956-3690
 Contractor License # S-40672

Estimate

Number: E1129

Date: April 11, 2007

Bill To:

Still Waters Residential Association
 1816-B StillWaters Drive
 Dadeville, AL 36853

Ship To:

Still Waters Residential Association
 HWY 34 GATE
 Sun Power Gate installation
 Dadeville, AL 36853

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount
Pivot Gates	Supply and install (2) SunPower vertical pivot gates per our discussion. Includes safety photocells and loop detectors per UL 325 and the required concrete footing for the operators	2.00	13,920.00	27,840.00
Shipping	Freight charges for SunPower gates listed above (delivered to site)	1.00	2,246.37	2,246.37
Mega Arms gates	Supply and install new barrier gate operator to replace existing operator Includes 15 ft plastic, breakaway beam and loop detectors as required per UL 325. Specify the number required for replacement.	0.00	3,668.00	0.00
Long Range reader	Supply and install long range reader(s) for proxmitter/prox cards. Provides a read range of up to 8 feet for long range tags or approx 24" for Prox cards or Proxmitters (only required if the existing reader does not work)	0.00	3,120.00	0.00
DK 1837 PC system	Supply and install (1) DK 1837 PC programmable telephone entry system for 3000 residents and up to 8000 cards. Includes software and training	1.00	8,394.00	8,394.00
Keypad	Supply and install (1) DK weigand keypad for (5) digit code entry at the gate(s)	1.00	650.00	650.00
SOS	Supply and install (1) Siren Operated Sensor (includes YELP mode	1.00	375.00	375.00

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BUYER (PRINTED NAME) ACCEPTANCE DATE

Alabama Ornamental, Inc.

505 25th Street South

Irondale, AL 35210

205-951-9091 Fax: 205-956-3690

Contractor License # S-40672

Estimate

Number: E1129

Date: April 11, 2007

Bill To:

Still Waters Residential Association
1816-B Still Waters Drive
Dadeville, AL 36853

Ship To:

Still Waters Residential Association
HWY 34 GATE
Sun Power Gate installation
Dadeville, AL 36853

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount
Receiver	Supply and install (1) receiver for the proxmitters	1.00	157.00	157.00
Proxmitter	Supply and program proxmitters for entry gate. Specify the number required for discount pricing. Price ranges from \$43 per to \$34 per (must be ordered in blocks of 10	0.00	0.00	0.00
Prox cards	HID prox cards (26 bit Weigand) for the entry gate. Specify the number required for discount pricing from \$4.00 to \$6.00. (existing cards MAY still be used without additional purchases). Cards must be purchased in blocks of 50.	0.00	0.00	
Labor	Labor to troubleshoot any of the existing equipment shall be billed @ \$65.00 per hour including travel time	0.00	0.00	

UPON ACCEPTANCE, THIS ESTIMATE BECOMES A BINDING CONTRACT.

Any particulars not specified in this estimate by the Buyer are left to the Seller's sole discretion. The Buyer will supply to the Seller sound material or foundations in/on the Buyer's existing building and property for installation of all goods. Buyer agrees to pay an additional charge for any work, goods, or services furnished in addition to those specified above. If payment is not made as per the terms of this estimate, Seller will apply a monthly service charge of one and one-half percent (18% per annum) to outstanding balances. In the event Buyer attempts to cancel this deposit or down payment and collect the balance of the estimate price and/or enforce any lien available to the Seller under law for labor and materials, Buyer agrees to pay all costs of collection including a reasonable attorney's fee in the event of a default by the Buyer. **THANK YOU FOR YOUR BUSINESS!**

BUYER SIGNATURE

BUYER (PRINTED NAME) ACCEPTANCE DATE

Alabama Ornamental, Inc.

505 25th Street South
 Irondale, AL 35210
 205-951-9091 Fax: 205-956-3690
 Contractor License # S-40672

Estimate

Number: E1129

Date: April 11, 2007

Bill To:

Still Waters Residential Association
 1816-B Still Waters Drive
 Dadeville, AL 36853

Ship To:

Still Waters Residential Association
 HWY 34 GATE
 Sun Power Gate installation
 Dadeville, AL 36853

PO Number	Terms	Customer #	Ship	Phone	Fax
	SEE BELOW	SWRA040407	AOI	256-825-2990	256-825-2991

Item #	Description	Quantity	Price	Amount
	Terms: 50% deposit required upon acceptance with remaining balance due upon completion. Exclusions: 1. Norther/Honeywell products and service thereof by others 2. Electrical power, phone service, and conduits to the gate sites by others (we will use the existing conduits and power). If replacement of the conduits is required, charges for the repairs will be billed separately. Note: 1. All gate operating equipments shall be installed with battery backup in case of power outage. 2. The existing HID card readers at the gate may work with this new system. If so, we will incorporate as many of the existing card readers as possible. The price listed above is for replacing ALL equipment, including the existing HID card readers and cards. 3. Includes removal and disposal of existing equipment as required to accomodate the new system. 4. Includes use of the existing in-ground safety and free exit loops. If any are found to be defective (un-usable), the replacement cost shall be \$550.00 per loop and shall be billed separately. 5. This system will eliminate the long range "dash" mounted cards used now but will still use the existing "short" range prox cards. Email: swra@charter.net			
Total				\$39,662.37

UPON ACCEPTANCE, THIS ESTIMATE BECOMES A BINDING CONTRACT.

Any particulars not specified in this estimate by the Buyer are left to the Seller's sole discretion. The Buyer will supply to the Seller sound material or foundations in/on the Buyer's existing building and property for installation of all goods. Buyer agrees to pay an additional charge for any work, goods, or services furnished in addition to those specified above. If payment is not made as per the terms of this estimate, Seller will apply a monthly service charge of one and one-half percent (1.5% per annum) to outstanding balances. In the event Buyer attempts to cancel this deposit or down payment and collect the balance of the estimate price and/or enforce any lien available to the Seller under law for labor and materials, Buyer agrees to pay all costs of collection including a reasonable attorney's fee in the event of a default by the Buyer. THANK YOU FOR YOUR BUSINESS!

BUYER SIGNATURE

BUYER (PRINTED NAME) ACCEPTANCE DATE

Minutes
SWRA Board of Directors Meeting
April 10, 2007 9:00 A.M.

Call to order – President Tom Handley called the special meeting on the gates to order at 9:00 a.m. Board members Penny Alexander, Buck Stevens, Wayne Washburn and Jim Williams were present. Sallie Mason Community Manager and Travis Fincher Covenants and Maintenance Manger were also present. Cal Johnson and Debbie Nigh were excused.

GUEST:

David Nichols of Alabama Ornamental, Inc. reviewed several proposals for repair and/or replacement of gate equipment in depth, which had been emailed to each Board member. The national safety codes have changed and our system does not meet the new standards. The different options for the addition of safety/ emergency devices was explored and discussed. The windshield readers and cards were compared to a remote proxmitter that is more like a key fob. The software we now use is from Northern Honeywell and this was compared to a new Door King software system. Capacity of the systems was discussed.

The video cameras and monitoring system were discussed. David will stop by to look at these and will call in another company that does this type of work for a bid. He will also look at the gate operators to see what had been replaced recently and if the parts we had ordered from Sylacauga Fence would work with the new system.

The Board thanked David for his time and effort in determining what was in working order and what needed to be updated and for his time in educating us.

DISCUSSION:

Tom reported that he had checked four of the references provided and he had stopped there, as they were all glowing and positive.

The individual proposals were reviewed item-by-item to determine what the Board member's thought was needed. It was agreed that both the slide gates and arm gates at the entrance and exit of Gate 34 needed to be working. We will explore moving the arm gate at the entrance in front of the rail gate as suggested to slow down on tailgating. The entrance arms at Gate 49 need to be fully functional and the cameras and monitors at both gates need to be functioning. We would add the safety /emergency gate features. as well as to add a way for the personnel at Gate 49 to see and respond to someone at Gate 34.

We will meet again once the bids on the cameras and monitors is back and once David has looked at the parts ordered from Sylacauga Fence to see if any of these would work. **If not we will request a refund from Sylacauga Fence.**

Minutes
SWRA Board of Directors Meeting
April 3, 2007 - 9:00 A.M.

Call to order – President Tom Handley called the meeting to order at 9:02 a.m. Board members Penny Alexander, Cal Johnson, Buck Stevens, Wayne Washburn and Jim Williams were present. Sallie Mason, Community Manager, was present. Susan Thames, Administrative Assistant, was present to take the minutes.

Community Manager Report – Information:

1. Deposited \$7001.51
2. Posted \$3,097.97
3. Called and left Mr. Mattson, Harbor Pointe's lawyer to confirm he received the letter sent on March 8 concerning Building E condo fees.
4. Compiled reports for gate 34 and 49 entry for June, July, and August 2006. Total for both was 36,346. Over 6,000 cards and key codes in the system. Three additional numbers have been assigned for outside Fire Departments.
5. Notification letters to property owners for liens and assessments have been mailed. Accounts for Holloway should be completed this week.
6. Picked up the 2005 Chevrolet truck for board evaluation and approval from McKelvey in Dadeville. Package with all the information requested along with estimates needed to install all needed equipment was given to each board member.
 - Metal tool box (personal maintenance tools)\$235
 - Install existing radio with new antenna \$136
 - Install existing light bar and switches \$120
 - Install existing siren \$120 for a total of \$611
 - If the existing light bar cannot be used, a new similar light bar furnished and installed will be \$550. This would make the total cost \$1,041.
7. Friday afternoon & night worked with Corporal D.M. Dean viewing video at gate 34
8. Notarized building permits for the ARC.
9. Received check for the damages caused by the SYSCO for truck that wrecked on StillWaters Drive
10. Uploaded the monthly newsletter to the web site & emailed to the current email list.
11. Set up on line viewing for the Bank of Dadeville account.
12. Generated the payroll for all employees.
13. Reminded everyone that the office would be closed on Friday for Good Friday.

GUEST – Information/Action:

Gate Presentation by David Nichols of Alabama Ornamental, Inc.

David Nichols presented several options for our gate system. Travis Fincher was present for the gate proposals.

1. Install all new equipment using Door King (perimeter access manager) – only 3000 resident numbers with up to 8000 devices. Warranty with new equipment / parts and installation.
2. Ideal way is to use our existing cards. New device on existing gates with warranty on operation and new parts.

Jim Koeppen, President of SWVFR was called to attend this presentation. Fire Department access needs fire department approval in all installations.

- Knox Lock used only by the Fire Department has to be approved by the Fire Department
- Strobe system – keeps gate open 1 hour.
- Siren sensitive system
- Yelp system
- Telephone entry system
- Overriding code – will override everything

Recommendations: Barrier arms in front of rail gate. This reduces tailgating almost entirely if using the barrier arm along with the rail gate and/or vertical pivot gate. Also recommends separating keypad punch from card entry codes.

David Nichols said their company could be on site within 24 hours after notification. Quotes and written proposal will be emailed to Sallie Mason on April 4, 2007. Alabama Ornamental will quote price per operator.

The Board agreed to stop Jason Scroggins from installing any new parts at the present and Travis would notify him.

Wayne Washburn moved to have a Special meeting on Tuesday, April 4, 2007 at 9:00 AM to approve gate proposal. Penny Alexander seconded the motion. Motion approved. Cal Johnson and Debbie Nigh will be unable to attend.

Fire Department SOP – Information/Action:

Discussion to put these procedures in place in response to SWVFR until we have gates at Highway 34 operating followed. **Jim Williams made a motion to approve the Gate Employee Standard Operating Procedures dated April 3, 2007 with two amendments.**

1. **The gate attendant is to try his card first if gate fails to open for resident at 34 gates.**
2. **The gate attendant is to call Travis and/or Sallie after their card fails to open the gate. Buck Stevens seconded the motion and carried by all.**

Company vehicle – Discussion/Action:

Replacement vehicle - 2005 Chevrolet Silverado Truck with 53,000 miles for \$10,379. **Tom Handley made a motion to approve the above truck. Penny Alexander seconded the motion.** Wayne Washburn discussed the pros of buying the Chevrolet 2006 truck at McKelvey Chevrolet in Dadeville with 3,900 miles with warranty and costing \$14,637, which includes tax and title. **Discussion followed and the motion failed. Wayne Washburn made a motion to buy the Chevrolet 2006 truck. Cal Johnson seconded the motion. Motion carried by majority with Tom voting no.**

Jim Williams made a motion to pay cash for the 2006 Chevrolet truck, which includes installing of equipment. Buck Stevens seconded the motion and carried.

Wayne Washburn and Cal Johnson excused at 11:25 AM. Debbie Nigh arrived at meeting.

New Water Line – Information/Action:

Tom reported that there was a new proposal by Stoneview Summit to Walnut Hill Water Authority engineer to approve a shortened 12" line proposal to some 1,300-1,400 feet.

1. **It was suggested that Tom Handley hire Wayne Saucer to review infrastructure & proposal and to look at the pipe problems that keep recurring.**

2. Tom will engage an attorney (Tom Radney of Alexander City) to standby since Mark Allen Treadwell represents Walnut Hill Water Authority. A restraining order may be needed to prevent waters lines being installed without approval.

Walnut Hill water is under the gun by Stoneview Summit Development to provide water to their condos. Activity is picking up and we may need to be prepared to react or respond quickly. Penny made a motion to hire Wayne Saucer to look at our infrastructure and protect SWRA's interest in this issue. Jim Williams seconded the motion and carried by all.

Bank Resolution - Action:

The bank resolution for the Bank of Dadeville was signed. Tom made a motion to approve which was seconded and carried unanimously.

Paving Policy - Information/Action:

Betty Litsey brought to our attention a request to pave a street that has not been paved if a new home is built on that street. A buyer was requesting clarification before purchasing the lot. No policy has been found. We will check with Peter Van Parys of the Roads committee to see what has been done in the past so we can develop a policy and address this issue. At the present we believe that roads have only been paved when funds were available and there are no extra funds available at this time.

Zettler/ Riverwoods fees- Discussion/Action:

Sallie had delivered a letter explaining that the association fees were due and that a \$50 nonpayment fee would be added if not paid in 15 days, then a suit would be filed against the properties rather than being sent to collections.

Harbor Cove- Discussion/Action:

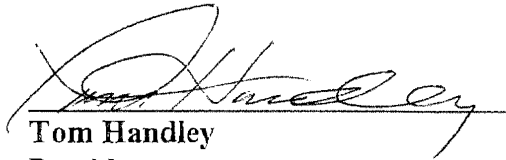
It was agreed that we would ask Mark Allen Treadwell to write letter to Harbor Cove to enforce the cleaning up of the property according to the 1987 covenants.

Penny Alexander made a motion to adjourn. Seconded and carried by all.

The meeting was adjourned at 12:20 PM


Prepared by Susan Thames


Penny Alexander
Secretary


Tom Handley
President

Date approved 5/15/07

3/27/07

Still Waters

Residential Association, Inc.

March 22, 2007

Russell C Balch
Akridge & Balch, PC
730 North Dean Rd, Suite 300
PO Drawer 3738
Auburn, AL 36831-3738

Re: The Pointe at Sunset Point, LLC

Dear Mr. Balch:

This replies to your letter of March 5th, 2007 regarding the assessment of maintenance fees against the units at the Pointe.

I regret that SWRA does not agree with your position that a Certificate of Occupancy is required before condominium units such as yours can be assessed maintenance and other assessment fees. There is a special provision in the 1987 Covenants which states that such units are subject to assessment when "legally created and ready for occupancy (fully constructed with all necessary public utilities available)."

The Association has interpreted this provision in a common sense manner to mean that when units are physically constructed with utilities available they are subject to assessment for maintenance fees. We have looked at your units at the Pointe and find that they qualify under this provision and must pay the maintenance fees billed. .

Moreover, under Section 9.11 of the same Covenants, the Association's interpretation of the Covenants is final and binding unless changed by a court of competent jurisdiction.

If you wish to discuss this further please call me,

Tom Handley

President, SWRA

Cc: Board of Directors

Auburn's Premier Golf & Lake Community

1816-B StillWaters Dr. Dadeville AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net

Web site: www.stillwatersra.com

Minutes
SWRA Board of Directors Meeting
March 20, 2007 9:10 A.M.

Call to order - President Tom Handley called the meeting to order at 9:10 a.m. Board members Penny Alexander, Cal Johnson, Debbie Nigh, Buck Stevens, Wayne Washburn and Jim Williams were present. Sallie Mason Community Manager was also present.

Minutes of the 3/13/07 meeting were approved as written.

Community Manager Report – Information:

1. Expensive week for SWRA
 - Gate 49 electrical problems (Kev Electric) \$90
 - Septic Tank (Jim Lamb) \$450
 - Security Truck +/- \$10,000 (thankful Travis was not seriously hurt though his hearing aid was destroyed)
 - Gate 34 repairs \$1539.80
 - Computer server crashed (Computer Basics) no bill yet
2. Direct deposit set up for Eagle Creek Cleaning with the Bank of Dadeville
3. Set up 2 accounts in Quick Books for the 2 CD's one for the Bank of Dadeville, and one for the APCO account.
4. Discussed employee problems with Bill Sevy, the gate captain. Resulting in the hiring of Willie Johnson in a part-time position.
5. Meeting with Travis Fincher on problems with gate 34 and asked him to give a report to the board. Also stressed the importance of wearing a seat belt when driving a company vehicle. The Worker's Comp representative stated that any employee that is allowed to drive a company vehicle is required to wear a seat belt.
6. Searching for a good used vehicle to be used for the roving patrol and the Covenants/Maintenance Manager. Specs are truck, White in color, low mileage, would prefer a one owner and price under \$12,000.
7. Ordered 100 new gate cards and ran payroll for employees.
8. Installed and registered Quick Books 2007 for the SWRA office.
9. Susan working to update all the information coming to the office on Gate Cards and directory information.

Wreck on StillWaters Drive – Information/Action: The Board discussed a replacement vehicle. Sallie will send a list of authorized drivers to the insurance company, J.S. Lanier. **A motion was made by Cal that the Board task the Community Manager with acquiring 2-3 choices for the Board to consider as a substitute for the wrecked truck around \$10,000 - \$12,000 with mileage limited to approximately 30,000 – 50,000 miles and the model year to be 2004 or newer. The safety and insurance ratings should be checked and all security equipment will be moved to the new vehicle. Motion was seconded and passed unanimously. Debbie volunteered to assist with running Edmond and Car Facts. It was agreed that the old truck would be sold for**

salvage value and those funds would be used towards the purchase of the new vehicle. Sallie will gather estimates.

A motion was made to instruct attorney Mark Allen Treadwell to write a demand letter to Mr. Teresko, the driver of the car that hit Travis Fincher to include the total value of the truck, Travis's hearing aid and hospital charges to include all damages once values have been determined. Motion was seconded and carried.

Budget Approval – *Information/Action:* The proposed budget was reviewed with a few changes from the February version (copy attached). A previous Board had committed \$5000 towards the purchase of an Emergency siren as SWRA's part if a grant was awarded for the purchase of the siren. This grant has been There may be other grants available for the matching funds portion.

Insurance premiums were discussed. Some are paid annually, some monthly. As of 3/20/2007 our Accounts Receivable are down to \$120,079. Of that amount Riverwoods owes \$7372, Harbor Pointe \$5425 and The Pointe at Sunset Point \$7021.

Tom complimented Debbie on the magnificent job of collections that she has accomplished as Treasurer.

A motion was made by Penny to approve the budget as proposed on 3/20/07 with the addition of \$4000 to insurance under Administration for a total of \$667,024 in operational expenses with operating income of \$671,401. Motion was seconded and approved unanimously. The approved budget will be published in the next newsletter.

Gate – Sylacauga Fence - *Information/Action:* Travis Fincher Covenants and Maintenance Manager briefed the Board on Gate 34. He has had some problems with communication with Jason Scroggins of Sylacauga Fence concerning the repairs at the Gate. The Board had approved a contract to repair the exit gate at 34 and had paid for parts to complete this. This has not yet been done. The entrance gate had a new problem which Jason fixed with parts that had been ordered for the exit. He did this without authorization from Travis. Proper function of the entrance gate is more important than the exit. There is a problem that has yet to be determined which requires tripping the reset that Jason says using too frequently deems the gate inoperable. Discussion followed and the invoice for service on 3/13/07 in the amount of \$1539.80 was reviewed. **The Board instructed Travis to check into other gated communities to see who they use for their gates, as will Board members. The invoice will be paid once Travis has followed up on part #'s, warranty information and missing PVC arm has been delivered and parts for the exit reordered. Travis will email his results to Tom and Sallie.**

Fire Department SOP – *Information/Action:* The second draft was reviewed and discussed. It is proposed as an amendment to the Board approved policy dated 1/23/07 on the gates and security. The Fire Department is comfortable with it and requested input from the Board. **After discussion Buck will work on another draft to address some of the issues and bring more clarity to a few items.**

Logo Committee – *Information:* No report because the Committee hasn't met again yet.

Covenant Violation – **Harbor Pointe/Harbor Cove area** – *Information/Action:* Buck and Cal reported that they had not been able to set up a meeting with them as of yet. **Tom** stated that he had been on the site and met up with **Don Allen's nephew, Hank Allen** who agreed to have the site cleaned up and debris removed. It was agreed that Cal and Buck would not pursue a meeting at this time and that a letter thanking Hank for their cooperation would be sent when appropriate.

Harbor Point Fees - *Information:* Tom reported that we are waiting on a response to our letter from their attorney.

Condo Assessment – *Information:* The 1987 covenants were reviewed under Section 7.8 on the Commencement of Assessments. It was determined that SWRA has been following the covenants on this issue.

Riverwoods – SWRA Fees - *Information/Action:* It was agreed that a letter of reply to **Todd Roger's letter concerning non payment of fees that was reviewed will be hand delivered by Sallie to Todd along with copies of auction documents. Payment of these association fees will be due within 15 days. Sallie will report back at the next meeting.**

Speed Bumps and Stop Signs for StillWaters Drive – *Information/Action:* Due to two recent accidents on StillWaters Drive, Tom asked the Board to think about ways to slow traffic. **He asked Penny to take this to the Neighborhood Council for their input.** To put stop signs in at an intersection would cost approximately \$300 -\$600 per intersection.

Invoices – *Action:* It was agreed that all invoices issued by SWRA should have the payment terms and non-payment amount and dates clearly stated.

Office Phone System Upgrade – No report at this time.

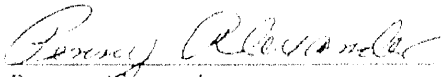
Landscape Enhancement – *Information/Action:* Debbie reviewed an updated quote from Vision on additional services. The recreation committee met this weekend and reviewed these also. The Triangle Bed, both gate entrances and cemetery will be sent to the appropriate committee for review. **Debbie and Penny will coordinate on the pool and Moonbrook Park.**

Recreation Committee Report – *Information/Action:* Penny gave the report (copy attached). Repairs and preservation of assets was the first priority from the committee. The pool and Moon Brook Park both have pressing repairs. **A motion was made to accept the committees report by Buck, seconded and carried unanimously. The Committee will report back to the Board after its next meeting to review estimates.**

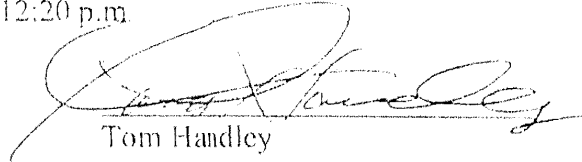
State Legislation – *Information:* Waiting for process to move through it cycle. It is in the hands of the legislative attorneys who will redraft the proposal. It then has to be advertised for 4 weeks before it can be voted on.

Committee List – *Information:* Tom has been working with Penny on a list of committees for 2007 with informal board advisors assigned to each committee. She will have that for the next meeting.

The Board moved into Executive Session at 12:20 p.m.



Penny Alexander
Secretary



Tom Handley
President

Date approved 3/27/07

ng to the fence. Travis Fincher will
reated plywood or a better material
ll investigate pricing on true tennis
wide X 10 feet high. It has about 35
l be used. A protective coating or
ards and tie downs were discussed.

d be replaced.
ls to come out.

low the septic field. Travis believes
t and it happens again it was
dress this issue.
to be addressed. Suggestions were

trench to redirect water.
water with cross ties.
e discussed. It was agreed that if
neft.

eral light globes had been shot out
with balls and one section of the
this section of fence. There are
pe of lanterns however this may

ananimously that it did not want to
add much, the cost of cutting
e drainage and paving on the
d that she had asked the Roads
es of asphalt which came to
t the paving equipment to the
l need much more

at the next meeting.

tee. Peter will call the next
or tennis court backboard
ee about suggested issues
ll go to the Board to

ORT

e Levins, members Gary
Travis Fincher and Board
a Huddleston and Cameron
is Courts and Moon Brook
e what needs to be done in

as the NUMBER ONE

nd the pool bottom repair.
The pool itself should be
wing needs to be done:
a sealing material, lose cap
l.
inst the wall in low spots to

stop deterioration.
rust and deterioration. (Was
paint entire fence this time.
g with non slip paint.
accommodate residents.

quote.
g and pool.
s play there and would drag it
increases. No rocks in bed

asing the pool.
make sure rules are being
he committee discussed. Would

great this year however they are

He was not satisfied with the
er and get back to her with
half of the contract.

1. The backboard is in need of replacement and re-secure. Pete will gather pricing to replace the backboard with pressure treated lumber for outdoors and report back to the committee. Pete will also get quotes for backboards and report back. The current size is 40 feet long. Bracing it and 4'X10' sheets of 3/4 plywood could be used. Painting of some type might improve the life of the board.
2. The light poles need repainting to prevent rusting.
3. There are two lenses missing from the lights that should be replaced.
4. Dead tree by the fence on the sewer treatment side needs to be removed.
5. Bushes/shrubbery needs trimming.

Moon Brook Park -

1. There has been a problem with running toilets that overflow that has been addressed by shortening the tank chains. If not fixed, it is suggested that we look into commercial power flush toilets to avoid the problem.
2. The drainage towards the back of the building may need to be improved:
 - a. Plant or hydro seed the hillside and/or dig a drainage ditch.
 - b. Look at removing two trees and redirecting draining water.
3. Park benches and trash cans to match the picnic table were purchased, benches should be permanently installed to prevent theft.
4. The vandalism at the park continues to be a problem. Several globe tops were hanging over after being hit by bb guns. Several globe tops were hanging over after being hit. A fence was down with vehicle tracks across the grass and through about 20 light poles which would make it costly to change the type of poles become necessary in the future if there are any that are sturdier.

Boat Storage -

1. This area was discussed and the committee again agreed to pursue any additional space at the site. There is not enough land to cut down the trees and removing the hillside would not make sense. A lot was discussed and will be looked at in the future. Penny requested the committee for a rough estimate on sub base preparation plus \$37,000 to pave the existing area plus a \$1500 mobilization fee for the site. This did not include any estimates on drainage issues. Penny will do an investigation before this is pursued.
2. The space rental contracts were discussed and will be reviewed.

Travis will gather estimates on all repairs and report back to the next meeting, obtain copies of the Boat Storage contract and check with a tennis supply company. Penny will talk to the Landscaping company and response to the bid that was reviewed. After the next meeting, request the necessary monies for projects agreed on by the committee.

**STILLWATERS RESIDENTIAL ASSOCIATION
FINANCIAL PROJECTION
APRIL 1, 2007 - MARCH 31, 2008**

OPERATING INCOME

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Total Property Owners Fees	\$513,344	\$548,506
Interest Income	\$14,416	\$12,250
Newsletter Ads	\$9,850	\$10,000
Gate Cards	\$1,914	\$2,000
Boat Storage	\$13,585	\$13,645
Building Permits	\$19,075	\$20,000
Transfer Fees	\$78,400	\$65,000
Rental, Contribution, Misc	\$5,813	\$0
Total Operating Income	\$656,397	\$671,401

OPERATIONAL BUDGET

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Administration	\$158,602	\$147,775
Boat Storage	\$1,307	\$1,252
Executive Center	\$28,104	\$30,044
Landscape / Grounds	\$142,964	\$156,601
Moonbrook Park	\$6,312	\$8,119
Pine View Pool	\$19,380	\$17,676
Tennis Court	\$4,640	\$1,732
Roads	\$124,222	\$150,000
Security / Gates	\$118,430	\$149,825
Total Operating Budget	\$603,961	\$663,024

ADMINISTRATION

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Salary & Wages	\$69,515	\$82,500
Payroll Taxes	\$6,748	\$7,500
Insurance	\$26,200	\$20,000
Office Supplies	\$2,155	\$4,000
Legal	\$19,723	\$0
Collections	\$4,723	\$0
Newsletter / Directory	\$887	\$3,500
Dues (Fire & Other)	\$635	\$700
Postage / UPS	\$2,350	\$2,400
Lease - Office Equipment	\$5,689	\$6,000
Professional Fees	\$10,106	\$7,500
Travel Expense	\$275	\$275
Office Equipment Maintenance	\$2,297	\$4,000
Outside Services	\$2,866	\$2,000
Welcome Packages	\$841	\$800
Income Tax	\$2,677	\$3,000
Truck Expense	\$0	\$2,500
Property Tax	\$916	\$1,100
TOTAL	\$158,602	\$147,775

add to insurance by Board

\$4,000

\$151,775

EXECUTIVE CENTER

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Capital Improvements	2104	\$5,000
Repairs	1249	\$1,200
Repair Parts	2292	\$400
Mortgage/Interest Exp.	5353	\$8,597
Dues (Fire & Other)	239	\$239
Facilities Maintenance	4391	\$1,000
Telephone	3035	\$3,100
Water	306	\$400
Electric	4291	\$4,350
Landscape	462	\$100
Operating Supplies	170	\$200
Gargage	182	\$190
Janitorial	1900	\$3,290
Property Tax	1648	\$1,978
Social	482	\$0
TOTAL	28104	\$30,044

Request \$5000 for Paving Lower Parking Lot

Request \$5000 for Restroom/Carpet

BOAT STORAGE

	2006	2007/08
<i>Account Description</i>		
Dues (Fire & Other)	20	\$20
Facilities Maintenance	279	\$200
Electric	861	\$900
Property Tax	110	\$132
Landscape Materials	37	
TOTAL	1307	\$1,252

StillWaters 2007 Annual Business Meeting



2/24/2007

Agenda

- Overview - President Jim Williams
- Community Report - Sallie Mason
- Budget - Debra Nigh
- Roads - Peter Van Parys
- Distribute Plaques - Jim Williams
- Presentation of new Board Members - Paul Gross
- By-Law Change - Judson Edel
- Tom Handley
- Please hold all questions until the end of the meeting

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- ☐ Resurfaced the Tennis Courts
 - Purchased and installed new Benches
 - Updated the Lighting
- ☐ Springtime care of the roads
 - Paving of section of Stillwaters Drive
 - Painting of lines delayed
 - Patching of roads – water
 - Never enough money
- ☐ Did usual spring-cleaning and care on pool
 - Major leak in pool area
 - Usual repair of equipment
 - Fencing and upgrading
- ☐ Hired a full time person for Maintenance and Covenants
 - Travis Fincher
 - Maintenance
 - Covenants

Overview cont.

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 - Community meeting
 - Many "Don'ts" were identified
 - Many "Do's" were pointed out
 - Trial dates were established
- ☐ Improvements in working with contractors
 - Lessons learned
 - Do's and Don'ts
- ☐ Improvement in Boat / Trailer Storage Leasing
 - Almost full
 - We can open new space
- ☐ Moonbrook Park
 - Added picnic table
 - Lighting repair
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 - Fence Repair

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Map
Code

Subdivision

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Operating Income

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Total Property Owners Fees	\$513,344	\$548,506
Interest Income	\$14,416	\$12,250
Newsletter Ads	\$9,850	\$10,000
Gate Cards	\$1,914	\$2,000
Boat Storage	\$13,585	\$13,645
Building Permits	\$19,075	\$20,000
Transfer Fees	\$78,400	\$65,000
Rental, Contribution, Misc	\$5,813	\$0
Total Operating Income	\$656,397	\$671,401
Property Owners/Parcels Total	1,717	
1971	54	
1974	381	
1987	1,271	
WE	11	
Stoneview Summit additional units	85	

ACCOUNTS RECEIVABLE

In 2006	Aged Accounts Receivable collected	\$29,087
	Deed for Debt (3 properties)	\$12,732

Current Account Receivables Fees	\$137,732
Paying Collection Service	\$12,307
Tax Sale	5,207
Small Claims	30,745
Judgments	7,519
Pending Deed for Debt	8,837
Total Account Receivable with Action	\$64,615

Special Funds

Contingency Fund is maintained for unexpected events that require additional funds that are not included in the operating budget.

Balance Jan. 06	\$35,149
Gate Repairs	\$8,273
Gate Repairs Reimbursed	(5,245)
Lawsuit	234
Right-of-way Clearing	14,872
Balance Feb. 23	\$16,715

Outstanding Repair Invoices \$3,595

Reserve Fund is maintained for replacement or updating of the assets owned by SWRA.

Balance Jan. 06	\$150,000
Mortgage	\$50,000
Gate Repairs	30,076
Insurance Reimbursement	(7,660)
Balance Feb. 23	\$77,584

Legal Assessment Fund for monies collected by a special assessment to property owners.

Balance Feb. 23	\$137,300
------------------------	------------------

Administration

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Salary & Wages	\$69,515	\$82,500
Payroll Taxes	\$6,748	\$7,500
Insurance	\$26,200	\$20,000
Office Supplies	\$2,155	\$4,000
Legal	\$19,723	\$0
Collections	\$4,723	\$0
Newsletter / Directory	\$887	\$3,500
Dues (Fire & Other)	\$635	\$700
Postage / UPS	\$2,350	\$2,400
Lease - Office Equipment	\$5,689	\$6,000
Professional Fees	\$10,106	\$7,500
Travel Expense	\$275	\$275
Office Equipment Maintenance	\$2,297	\$4,000
Outside Services	\$2,866	\$2,000
Welcome Packages	\$841	\$800
Income Tax	\$2,677	\$3,000
Truck Expense	\$0	\$2,500
Property Tax	\$916	\$1,100
TOTAL	\$158,602	\$147,775

* Addition of Covenant/Maintatence Mgr.

* Logo Implementation

* Additional information mailings

* Technology Upgrade

* Used by Cov. / Maint. Mgr.

Executive Center

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Capital Improvements	\$ 2,104	\$5,000
Repairs	\$ 1,249	\$1,200
Repair Parts	\$ 2,292	\$400
Mortgage/Interest Exp.	\$ 5,353	\$8,597
Dues (Fire & Other)	\$ 239	\$239
Facilities Maintenance	\$ 4,391	\$600
Telephone	\$ 3,035	\$3,100
Water	\$ 306	\$400
Electric	\$ 4,291	\$4,350
Landscape	\$ 462	\$100
Operating Supplies	\$ 170	\$200
Garbage	\$ 182	\$190
Janitorial	\$ 1,900	\$3,290
Property Tax	\$ 1,648	\$1,978
Social	\$ 482	\$0
TOTAL	\$ 28,104	\$29,644

Request \$5000 for Paving Lower Parking Lot

Request \$5000 for Restroom/Carpet

Boat Storage

	2006	2007/08
<i>Account Description</i>		
Dues (Fire & Other)	\$ 20	\$20
Facilities Maintenance	\$ 279	\$200
Electric	\$ 861	\$900
Property Tax	\$ 110	\$132
Landscape Materials	\$ 37	
TOTAL	\$ 1,307	\$1,252

Request \$37,000 for improvement



Security / Gates

<i>Account Description</i>	Actual	Projected
	2006	2007/08
Gate Cards	\$ 848	\$1,000
Salary & Wages	\$ 88,649	\$118,000
Payroll Taxes	\$ 8,568	\$12,400
Dues (Fire & Other)	\$ 315	\$315
Facilities Maintenance	\$ 3,077	\$2,000
Equipment Repairs	\$ 5,983	\$5,000
Truck Expense	\$ 3,351	\$3,500
Equipment	\$ 956	\$500
Telephone	\$ 2,363	\$2,400
Water	\$ 831	\$850
Electricity	\$ 1,858	\$2,000
Operating Supplies	\$ 1,080	\$1,200
Property Tax	\$ 551	\$660
TOTAL	\$ 118,430	\$149,825

*

Request \$12,000 for Security Truck

Request \$75,000 for manning Gate 34 - 24/7

Gate Upgrade from Lightning Strike \$30,000

* Gate 34 – 8 hour shift
Monday - Friday

Moonbrook Park

Tennis Court

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Repairs	\$ 490	\$500
Repair Parts	\$ 333	\$275
Facilities Maintenance	\$ 1,159	\$1,000
Dues (Fire & Other)	\$ 20	\$20
Landscape	\$ 510	\$0
Water	\$ 365	\$400
Electric	\$ 474	\$500
Operating Supplies	\$ 185	\$200
Janitorial	\$ 1,500	\$1,096
Capital Improvements	\$ 752	\$1,500
Property Tax	\$ 524	\$628

<i>Account Description</i>	Actual	Projected
	2006	2007/08
Repairs	\$ 165	\$200
Repair Parts	\$ 517	\$200
Dues (Fire & Other)	\$ 20	\$20
Facilities Maintenance	\$ 2,230	\$500
Water	\$ 256	\$300
Electric	\$ 156	\$160
Property Tax	\$ 294	\$352
Capital Improvements	\$ 402	\$0
Janitorial	\$ 600	\$0
TOTAL	\$ 4,640	\$1,732

Capital Improvements

New Bench and Garbage Receptacle

Request \$3,000 for Backboard

Balance of \$4,783.50 on resurfacing contract from reserve fund.

Pineview Pool

<i>Account Description</i>	Actual	Projected
	2006	2007/08
Repairs	\$ 2,027	\$1,000
Repair Parts	\$ 1,567	\$500
Facilities Maintenance	\$ 6,848	\$4,400
Dues (Fire & Other)	\$ 20	\$20
Chemicals / Pool Supplies	\$ 1,615	\$1,700
Telephone 911	\$ 139	\$280
Sewer	\$ 810	\$810
Water	\$ 2,170	\$2,000
Electric	\$ 2,377	\$2,400
Landscape		\$100
Operating Supplies	\$ 107	\$150
Janitorial Service	\$ 1,500	\$1,096
Property Tax	\$ 200	\$220
TOTAL	\$ 19,380	\$14,676

Landscape

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Repairs	\$ 687	\$700
Repair Parts	\$ 193	\$200
Water	\$ 832	\$850
Electric	\$ 12,549	\$13,000
Material	\$ 5,709	\$6,500
Irrigation	\$ 830	\$850
Contract Vision	\$119,964	\$126,101
Contract Power Lines	\$ -	\$6,000
Fountain Contract	\$ 2,200	\$2,400
TOTAL	\$142,964	\$156,601

•Property

49 Entrance	\$12,168
34 Entrance	\$ 5,240
Moonbrook Park	\$ 9,786
Sunset Point	\$ 3,960
Administration Building	\$ 1,632
Pineview Pool	\$ 1,192
Villas	\$7,171

(Eagle Peak, Moonbrook, Poplar Point & Redbud)

Recap

Operational Budget

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Administration	\$158,602	\$147,775
Boat Storage	\$1,307	\$1,252
Executive Center	\$28,104	\$29,644
Landscape / Grounds	\$142,964	\$156,601
Moonbrook Park	\$6,312	\$6,119
Pine View Pool	\$19,380	\$14,676
Tennis Court	\$4,640	\$1,732
Roads	\$124,222	\$150,000
Security / Gates	\$118,430	\$149,825
Total Operating Budget	\$603,961	\$657,624
Projected Income		\$ 671,401
Income Low ---- Expenses High		

2006 Accomplishments for Roads

Repaved 1.2 miles +/- of neighborhood streets

Repaved an additional 1/2 mile of StillWaters Drive (1.2 miles total paved)

Patched 33 damaged areas of pavement

Striped and provided reflectors on one mile of StillWaters Drive & 1/2 of Vista Wood Dr.

Repaired and reconfigured drainage ditches

Standardized and placed signage for 35MPH speed limits on main roads
25MPH speed limits for vehicles over two axles

Enhanced the lighting at both Gates 34 and 49 and directional lightening

Replaced metal signage posts with wood 4"x4" posts to enhance appearance

Reached agreement with Walnut Hill Water Authority regarding road damage

Roads

<i>Account Description</i>	Actual	Projected
	2006	2007/08
Paving new roads	\$ 12,952	\$15,000
Re-paving	\$ 75,639	\$105,000
Ditch Repair	\$ 17,658	\$15,000
Directional Lighting	\$ 1,723	\$2,500
Road Signs	\$ 11,781	\$2,500
Safety (reflectors, stripping)	\$ 2,994	\$8,000
Cleanup	\$ 1,475	\$2,000
TOTAL	\$ 124,222	\$150,000

Impact Fees \$28,225.60 less \$14,052 Balance of \$14,173

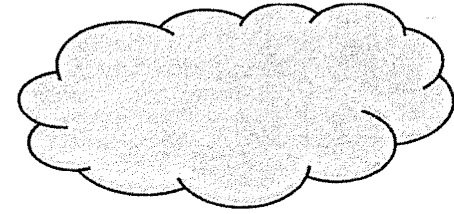
Road Assessment \$2,900.68

Added Work for 2007 If Funds Become Available

Overlay Dogwood Trail - \$49,500

Overlay StillWaters Drive to Gate 34; includes underlying patching - \$141,000

Overlay Lakeview Ridge from Sunset Point to StillWaters Drive - \$48,500



Five-Year Roadwork Projections

Resurface Moonbrook Drive including removal and disposal of existing pavement - \$275,000

Resurface Stagecoach Road - \$93,000

Overlay Dogwood Trail - \$49,500*

Overlay StillWaters Drive to Gate 34; includes underlying patching - \$141,000*

Overlay Lakeview Ridge from Sunset Point to StillWaters Drive - \$48,500*

Drainage repairs and improvements, yearly - \$20,000 per year

Yearly road repairs including paving and patching - \$150,000 per year

*** To be added to five-year plan if not funded in 2007**

Road Committee Policy for Maintenance & Construction of Roads

Priority for Allocation of Funds

Priority 1 - Main and neighborhood roads. Correction of unsafe conditions.

Priority 2 - Main roads. With consideration of estimated traffic levels and safety concerns.

Priority 3 - Residential and neighborhood roads. With consideration of estimated traffic levels and the number of residences with maintenance fee accounts in good standing.

Priority 4 - Road surface upgrades

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	Actual	Projected
<i>Account Description</i>	2006	2007/08
Total Property Owners Fees	\$513,344	\$548,506
Interest Income	\$14,416	\$12,250
Newsletter Ads	\$9,850	\$10,000
Gate Cards	\$1,914	\$2,000
Boat Storage	\$13,585	\$13,645
Building Permits	\$19,075	\$20,000
Transfer Fees	\$78,400	\$65,000
Rental, Contribution, Misc	\$5,813	\$0
Total Operating Income	\$656,397	\$671,401
Property Owners/Parcels Total	1,717	
1971	54	
1974	381	
1987	1,271	
WE	11	
Stoneview Summit additional units	85	

ACCOUNTS RECEIVABLE

In 2006	Aged Accounts Receivable collected	\$29,087
	Deed for Debt (3 properties)	\$12,732
Current Account Receivables Fees		\$137,732
	Paying Collection Service	\$12,307
	Tax Sale	5,207
	Small Claims	30,745
	Judgments	7,519
	Pending Deed for Debt	8,837
Total Account Receivable with Action		\$64,615

Special Funds

Contingency Fund is maintained for unexpected events that require additional funds that are not included in the operating budget.

Balance Jan. 06	\$35,149
Gate Repairs	\$8,273
Gate Repairs Reimbursed	(5,245)
Lawsuit	234
Right-of-way Clearing	14,872
Balance Feb. 23	\$16,715

Outstanding Repair Invoices \$3,595

Reserve Fund is maintained for replacement or updating of the assets owned by SWRA.

Balance Jan. 06	\$150,000
Mortgage	\$50,000
Gate Repairs	30,076
Insurance Reimbursement	(7,660)
Balance Feb. 23	\$77,584

Legal Assessment Fund for monies collected by a special assessment to property owners.

Balance Feb. 23	\$137,300
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Administration

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Salary & Wages	\$69,515	\$82,500
Payroll Taxes	\$6,748	\$7,500
Insurance	\$26,200	\$20,000
Office Supplies	\$2,155	\$4,000
Legal	\$19,723	\$0
Collections	\$4,723	\$0
Newsletter / Directory	\$887	\$3,500
Dues (Fire & Other)	\$635	\$700
Postage / UPS	\$2,350	\$2,400
Lease - Office Equipment	\$5,689	\$6,000
Professional Fees	\$10,106	\$7,500
Travel Expense	\$275	\$275
Office Equipment Maintenance	\$2,297	\$4,000
Outside Services	\$2,866	\$2,000
Welcome Packages	\$841	\$800
Income Tax	\$2,677	\$3,000
Truck Expense	\$0	\$2,500
Property Tax	\$916	\$1,100
TOTAL	\$158,602	\$147,775

* Addition of Covenant/Maintatence Mgr.

* Logo Implementation

* Additional information mailings

* Technology Upgrade

* Used by Cov. / Maint. Mgr.

Executive Center

Boat Storage

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Capital Improvements	\$ 2,104	\$5,000
Repairs	\$ 1,249	\$1,200
Repair Parts	\$ 2,292	\$400
Mortgage/Interest Exp.	\$ 5,353	\$8,597
Dues (Fire & Other)	\$ 239	\$239
Facilities Maintenance	\$ 4,391	\$600
Telephone	\$ 3,035	\$3,100
Water	\$ 306	\$400
Electric	\$ 4,291	\$4,350
Landscape	\$ 462	\$100
Operating Supplies	\$ 170	\$200
Garbage	\$ 182	\$190
Janitorial	\$ 1,900	\$3,290
Property Tax	\$ 1,648	\$1,978
Social	\$ 482	\$0
TOTAL	\$ 28,104	\$29,644

Request \$5000 for Paving Lower Parking Lot

Request \$5000 for Restroom/Carpet

	2006	2007/08
<i>Account Description</i>		
Dues (Fire & Other)	\$ 20	\$20
Facilities Maintenance	\$ 279	\$200
Electric	\$ 861	\$900
Property Tax	\$ 110	\$132
Landscape Materials	\$ 37	
TOTAL	\$ 1,307	\$1,252

Request \$37,000 for improvement



SWRA Board Agenda

March 13, 2007

Call to order: 9:00 AM

Approval of Minutes

Community Manager Report- Sallie ~~Payroll recommendations.~~

Scheduled Business: .

Report from Allyson and audit information

- ✓ Bank of Dadeville* Service for SWRA
- ✓ Riverwoods -- SWRA fees **
- ✓ New Water Line- Stoneview Summit***
- ✓ Logo Approval Process
- ✓ Social Committee Request \$500

Updates/Reports-

Gates Report---

Covenant Violation- Harbor Pointe/Cove- Sunset Point Area

Fire Department/SWRA proposals.

Office Phone System upgrade-

Annual Meeting Evaluation

Committee Reports.

Legislation

GUESTS: * Peter Van Parys, Bob Harris ** Wayne Glasscock, Bank of Dadeville President; *** Herb Starzer.

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GUESTS: * Peter Van Parys, Bob Harris ** Wayne Glasscock, Bank of Dadeville
President; *** Herb Starzer.

Minutes
SWRA Board of Directors Meeting
March 13, 2007 9:00 A.M.

Call to order - President Tom Handley called the meeting to order at 9:00 a.m. Board members Penny Alexander, Cal Johnson, Debbie Nigh, Buck Stevens and Wayne Washburn were present. Jim Williams was absent. Sallie Mason Community Manager was present.

GUESTS: - *Information/Action:*

At the request of the SWRA Board, Roads Committee Chairman Peter Van Parys and Bob Harris of Walnut Hill Water Authority (WHWA) attended the meeting to discuss waters issues within StillWaters. Peter provided a packet of summary information as to the history concerning meeting about water for new developments. Sallie provided a packet of reports compiled by civil engineer Wayne Saucer when he worked for SWRA. Bob invited the Board members to attend the WHWA meetings that are the third Monday of each month at 6:30 p.m. He stated that WHWA wanted to work with the community and thanked Peter Van Parys for his assistance on several projects as well as the Board for inviting him to attend the meeting. David Moore, County engineer and Larry Scott, Tallapoosa Building Inspector are currently on the WHWA Board. **Bob stressed that he wanted to continue to work together and agreed to keep the lines of communication open and to let SWRA know if issues concerning StillWaters were on the WHWA agenda for meetings. The Board thanked him for attending the meeting and for his time and efforts to better the community.**

Road Repairs/Water Line Breakage – *Action:* Penny made a motion that the Board request that the Roads Committee to identify locations where water line pipe continues to break repeatedly and to determine the additional estimated cost to correctly fix each recurring problem. (i.e. different type or size of pipe or location of pipe, etc.) Motion was seconded and approved unanimously.

Transfer Fees/Summit Realty – *Information/Action:* The issue of transfer fees and homeowners' fees often not being added at the closings on properties sold by Summit Realty was discussed. **It was decided that a letter would be written outlining the need to access the costs and requesting that they inform buyers and closing attorneys of these fees on the properties that they sell as other realtors do.**

Budget – *Information/Action:* Tom Handley asked the Board to review the proposed budget for 2007 and to be prepared to make changes and vote on it at our meeting next week.

Assessments – *Information:* The covenants and the means of assessment and the required vote needed to change each set of covenants was discussed.

Certificate of Occupancy – *Information:* Tom meet with Larry Scott Tallapoosa County Building Inspector who agreed to fax Sallie a copy of the Certificate of Occupancy when issued on properties located within StillWaters.

Minutes of the 3/06/07 meeting were approved as written.

Community Manager Report – *Information:*

- Per his request SWRA has changed 29 accounts of Mr. Zettler's properties to the three companies that he has set up as follows:
 1. SW Properties, LLC.
 2. StillWaters Golf and Country Club, LLC.
 3. Riverwoods Properties, LLC.
- Posted \$8984.17 -- posted and deposited \$28,386.53
- Set up the CD - @ Bank of Dadeville in the amount of \$150,000 for 6 months @ 5.35
- Set up the CD - @ APCO in the amount of \$150,000 for 6 months @ 5.49 interest on this CD will be added back to the CD.
- Filed 5 release of liens also contact Samantha @ Abernathy & Britton to release the liens also that are on these properties:
 - Webb – Lot # 4 Deer Run Phase I
 - Allen – Lot # 12 Deer Run Phase I
 - Johnston – Lot # 24 Deer Run Phase II
 - Dillard – lot # 25 Pine Ridge Subdivision Phase II
 - Gautney – lot # 21 Deer Run Phase I
- Scheduled 20 hours for the roving guard (Fri., Sat., Sunday) beginning April 2nd
- Removed the 10 am to 2 pm 4 hour shift at gate 34 effective April 2nd.
- Spoke with Denise at the Tallapoosa County Emergency Office concerning the weather siren, the paper work is closer to being completed; SWRA will be responsible for 25% of this grant which is approximately \$5000.00
- Met with the communication committee Friday afternoon – Penny will give a report –
- The brakes for the truck ended up being \$701.07
- Monday morning problems; septic tank, air conditioner at gate 34 not working, recorder not working at gate 34 – all of these problems have been turned over to Travis.
- Received a phone call Sunday morning about raw sewage at the Sales Office parking lot at gate 49. The septic for gate 49 is actually on Mr. Zettler's property, it is also services the Sales Office but of course it is closed so repair is the responsibility of SWRA. Last May SWRA spent \$600 in repair to the septic.
- Guard reported Monday morning that the air conditioner was making a really bad noise. Travis said probably bearings had gone bad. I explained it was not a year old. When he investigated it was actually a bottle cap that had been dropped inside so he removed it and that problem was solved.
- The recorder at gate 34 not working, I told Travis to call Tom about the problem and I also gave him a name of a company (Advanced Electronic Solutions of Lake Martin) to give us an evaluation of what was needed and the cost of installing the equipment at both gates for video.
- Paid bills.
- Faxed Sysco an invoice totaling \$1488.71 for damage to SWRA property.

- And Tom thought I would not have much to report for one week!
- Request to the Board: Would like to be present when giving directions to SWRA employees on job related information. **The Board agreed to request.**

GUEST: Information/Action:

Herb Starzer Chairman of the Finance Committee attended to review recommendations from the Committee dated 2/17/07. Wes Wood and Gary Crumpton are members along with Herb. He stated that they had reviewed the financial policies and procedures and the financial information given to the committee. The recommendations were as follows in Priority Order:

1. Develop internal accounting policies, controls, and procedures. (Method whereby we control our expenditures, suggest use of work orders initiated by expense centers after bids and/or estimates taken.)
2. Develop a cross-checking cash account reconciliation procedure (Sallie reported that this is done now)
3. Conduct an annual audit, not an annual review. (The assets are undervalued now and we need a schedule of depreciation from the accountant that incorporates changes such as repairs that extend the useful life of an asset. There is a report letter from the accountant with each monthly financial packet. The retained earnings account needs to be reviewed and some items moved from there to the long term liabilities account)
4. Outsource the payroll function and the accounting function
5. Purchase an employee fidelity bond (Tom will check into this for employees and Board members who have check signing authorization)
6. Establish a Line of Credit to cover operating cash shortfalls
7. Utilize pre-paid and accrued insurance accounts (If items are pre-paid such as annually they should be carried on the financial statement as it should be considered an asset.)
8. Produce and manage frequent operating cash flow projections
9. Outsource the property management function

There was discussion over the impact fees and whether they may need to be changed. Also discussion over the original resolution, if any that designated that impact fees go to the roads. Herb stated that he had been on the documents committee that suggested that so it might be in the 2004 minutes. **Sallie will look for this resolution.**

Cal made a motion that the recommendations be accepted as presented for study for future implementation by this Board and future Boards. Motion was seconded and carried unanimously.

On behalf of the Board, Tom thanked Herb and his committee for the diligence with which they had pursued this issue.

Long Range Planning Committee - Information/Action: Herb stated that he had agreed to chair the Long Range Planning Committee (LRPC) and requested a charter from the Board as to its goals. Tom explained that the LRPC was separate from the Political

Action Committee this year. **The Board will establish some guidelines or charter to pass onto the committee and stated that they wanted the committee to be free to pursue its thoughts and ideas also.**

GUESTS: Information/Action:

Wayne Glasscock and Steve Kerr of the Bank of Dadeville were invited in and Herb Starzer was asked to stay to hear their presentation. Wayne Glascock stated that he had spoken with Debbie Nigh and wanted to work with SWRA on cash management issues. He discussed several ideas and suggested that he could tailor the bank's cash management services to fit our needs. He offered a 4% interest rate for one year on funds in a money market account as long as we kept a minimum balance of \$100,000. He also suggested a minimum balance of \$100,000 in the checking account currently at the Bank of Dadeville. Sallie is currently using online banking, which is new this year for SWRA. Wayne discussed the payroll programs including direct deposit for employees and how this could interface with the Quick Books program. The Board listened, asked questions and thanked Wayne and Steve for their time.

The policy is presently to leave \$60,000 in the checking account each month as expenses run between \$35,000 and \$45,000. All other funds are kept in the Alabama Power Credit Union at a rate of 4.58% currently and they can be transferred to the checking account as needed. After input from Sallie, **the Board agreed that the \$60,000 balance was sufficient and should be continued this year.** We now have \$300,000 in other 6 month Certificates of Deposit in order to earn more interest and to spread out the funds.

Sallie and Tom will review the bank resolutions on the movement of funds between accounts and report back to the Board.

Logo Committee - Information/Action: Penny reported that several members of the logo committee met with the Publicity/Newsletter committee to discuss and review the suggestions and logos that had been turned in. The group decided that they wanted a fresh start, to use the same blue and green colors for consistency since those colors are already a part of the StillWaters brand and that the design needed to be clean and simple so that it looked crisp and clear when reduced in size for letterhead, business cards, car tags, key chains, etc. They agreed on suggested changes and goals. **Those will be incorporated into the design and the group will meet again soon to review samples.**

Publicity/Newsletter Committee – Information/Action: This group met last week with logo committee. The website, mailings to residents, newsletters and fees for ads were discussed. Improvements for the website and the desire to make it more interactive are a goal because it has become a great way to communicate with property owners. The goal of keeping the ads balanced to the number of articles was restated. The committee is requesting a change in name to Communications Committee. Chuck Lehman will continue as chairman and the following people will serve: Sue Alexander, Donna Huddleston, Sharon Spencer, Thelma Pitts, Betty Litsey, Liz Fiely, Gloe Dyne and Gert Moore.

Social Committee– *Information/Action:* Penny reported that Nancy Washburn had sent in a request from the committee of the Neighborhood Council for start up funds of \$500, which will be reimbursed from fees collected at the events. The committee members would handle reservations rather than through the SWRA office and they presently have plans for 3 events in 2007. **A motion was made by Penny to advance \$500 in funds out of the contingency funds to be reimbursed from events and SWRA will sponsor the social events planned by the committee. Motion was seconded and passed unanimously.**

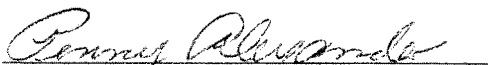
Neighborhood Council – *Information/Action:* A request was made that the names of Neighborhood Representatives and their area be listed in the minutes or report that is in the newsletter so that people will know if their representative is attending the meetings and how many people are in attendance when recommendations are made. **Penny will pass this along at the next meeting.**

Fire Department Meeting – *Information/Action:* Cal and Buck met with Pete Arnold, Paul Gross and Travis Fincher and worked on a draft proposal for Standard Operating Procedures. **The Board will review and discuss next week.**

Evans/Cobb Case – *Information/Action:* A letter was received from Attorney Daine Sharpe stating the results of the case concerning the ownership/responsibility of a sewer pump at Moon Brook Villas that had been appealed to the Alabama Supreme Court and then sent back for appellate briefs. **The lower court decision was upheld so SWRA won the case. Sallie will contact Daine in order to obtain a copy of the written decision for our files.**

State Legislation – *Information:* Tom reported that he had spoken at the Tallapoosa County Commission meeting on Monday concerning the proposed legislation concerning the Sheriff's Department being able to issue civil tickets in StillWaters. Jimmy Abbett, Emma Jean Thweatt and Betty Carol Graham have all been extremely helpful with this issue. Tom Radney, attorney for the County is reviewing the bill as will the legal legislative department at the state level.

The meeting was adjourned at 12:20 p.m.


Penny Alexander
Secretary


Tom Handley
President

Date approved March 20, 2007

3/13/07

**Recommendation to the SWRA BOD
From the Finance Committee 2/17/2007**

Priority Order

- 1. Develop internal accounting policies, controls and procedures**
- 2. Develop a cross-checking cash account reconciliation procedure**
- 3. Conduct an annual audit, not an annual review**
- 4. Outsource the payroll function and the accounting function**
- 5. Purchase an employee dishonesty (fidelity) bond**
- 6. Establish a Line of Credit to cover operating cash shortfalls**
- 7. Utilize pre-paid and accrued insurance accounts**
- 8. Produce and manage frequent operating cash flow projections**
- 9. Outsource the property management function**

Standard procedures to be considered in any accounting system:

I. General Ledger

- a. Establish and create ledger accounts for all income and expense accounts, all asset accounts and all liability accounts consistent with the requirements of the electronic accounting system.
- b. Determine the accounting cycle. The accounting cycle can be monthly, quarterly, semi-annually or annually. Monthly is recommended because it provides management with current information to use in their decision making process.
- c. Determine a consistent cutoff date to end every accounting cycle. The end of each accounting cycle should be communicated and coordinated with all other accounting functions (AP, PA, AR, etc.).
- d. Identify a person who will be responsible and accountable for closing the books at the end of every accounting cycle. This person will be responsible for reviewing and balancing every account in the ledger, producing the financial reports and presenting the reports to the BOD. At closing, every account must be accurate for reporting purposes. Inaccurate information leads to potentially bad management decisions. Therefore, this closing and balancing step is very important.
- e. Close the books at the end of the accounting cycle.
- f. Balance each account in the General Ledger. Make the necessary adjustments to balance the accounts.
- g. Calculate the required accruals. All accrued expenses should be accrued against the appropriate expense account. Accrued expenses should include any liability which will become payable in the future. It is important to accrue expenses so that the financial reports will be accurate.
- h. Produce the financial reports. At a minimum, the following reports should be produced at the end of every accounting cycle: Profit and Loss Statement, Balance Sheet, Accounts Receivable Aging Report, Open Invoice Report from AP, Open Order Report from AP and a Cash Flow Projection.

II. Cash Account

- a. Establish responsibility and accountability for managing the checking account(s).
- b. The person responsible for signing the checks, transferring money or making deposits should not be the person responsible for reconciling the checking account.
- c. Secure all checks. If the checks are signed with a signature stamp or electronic signature device both should be kept in a secure location.
- d. For confidentiality reasons two cash accounts should be maintained, a payroll account and a general account. This provides security to the payroll records.

should be established for its use, including authority to issue and dollar amounts.

- c. PO's should be required for every purchase. Any invoices received without a valid PO number should be declined.
- d. PO forms should be established utilizing unique numbering system, which can be used by management to identify the issuer if multiple issuers are allowed. Forms should be secured. Forms should include the necessary information to identify and explain the purchase, including proper charge numbers for processing. PO's should be signed by the issuer.
- e. Valid PO's should be entered in the accounting system to identify future financial commitments of SWRA and to validate invoices received by AP.
- f. PO's should contain sufficient detail to be matched with invoices and should contain accurate GL charge numbers or codes. Only invoices which match the PO may be processed. Invoices which do not match the PO should not be entered into the accounting system, until the discrepancy is resolved. Invoices which match PO's become valid payables and may be processed.
- g. Standard terms of payment should be developed and strictly enforced.
- h. Valid invoices should be entered into the accounting system.
- i. Payables, which have aged according to the terms of payment, should be batched and checks printed. A weekly check run should be established for payables due through the end of each week.
- j. A check signing authority should be established. The person processing payables should not be the person signing checks. AP checks should be secured.
- k. Establish the level of authority for releasing payable checks. The person responsible for releasing payables checks should also have responsibility for managing cash flow.
- l. Establish procedures for entering vendors into the accounting system. Sufficient information should be collected from each vendor to allow for processing payments and 1099's. Without exception, each vendor should provide SWRA with its federal identification number or social security number for the processing of annual 1099 forms.
- m. At the end of each accounting cycle an open invoice report should be produced and its total due should be balanced with Accounts Payable in the General Ledger. Any discrepancy should be immediately resolved before the Balance Sheet is prepared. The final report should be maintained to support the Balance Sheet.

V. Payroll

- a. Establish responsibility and accountability for managing the Payroll function.
- b. Develop standardized forms for processing employees.
- c. Establish policies, procedures and authority for hiring and firing employees.

SWRA Board Agenda

March 6, 2007

Call to order: 9:00 AM

Minutes of last meeting:

Report from Community Manager

Old Business:

Board Meeting Schedule

Committee Assignments--

10:05 Financial:

CD

Collections, Liens, Deed for Debt, Legal Letter

Payment Plan Financing

Riverwoods, Harbor Pointe Letters

New Business:

- ✓ Harbor Point—"Harbor Cove" Sunset Point Area Covenant Violations
- ✓ Developer/Contractor Issues handout
- ✓ Fire Department Offer/Correspondence/Gates/Security
- Phone system – Debbie Nigh
- Assessment of Health of Board of Directors – Cal Johnson
- History of Election Results – Cal Johnson

Any Other New Business

Committee Reports as Needed:

Roads
Security
Landscape
Social
Newsletter

PAC/LRPC
ARC
Documents
Neighborhood Council
Pool/Tennis/Boat Storage

Minutes
SWRA Board of Directors Meeting
March 6, 2007 9:00 A.M.

Call to order - President Tom Handley called the meeting to order at 9:00 a.m. Board members Penny Alexander, Cal Johnson, Debbie Nigh, Jim Williams, Buck Stevens, Wayne Washburn and Jim Williams were present. Sallie Mason Community Manager was also present. Tom thanked Jim Williams for his leadership as chairman the past year.

Community Manager Report- Sallie Mason – *Information:*

Welcome to Cal & Buck looking forward to working with each of you.

1. Security Truck - taken to McKelvey's for \$600 in new brakes
2. Lights at the Pointe - Travis spoke with Buddy McDaniel concerning the lights shining too brightly at Poplar Point - his comments were "all I get is complaints"
3. Request for \$500 from the social committee that they will reimburse from funds collected for events. Three events have been planned. One in early June at the Mariana, the second in early October at the Grill for a Harvest Fest and a Christmas one Dec. 1st at Camp Civitan.
4. Paid fire dues and taxes on acquired properties in the Deed for Debt program cost of \$72.87 each for taxes, Fire Dues paid for Allen \$100, Dillard \$20 and Johnston \$20
5. Met with Brooks Valentine of EAS (Stoneview Summit) on the broken gate, he said he would take care of that, had not been aware that his site manager had told the truck driver to dismantle the gate, would make sure that it did not happen again and would pay the \$308 in damages. He reviewed the video of the incident. Also he requested a view of the video for several days, to see if he could find someone taking some of their property which we reviewed.
6. Met with Craig Vaught (USA-Couch) on the damage to the gate back in December he had not gotten back with me.
7. Sea wall permit for Oakwood Lake - this property belongs to SWRA, just wanted to make the board aware in case there might be some objection. **The Board discussed and asked that it go to ARC first.**
8. Building E, Harbor Pointe, billed 16 units @ \$319.17 each, letter requesting pro-rated fees beginning in May from Gerald Mattson, Jr. (lawyer). This would be a \$1702.40 in reduction of fees for SWRA.

Action: Harbor Point Condo letter - Tom offered to research and compare the State Uniform Condominium Law to the un-voted amendment to the 1987 Covenants dealing with condos. We need to determine what "legally created" means. He will report back to the Board on this. Reply letter to Harbor Pointe will also be sent on whether they should pay the maintenance fees as charged.

9. Deputy looking for stolen car from the videotape at gate 34 with no results. Turns out the car was not stolen it was reposed.
10. New part for the video has been ordered due to a software problem, Tom Ciciola is repairing.
11. Damage to the road, rail gate and the side of the road due to the Sysco truck wreck resulted in \$1488.71. \$350 has already been billed to SWRA. Invoice will be sent to Sysco for the total amount.

12. The update for the cards are coming in rapidly, 75 to 100 have been turned in.
13. Posted and deposited \$55,307.93 since the last board meeting.
14. Ballots are to be destroyed today March 6th (10 days after the election according to the Bylaws)

Faye Edmondson/Water for Stoneview Summit- *Information/Action:* The letter was discussed and it was agreed that Peter Van Parys of the Roads Committee and Bob Harris of Walnut Hill Water Authority would be invited to attend the next meeting to discuss this issue. Sallie pointed out that Civil Engineer Wayne Saucer had done a study on the water line when he worked for SWRA. He was in the meetings from the beginning. We may need to hire him on a part time or hourly basis to advise the Board.

Minutes of the February 24, 2007 Annual Meeting were approved as presented.

Minutes of the February 26, 2007 Board Meeting were approved as presented.

Board Contact Information was distributed by Penny and reviewed.

Schedule of Meetings was distributed and revised to meet on Wednesday May 30th and Wednesday September 5th due to Monday holidays. **A motion to adopt the amended schedule was made by Debbie, seconded and motion carried.**

Committee Assignments – *Information/Action:* Tom suggested that we change the system and ask committee chairpersons to report directly to the Board of directors at its meetings so all can be in the loop. Any Board member would agree to attend or offer assistance if needed by the committee. The goal is to get more people involved. He recommended that we separate the Long Range Planning Committee (LRPC) and Political Action Committee (PAC). **Herb Starzer has agreed to serve as the LRPC. Tom Handley will organize the PAC. Don Belew is chair of the Architectural Review Committee (ARC) with Taylor Noggle being a new member. Peter Van Parys will continue as chair of the Roads committee. Debbie will contact the Budget and Financial committees; Penny will contact the Publicity/Newsletter and Recreation Committees. Tom will contact Al Spiers to serve as chair of the Gate access/roving patrol committee. All will report back to the Board.**

Traffic Legislation - *Information/Action:* Tom spoke with Sheriff Jimmy Abbot concerning the proposed legislation. He is most willing to work with us and has good ideas. **Tom will draft a new document to incorporate these ideas and bring to the Board. The sheriff will send this to the Attorney General's office for legislative review.**

Community input on Roving patrol - *Information/Action:* The roving patrol was discussed. **Penny will write an article for the April newsletter to ask for input on this issue.** Property owners will be encouraged to contact their Neighborhood rep or Board members.

The Board moved into Executive Session at 10:00 a.m. Sallie Mason left the meeting.

The regular session of the meeting resumed at 11:55 and Sallie Mason returned to the meeting.

Certificates of Deposit - *Information/Action:* Debbie reported that she had spoken with Wayne Glasscock President of the Bank of Dadeville. He will attend our next meeting. She recommended that we move \$150,000 into a 6-month Certificate of Deposit at the Bank of Dadeville at a rate of 5.35% and \$150,000 to a 6 month CD at Alabama Power Credit Union at a rate of 5.49% as compared to our money market rate of 4.58% that the other cash is invested in. **A motion was made by Penny, seconded and approved unanimously.**

Deed for Debt Program – *Information:* Debbie reported that there were two new properties that SWRA had taken back. Debbie gave the sales listing documents to Tom to sign. Tom explained the “deed for debt” program to the new board members and commended Debbie and Sallie on the great job that they have done in the area of collections and redefining the accounting. It is much improved.

Accounts Receivable - *Information/Action:* The list of accounts receivable were reviewed to determine action for collection. **A letter will be sent to all accounts with a balance of \$150 due from the legal assessment before the accounts are sent to collections. The remaining accounts which have not already had collection action taken will be submitted to Holloway Collections by March 15th consistent with our financial policy on accounts receivable.**

Phone System – *Action:* **It was agreed that Debbie would research an updated phone system with direct voice mailboxes for employees.**

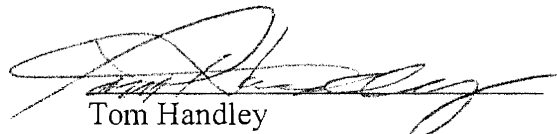
Agenda Next Meeting - *Information:* Penny asked that a review of the annual meeting be put on the next meeting agenda while it is fresh on everyone’s minds in order to make improvements for next year.

Street Safety - *Information:* As a follow up to previous discussion about the danger of some of the narrow side streets particularly on curves, Wayne suggested that we look into striping the center line in order to assist drivers in staying on their side of the road.

Ethanol Plant - *Information/Action:* Tom shared a phone conversation with James Dickerson of Susannah Crossings concerning the new ethanol plant in Dadeville. Debbie stated that County Commissioner Emma Jean Thweatt had contacted her about holding a meeting in StillWaters on this issue. **The Board agreed that an open meeting would be informational however; this is not an area on which SWRA as a board should take a position.**

The meeting was adjourned at 12:15 p.m.


Penny Alexander
Secretary


Tom Handley
President

Date approved 3/13/07

OLIVER AND TREADWELL, LLP

ATTORNEYS AT LAW

129 WEST COLUMBUS STREET

DADEVILLE, ALABAMA 36853-1308

TELEPHONE: AREA CODE 256

825-9296

FAX: 825-5607

JOHN P. OLIVER, II
E-mail: jpo2@olivetreadwell.com

MARK ALLEN TREADWELL, III
E-mail: markallen@olivetreadwell.com

Website: olivetreadwell.com

J. PERCY OLIVER (1808-1943)
SAM W. OLIVER (1904-1967)

March 5, 2007

Hon. Tom Hanley
President, Still Waters Residential Association
1816B Still Waters Drive
Dadeville, Alabama 36853

Dear Mr. Hanley:

As we discussed today, the Residential Association is seeking an attorney to serve as counsel. We appreciate the interest in our firm. We will undertake representation of the Association at a billable rate of \$175.00 hourly plus any actual expenses.

As you also understand, we also represent a number of clients in this area. For that reason, we will conduct any conflict review to determine if any issue presented for our involvement presents an actual or apparent conflict. In the event such conflict arises, we will promptly notify the Board.

Thank you for the opportunity to provide this information. Please advise if there are any questions or comments.

Sincerely,



Mark Allen Treadwell

MATIII/1

Still Waters

Residential Association, Inc.

January 24, 2007

Reference Enclosed Election Ballot

Dear Still Waters Property Owner;

The enclosed ballot is for your convenience in casting your vote(s) for the two (2) new SWRA board members. Enclosed also is a brief resume' of experience and a statement of vision for Still Waters from each candidate.

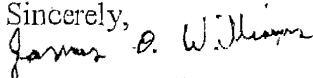
Please note that there are five candidates. You are to vote for only two (2). It is very important that you evaluate each candidate and vote your conviction as to the best qualified.

The election committee will count the votes and the results will be announced at the annual meeting on February 24, 2007 at 10:00 AM at Camp Civitan. Budget information will be available February 15th at the Still Waters Residential Office if you would like to review before the meeting.

Please mail you ballot before February 20th to:

Election Committee
Still Waters Residential Association
1816 B Still Waters Drive
Dadeville, Alabama 36853

Sincerely,



James O. Williams

President, SWRA Board of Directors

Alabama's Premier Golf & Lake Community

1816-B Still Waters Dr. Dadeville AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net

2007 BALLOT

StillWaters Residential Association, Inc.

(You must be a SWRA member current and in good standing to vote)

Nominations for Board of Directors:

There are two vacancies to be filled, each for three year terms. Please vote for no more than two (2) candidates from the lists below by placing a small "x" in the box opposite the name of each candidate selected. If you own more than one StillWaters property you may not cumulate your votes for one candidate but may vote for two candidates for each property owned. Please list the address of the additional properties.

Your Nominating Committee recommends the following nominees.

- ☐ Bob Hamby _____
- ☐ Cal Johnson _____
- ☐ Herb Starzer _____
- ☐ Buck Stevens _____

Per the Bylaws: Nominations of members, in good standing, may also be made by petition signed by twenty (20) or more members, in good standing, filed with the Secretary at least thirty (30) days prior to the election.

- ☐ Marian Edel _____

The Bylaws also provide that you may write in candidates.

Write In:

- ☐ _____
- ☐ _____

Your signed ballot must be received by February 20th.

Please place your signature(s) below for ballot to be valid.

Owner(s) Signature Date _____ Number of properties _____

StillWaters Address

Please print your name

Marian Edel

I have been a property owner in StillWaters since 1987 and a fulltime resident since 1998. I have two Bachelor Degrees and prior to moving to StillWaters was running our family business. Since moving to Alabama, I have been an active member of this community. I am a Master Gardener and member of the Master Gardener Association, also Landscape Chairman of Red Ridge Church. I also serve on other committees at the Church. The last 4 yrs. I have been Chairman of the Board of Living Waters Church here in StillWaters and am now Historian. I organized an art club, Women of Art, for the community and help in the SWRA office on a voluntary basis. Currently the Neighborhood Council Representative for Marina Point.

I promise to work for all the residents of StillWaters for the betterment of our community by developing a good relationship with the developers here in StillWaters. We need to work with the developers to be sure they build a product we can be proud to have as part of our community. By developing a good relationship, we can be the developers best sales people and promote their product to our friends and relatives and invite them to be a part of our community. This would provide a larger revenue base and stop special assessments for the select few. We are all a part of StillWaters and need to work together for our community, Residents and Developers alike.

Bob Hamby

PROFESSIONAL BACKGROUND: Sales Management & marketing consumer products major companies - Coca-Cola U.S.A., International Playtex, & Carnation Co. - problem solving major charge for accountability.

PERSONAL BUSINESS ETHIC; Straight forward, no nonsense - no "private agenda" whatsoever - zero tolerance for "special interest" parties - enjoy helping to solve challenging issues - must have adequate "facts" for intelligent decision making - no "knee-jerk" decisions - not a "yes" person to anyone wishing to "control" my vote.

MY VISION FOR FUTURE OF STILLWATERS; If effectively & correctly managed, a community that will experience rapid growth over the next 5 years and forward as a very desirable place to retire as well as for fun and relaxation. There are many challenging issues ahead!

COMMENTS; The current board is not adequately balanced to represent all citizens of Stillwaters, simply meaning that all present board members are on the lake. I am not on the lake and pledge to represent all citizens of Stillwaters if elected.

Please help me to help all of us by voting for BOB HAMBY.

Please feel free to call me - 825-0534. Many thanks!

Hubert Starzer

Occupation: Professional Structural Engineer, registered in 8 states. Founder of Starzer Brady Fagan Associates, Inc.

Education: Graduated from: August College – Pre Engineering
Chicago Technical College – Structural Drafting
Georgia State University – Business Administration

Experience: Founder and Business Owner for 19 years.
Executive Vice President and Part Owner of engineering company for 20 years.

I will be starting my retirement from my corporation at the end of January 2007. I will work only on an as needed basis and will have time available to devote to the board.

I would be an asset to the Board of Directors because: I have been President, CEO and Chairman of the Board of my corporation for 19 years, a corporation that I founded. I was executive vice president of Human Resources, Marketing and Operations for the previous company in which I was a part owner and a member to the Board for over 20 years. I am a professional structural engineer licensed in 8 states and familiar with building codes. I worked with the Document Committee at StillWaters after the sale.

I am a member of Lake Martin Baptist Church where I was the Director of Brotherhood and Missions. I was an active Deacon (now inactive), I work with children in the AWANA program, I am co-teacher of the senior adult Sunday School Class, and sing in the choir.

We own our home and have lived in StillWaters for the past 6½ years. I have a vested interest in StillWaters and am committed to serve the residents of this community.

I envision StillWaters to be a vibrant mix of a retirement community and a community of working people as well as week-enders. I envision a community that fits within the surrounding amenities, such as the marina and golf course. To this end I feel that close communication regarding the planning and execution of other future planned communities as well as the plans for the present groups is vital to the present community structure. The Board of Directors of SWRA must spearhead this effort for it to be successful.

Minutes
SWRA Board of Directors Meeting
February 26, 2007 9:00 A.M.

Call to order - The meeting was called to order at 4:00 p.m. Penny Alexander, Cal Johnson, Debbie Nigh, Tom Handley, Jim Williams, Buck Stevens and Wayne Washburn were present.

This was a continuation of the short Board meeting that immediately followed the Annual Meeting on February 24, 2007. A date to hold the meeting to elect officers was determined for February 26th so that Cal Johnson could attend since he was out of town. Then the meeting was adjourned.

Buck Stevens and Cal Johnson were welcomed as new Board members. The Election of Officers was held. They are for one-year terms. The following officers were unanimously elected:

President	Tom Handley
Vice President	Buck Stevens
Secretary	Penny Alexander
Treasurer	Debbie Nigh

The schedule of meetings was discussed. It was agreed that Penny would work out a schedule for the year and bring it to the next meeting on Tuesday, March 6th. The Board will meet every week for the next three to four Tuesdays.

Tom asked that the members look at committees and bring suggestions to the next meeting.

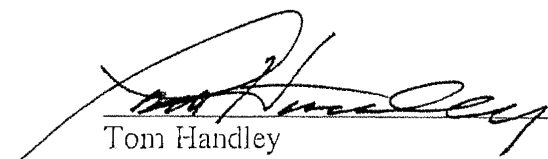
Penny reviewed new member handbooks that included copies of all contracts and policies and guidelines. She has asked Susan Thames to have copies of one year of Board minutes and a full set of bylaws, articles of incorporation and covenants ready by the next meeting for the new members. Questions were answered and these will be reviewed further once Buck and Cal have a chance to read the information.

Debbie Nigh will try to schedule Allyson Baker of Himmelwright and Hugely to attend the March 13th meeting to review financial information.

Minutes of the February 20, 2007 Board Meeting were approved as presented.

The meeting was adjourned at 4:40 p.m.


Penny Alexander
Secretary


Tom Handley
President

Date approved 3-6-07

Minutes
SWRA Annual Meeting
February 24, 2007 10:00 A.M.

President Jim Williams called the meeting to order at 10:00 a.m. at Camp Civitan. The following Board members were present: Penny Alexander, Judson Edel, Tom Handley, Jim Koeppen, Debbie Nigh, Wayne Washburn. Community Manager Sallie Mason, Assistant Susan Thames, Covenants & Maintenance Manager Travis Fincher and Gate Captain Bill Sevy were also present.

Jim Williams welcomed everyone and reviewed the agenda. He gave an overview of the accomplishments and happenings of 2006.

Sallie Mason thanked those who had served on committees and asked them to stand for recognition and appreciation. She did the same with the Neighborhood Council. She explained where the customer numbers originate according to the map and lot numbers, which is why they go with each lot rather than the owner's account. She showed the Gate Card Policy, the newly adopted Gate and Security Policy and reviewed statistics of the number of property owners and construction that had taken place in 2006.

Debbie Nigh gave the Treasurer's Report and answered questions. She explained that The Budget year had been changed to April 1- March 31 in order to allow input from residents and so that the actual collected amounts will be known which is a different philosophy. She also explained the collections process on overdue accounts, the use of reserve and contingency funds and the legal assessment. She reviewed the proposed budget as compared to the 2006 budget and highlighted requests for improvements.

Peter Van Parys chairman of the Roads Committee made a presentation on the accomplishments of the committee for 2006. He reviewed the five-year projections for roadwork and the policy for maintenance of roads. The committee has found that paving areas holds up longer than patching so they are moving in that direction.

Jim Williams asked for questions. There were some about the way roads were evaluated and how the priority for work was determined. Peter Van Parys answered questions of how the developers contribute to the roads.

Tom Handley responded in order to explain the need for the \$100 assessment for legal fees. He explained issues of dual covenants on properties, some contractors concerns and stated that the Board in an abundance of caution felt that SWRA did not want to be caught helpless in defending itself should we become engaged in that type of litigation. Of course all efforts to resolve issues without litigation will be exhausted as the better course of action.

There were several questions and suggestions concerning the gates and security issues.

Jim Williams gave plaques of appreciation to outgoing Board members Jim Koeppen and Judson Edel thanking them for their service to the community.

Paul Gross Chairman of the Election Committee gave their report. There were 1271 ballots mailed out, 966 eligible to vote (due to nonpayment of fees), 382 returned with 19 of those disqualified due to 17 having unpaid fees and 2 for too many candidates voted: including 3 write ins. 160 homeowners, 133 lot owners and 70 condo owners voted for a total of 363 ballots. Paul Gross then explained the process for the counting of the vote by the committee. He thanked all the candidates who were nominated and willing to serve then announced that Cal Johnson and Buck Stevens had been elected to serve for three-year terms.

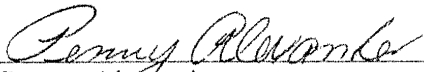
Judson Edel suggested changes in the Bylaws to move toward a district type position for Board positions. He stated that it was his idea and not that of the Board.

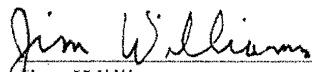
Tom Handley reported that the Board had discussed the district idea and had voted against it due to the lack of people to serve and the need to choose the most qualified candidates. He reported that a Bylaw committee would look into changing the make up of the nominating committee to exclude current Board members from serving on the nominating committee. This would be voted on by membership.

Tom Handley thanked outgoing President Jim Williams for his service for 2006 and presented him with a plaque of appreciation.

LaVaughn Johnson and Ellen McCrary both expressed their thanks on behalf of the residents to the Board members for the time that they put into serving the community. They commended the Board and stated that the property owners were indebted to those willing to serve.

The meeting was adjourned at 12:00 p.m.


Penny Alexander
Secretary


Jim Williams
President

Date approved 3-6-07

**STILLWATERS RESIDENTIAL ASSOCIATION
FINANCIAL PROJECTION
APRIL 1, 2007 - MARCH 31, 2008**

LANDSCAPE		
<i>Account Description</i>	Actual	Projected
	2006	2007/08
Repairs	687	\$700
Repair Parts	193	\$200
Water	832	\$850
Electric	12549	\$13,000
Material	5709	\$6,500
Irrigation	830	\$850
Contract Vision	119964	\$126,101
Contract Power Lines	0	\$6,000
Fountain Contract	2200	\$2,400
TOTAL	142964	\$156,601

MOONBROOK PARK		
<i>Account Description</i>	Actual	Projected
	2006	2007/08
Repairs	490	\$500
Repair Parts	333	\$275
Facilities Maintenance	1159	\$1,000
Dues (Fire & Other)	20	\$20
Landscape	510	\$0
Water	365	\$400
Electric	474	\$500
Operating Supplies	185	\$200
Janitorial	1500	\$1,096
Capital Improvements	752	\$1,500
Property Tax	524	\$628
TOTAL	6312	\$6,119

PINEVIEW POOL		
<i>Account Description</i>	Actual	Projected
	2006	2007/08
Repairs	2027	\$1,000
Repair Parts	1567	\$500
Facilities Maintenance	6848	\$4,400
Dues (Fire & Other)	20	\$20
Chemicals / Pool Supplies	1615	\$1,700
Telephone 911	139	\$280
Sewer	810	\$810
Water	2170	\$2,000
Electric	2377	\$2,400
Landscape		\$100
Operating Supplies	107	\$150
Janitorial Service	1500	\$1,096
Property Tax	200	\$220
TOTAL	19380	\$14,676

TENNIS COURTS		
<i>Account Description</i>	Actual	Projected
	2006	2007/08
Repairs	165	\$200
Repair Parts	517	\$200
Dues (Fire & Other)	20	\$20
Facilities Maintenance	2230	\$500
Water	256	\$300
Electric	156	\$160
Property Tax	294	\$352
Capital Improvements	402	\$0
Janitorial	600	\$0
TOTAL	4640	\$1,732
Request \$3000 for Backboard		

ROADS		
<i>Account Description</i>	Actual	Projected
	2006	2007/08
Paving new roads	12952	\$15,000
Re-paving	75639	\$105,000
Ditch Repair	17658	\$15,000
Directional Lighting	1723	\$2,500
Road Signs	11781	\$2,500
Safety (reflectors, stripping)	2994	\$8,000
Cleanup	1475	\$2,000
TOTAL	124222	\$150,000

SECURITY and GATES		
<i>Account Description</i>	Actual	Projected
	2006	2007/08
Gate Cards	848	\$1,000
Salary & Wages	88649	\$118,000
Payroll Taxes	8568	\$12,400
Dues (Fire & Other)	315	\$315
Facilities Maintenance	3077	\$2,000
Equipment Repairs	5983	\$5,000
Truck Expense	3351	\$3,500
Equipment	956	\$500
Telephone	2363	\$2,400
Water	831	\$850
Electricity	1858	\$2,000
Operating Supplies	1080	\$1,200
Property Tax	551	\$660
TOTAL	118430	\$149,825

Request \$12,000 for Security Truck
Request \$75,000 for Gate 34 manning 24/7

STILLWATERS RESIDENTIAL ASSOCIATION
FINANCIAL PROJECTION
APRIL 1, 2007 - MARCH 31, 2008

OPERATING INCOME

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Total Property Owners Fees	\$513,344	\$548,506
Interest Income	\$14,416	\$12,250
Newsletter Ads	\$9,850	\$10,000
Gate Cards	\$1,914	\$2,000
Boat Storage	\$13,585	\$13,645
Building Permits	\$19,075	\$20,000
Transfer Fees	\$78,400	\$65,000
Rental, Contribution, Misc	\$5,813	\$0
Total Operating Income	\$656,397	\$671,401

Property Owners/Parcels Total	1,719
1971	54
1974	381
1987	1,284

Stoneview Summit additional unit: 85

Past Due accounts \$25,000
Judgements, small claims, "Debt for Deed" property

Legal	\$19,723	\$0
Collections	\$4,723	\$0
Newsletter / Directory	\$887	\$3,500
Dues (Fire & Other)	\$635	\$700
Postage / UPS	\$2,350	\$2,400
Lease - Office Equipment	\$5,689	\$6,000
Professional Fees	\$10,106	\$7,500
Travel Expense	\$275	\$275
Office Equipment Maintenance	\$2,297	\$4,000
Outside Services	\$2,866	\$2,000
Welcome Packages	\$841	\$800
Income Tax	\$2,677	\$3,000
Truck Expense	\$0	\$2,500
Property Tax	\$916	\$1,100
TOTAL	\$53,984	\$33,775

OPERATIONAL BUDGET

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Administration	\$53,984	\$33,775
Boat Storage	\$1,307	\$1,252
Executive Center	\$28,104	\$29,644
Landscape / Grounds	\$142,964	\$156,601
Moonbrook Park	\$6,312	\$6,119
Pine View Pool	\$19,380	\$14,676
Tennis Court	\$4,640	\$1,732
Roads	\$124,222	\$150,000
Security / Gates	\$118,430	\$149,825
Total Operating Budget	\$499,343	\$543,624

EXECUTIVE CENTER		
	Actual	Projected
<i>Account Description</i>	2006	2007/08
Capital Improvements	2104	\$5,000
Repairs	1249	\$1,200
Repair Parts	2292	\$400
Mortgage/Interest Exp.	5353	\$8,597
Dues (Fire & Other)	239	\$239
Facilities Maintenance	4391	\$600
Telephone	3035	\$3,100
Water	306	\$400
Electric	4291	\$4,350
Landscape	462	\$100
Operating Supplies	170	\$200
Gargage	182	\$190
Janitorial	1900	\$3,290
Property Tax	1648	\$1,978
Social	482	\$0
TOTAL	28104	\$29,644

Request \$5000 for Paving Lower Parking Lot
Request \$5000 for Restroom/Carpet

BOAT STORAGE		
	2006	2007/08
<i>Account Description</i>		
Dues (Fire & Other)	20	\$20
Facilities Maintenance	279	\$200
Electric	861	\$900
Property Tax	110	\$132
Landscape Materials	37	
TOTAL	1307	\$1,252

Request \$15,000 for expansion and improvement

SWRA GATE CARD NUMBERS

Please complete and return to StillWaters Residential Association Executive Office by April 1, 2007.

All gate cards without proper registration are subject to deletion after April 1, 2007.

Name _____

StillWaters Address _____

Gate Card numbers (this number can be found on the back of each gate card. If you need assistance in finding this number, come by the office or ask the gate attendant.

STILLWATERS RESIDENTIAL (SWRA) TELEPHONE DIRECTORY

If you would like your name, Stillwaters address and phone number in the directory please complete the following:

Last Name _____ First Name _____

StillWaters street address _____

Telephone Number _____

SWRA SECURITY & EMERGENCY CONTACT LIST

Name _____

StillWaters Address: _____

In Case of emergency please list up to 5 names and telephone numbers you wish to be notified.

1. _____
2. _____
3. _____
4. _____
5. _____

Copies will be on file in the office and with security officers if needed.

StillWaters 2007 Annual Business Meeting



2/24/2007

Agenda

- Overview - President Jim Williams
- Community Report - Sallie Mason
- Budget - Debra Nigh
- Roads - Peter Van Parys
- Distribute Plaques - Jim Williams
- Presentation of new Board Members - Paul Gross
- By-Law Change - Judson Edel
- Tom Handley
- Please hold all questions until the end of the meeting

Overview

- ☐ Resurfaced the Tennis Courts
 - Purchased and installed new Benches
 - Updated the Lighting
- ☐ Springtime care of the roads
 - Paving of section of Stillwaters Drive
 - Painting of lines delayed
 - Patching of roads – water
 - Never enough money
- ☐ Did usual spring-cleaning and care on pool
 - Major leak in pool area
 - Usual repair of equipment
 - Fencing and upgrading
- ☐ Hired a full time person for Maintenance and Covenants
 - Travis Fincher
 - Maintenance
 - Covenants

Overview cont.

- ☐ Gate Improvements
 - Community meeting
 - Many "Don'ts" were identified
 - Many "Do's" were pointed out
 - Trial dates were established
- ☐ Improvements in working with contractors
 - Lessons learned
 - Do's and Don'ts
- ☐ Improvement in Boat / Trailer Storage Leasing
 - Almost full
 - We can open new space
- ☐ Moonbrook Park
 - Added picnic table
 - Lighting repair
 - Painting
 - Fence Repair

SWRA Committees

PAC / LRPC

Karen Phillips
Bob Mathis

Jane Coughlin
Carol Birchfield
Syrol McLain

Budget & Audit

Wes Wood
Gary Crumpton
Herb Starzer

Financial Review

Eldon Johnson
Bill Kent
Peter Arnold
Syrol McLain

ARC

Bob Mathis
Fred Weaver
Don Belew
Wayne Roughton
Frank Greer

Landscape & Maintenance

Kathy Hutson
Lavaughn Johnson

Social

Mary Ann Durr
Betty Bradshaw
Nancy Washburn

Recreation

Pete Levins
Ed Hidden
Jo Bauer
Donna Huddleston
Gary Crumpton
Cheri Crumpton
Katie Knepp

Publicity / Newsletter

Susan Thames
Chuck Lehman
Gert Moore
Sue Alexander
Donna Huddleston

Roads

Peter Van Parys
Bryan Torres
Peter Arnold

Nominating / Election

Paul Gross
Bob Bradshaw
Charles Darwin
Linus Fiely
Betty Litsey

Neighborhood Council

Nancy Washburn – President

Lavaughn Johnson - Secretary

Jan Darwin

Ed Spink

Buddy McCrary

Betty Litsey

Marian Edel

Don Herring

Frank Greer

Bob Bradshaw

Jolie Darby

Tom Dyne

Wes Wood

Thought you would like to know

Covenant 1 – 1971 have 54 properties
Covenant 2 – 1974 have 381 properties
Covenant 3 – 1987 have 1271 properties
Waters Edge Covenants have – 11 properties

18 Permits issued for new homes in 2006
12 Permits for additions to homes
20 permits docks/seawalls/other
1 building for condos – The Point @ SunSet Point

142 new accounts added in 2006 - 134 condos / 8 lots in the
Highlands

Forms are available now for updating gate card information,
emergency contact list and Resident Directory. Forms need to be
completed and returned to the office by March 31.

Gate Captain – Bill Sevy

Gate Attendants:

Sue Page
Tommy Bowen
Albert Perry
Mary Nielson
James Eubanks
Jantzen Huges
Marvin Still

Map
Code

Subdivision

Lots

1	Beach Island, Addition 1	52
2	Beach Island, 1-19	19
3	Beaver Point	7
4	Bent Hickory	26
6	Blue Creek Point	34
7	Cardinal Heights	28
8	Deer Run, Phase 2, Block 2	22
9	Deer Run, Phase 2, Block 3	16
10	Deer Run, Phase 2, Block 4	15
11	Deer Run, Phase 1	37
12	Deer Run, Phase 2, Block 1	56
13	Deer Run, Phase 1, Addition 1	28
14	Deer Run, Phase 2, Addition 1	28
15	Eagle Peak Villas	28
16	Fairway Ridge	22
17	Fern Brook, Phase 1	43
18	Goose Point	2
19	Court Side	4
20	Greens Brook	31
21	Greens View	34
22	Hill Top	18
23	Holly Ridge	51
24	Holly Ridge, Addition 1	13
25	Lake View Ridge	53
26	Laurel Ridge	30
27	Marina Point	17
28	Marina Point, Addition 1	87
29	Moon Brook Villas	8
30	Pebble Beach	34
31	Pebble Beach, Addition 1	60
32	Beach Island, 1-10	10

Map
Code

Subdivision

Lots

33	Pine Ridge, Phase 2	42
34	Poplar Point	46
35	Red Bud Villas	16
36	Sunset Point, Phase 2	20
37	Sunset Point, Phase 1	8
38	Turkey Roost	37
39	Vista Wood	77
40	Vista Wood, Addition 1	4
41	Chinquapin Cove	99
42	Fern Brook, Phase 2	56
43	Martin Terrace	10
44	Water's Edge	43
45	Villas On The Harbor	53
46	Power Point	7
47	Golf Colony	52
48	Beach Island, Phase II	3
49	Sunset Point Phase 3	14
50	Heath Tract	1
51	Highlands	43
53	Harbor Pointe Condos/Cabins on the Green	103
54	Harbor Point LLC	4
55	Sunset Cove	18
56	The Pointe @ Sunset Pointe, Phase I	12
57	The Pointe @ Sunset Pointe, Phase II	28
58	Highlands, Phase II	8

SubDivision Index

Total Properties 1717

GATE CARD POLICY

Current Property Owners

1. 2 cards per parcel
2. Multiple parcel owners may receive 2 cards for each property for “Household members*” or their additional vehicles.
One parcel owners may purchase additional cards for “household members*” or their additional vehicles, \$35 one time fee.

New Buyers

2 cards with the purchase of parcel distributed in the welcome package.
Additional cards may be purchased for “household members*” or their additional vehicles, \$35 one-time fee.

Qualified Non Property Owners

Cards require a \$100 deposit (which will be refunded upon return of the card) and a \$50 annual fee. Request form must be completed.

Service Vendors Access Codes

Community Manager will issue to vendors such as UPS, Fed Ex, Walnut Hill, etc. that will be changed once per year.

Building Contractors Codes

When building permit is approved, Community Manager will issue an access code for this project. These codes will be changed once per year and deleted once project is complete.

*Household Member – Any family member who needs regular access. This is not intended for domestic employees.

Minutes
SWRA Board of Directors Meeting
February 26, 2007 9:00 A.M.

Call to order - The meeting was called to order at 4:00 p.m. Penny Alexander, Cal Johnson, Debbie Nigh, Tom Handley, Jim Williams, Buck Stevens and Wayne Washburn were present.

This was a continuation of the short Board meeting that immediately followed the Annual Meeting on February 24, 2007. A date to hold the meeting to elect officers was determined for February 26th so that Cal Johnson could attend since he was out of town. Then the meeting was adjourned.

Buck Stevens and Cal Johnson were welcomed as new Board members.

The Election of Officers was held. They are for one-year terms. The following officers were unanimously elected:

President	Tom Handley
Vice President	Buck Stevens
Secretary	Penny Alexander
Treasurer	Debbie Nigh

The schedule of meetings was discussed. It was agreed that Penny would work out a schedule for the year and bring it to the next meeting on Tuesday, March 6th. The Board will meet every week for the next three to four Tuesdays.

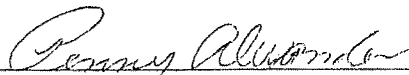
Tom asked that the members look at committees and bring suggestions to the next meeting.

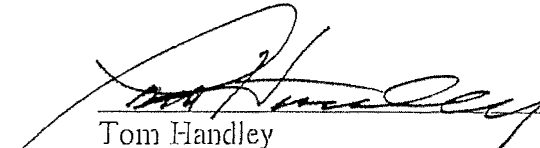
Penny reviewed new member handbooks that included copies of all contracts and policies and guidelines. She has asked Susan Thames to have copies of one year of Board minutes and a full set of bylaws, articles of incorporation and covenants ready by the next meeting for the new members. Questions were answered and these will be reviewed further once Buck and Cal have a chance to read the information.

Debbie Nigh will try to schedule Allyson Baker of Himmelwright and Hugely to attend the March 13th meeting to review financial information.

Minutes of the February 20, 2007 Board Meeting were approved as presented.

The meeting was adjourned at 4:40 p.m.


Penny Alexander
Secretary


Tom Handley
President

Date approved 3-6-07

Road Committee Policy for Maintenance & Construction of Roads

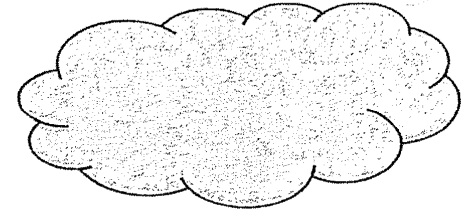
Priority for Allocation of Funds

Priority 1 - Main and neighborhood roads. Correction of unsafe conditions.

Priority 2 - Main roads. With consideration of estimated traffic levels and safety concerns.

Priority 3 - Residential and neighborhood roads. With consideration of estimated traffic levels and the number of residences with maintenance fee accounts in good standing.

Priority 4 - Road surface upgrades



Five-Year Roadwork Projections

Resurface Moonbrook Drive including removal and disposal of existing pavement - \$275,000

Resurface Stagecoach Road - \$93,000

Overlay Dogwood Trail - \$49,500*

Overlay StillWaters Drive to Gate 34; includes underlying patching - \$141,000*

Overlay Lakeview Ridge from Sunset Point to StillWaters Drive - \$48,500*

Drainage repairs and improvements, yearly - \$20,000 per year

Yearly road repairs including paving and patching - \$150,000 per year

*** To be added to five-year plan if not funded in 2007**

Roads

<i>Account Description</i>	Actual	Projected
	2006	2007/08
Paving new roads	\$ 12,952	\$15,000
Re-paving	\$ 75,639	\$105,000
Ditch Repair	\$ 17,658	\$15,000
Directional Lighting	\$ 1,723	\$2,500
Road Signs	\$ 11,781	\$2,500
Safety (reflectors, stripping)	\$ 2,994	\$8,000
Cleanup	\$ 1,475	\$2,000
TOTAL	\$ 124,222	\$150,000

Impact Fees \$28,225.60 less \$14,052 Balance of \$14,173

Road Assessment \$2,900.68

Added Work for 2007 If Funds Become Available

Overlay Dogwood Trail - \$49,500

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2006 Accomplishments for Roads

Repaved 1.2 miles +/- of neighborhood streets

Repaved an additional 1/2 mile of StillWaters Drive (1.2 miles total paved)

Patched 33 damaged areas of pavement

Striped and provided reflectors on one mile of StillWaters Drive & 1/2 of Vista Wood Dr.

Repaired and reconfigured drainage ditches

Standardized and placed signage for 35MPH speed limits on main roads
25MPH speed limits for vehicles over two axles

Enhanced the lighting at both Gates 34 and 49 and directional lightening

Replaced metal signage posts with wood 4"x4" posts to enhance appearance

Reached agreement with Walnut Hill Water Authority regarding road damage

Recap

Operational Budget

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Administration	\$158,602	\$147,775
Boat Storage	\$1,307	\$1,252
Executive Center	\$28,104	\$29,644
Landscape / Grounds	\$142,964	\$156,601
Moonbrook Park	\$6,312	\$6,119
Pine View Pool	\$19,380	\$14,676
Tennis Court	\$4,640	\$1,732
Roads	\$124,222	\$150,000
Security / Gates	\$118,430	\$149,825
Total Operating Budget	\$603,961	\$657,624
Projected Income		\$ 671,401
Income Low ---- Expenses High		

Landscape

<i>Account Description</i>	Actual 2006	Projected 2007/08
Repairs	\$ 687	\$700
Repair Parts	\$ 193	\$200
Water	\$ 832	\$850
Electric	\$ 12,549	\$13,000
Material	\$ 5,709	\$6,500
Irrigation	\$ 830	\$850
Contract Vision	\$119,964	\$126,101
Contract Power Lines	\$ -	\$6,000
Fountain Contract	\$ 2,200	\$2,400
TOTAL	\$142,964	\$156,601

•Property

49 Entrance	\$12,168
34 Entrance	\$ 5,240
Moonbrook Park	\$ 9,786
Sunset Point	\$ 3,960
Administration Building	\$ 1,632
Pineview Pool	\$ 1,192
Villas	\$7,171

(Eagle Peak, Moonbrook, Poplar Point & Redbud)

Pineview Pool

<i>Account Description</i>	Actual	Projected
	2006	2007/08
Repairs	\$ 2,027	\$1,000
Repair Parts	\$ 1,567	\$500
Facilities Maintenance	\$ 6,848	\$4,400
Dues (Fire & Other)	\$ 20	\$20
Chemicals / Pool Supplies	\$ 1,615	\$1,700
Telephone 911	\$ 139	\$280
Sewer	\$ 810	\$810
Water	\$ 2,170	\$2,000
Electric	\$ 2,377	\$2,400
Landscape		\$100
Operating Supplies	\$ 107	\$150
Janitorial Service	\$ 1,500	\$1,096
Property Tax	\$ 200	\$220
TOTAL	\$ 19,380	\$14,676

Moonbrook Park

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Repairs	\$ 490	\$500
Repair Parts	\$ 333	\$275
Facilities Maintenance	\$ 1,159	\$1,000
Dues (Fire & Other)	\$ 20	\$20
Landscape	\$ 510	\$0
Water	\$ 365	\$400
Electric	\$ 474	\$500
Operating Supplies	\$ 185	\$200
Janitorial	\$ 1,500	\$1,096
Capital Improvements	\$ 752	\$1,500
Property Tax	\$ 524	\$628

Tennis Court

<i>Account Description</i>	Actual	Projected
	2006	2007/08
Repairs	\$ 165	\$200
Repair Parts	\$ 517	\$200
Dues (Fire & Other)	\$ 20	\$20
Facilities Maintenance	\$ 2,230	\$500
Water	\$ 256	\$300
Electric	\$ 156	\$160
Property Tax	\$ 294	\$352
Capital Improvements	\$ 402	\$0
Janitorial	\$ 600	\$0
TOTAL	\$ 4,640	\$1,732

Capital Improvements

New Bench and Garbage Receptacle

Request \$3,000 for Backboard

Balance of \$4,783.50 on resurfacing contract from reserve fund.

Security / Gates

<i>Account Description</i>	Actual	Projected
	2006	2007/08
Gate Cards	\$ 848	\$1,000
Salary & Wages	\$ 88,649	\$118,000
Payroll Taxes	\$ 8,568	\$12,400
Dues (Fire & Other)	\$ 315	\$315
Facilities Maintenance	\$ 3,077	\$2,000
Equipment Repairs	\$ 5,983	\$5,000
Truck Expense	\$ 3,351	\$3,500
Equipment	\$ 956	\$500
Telephone	\$ 2,363	\$2,400
Water	\$ 831	\$850
Electricity	\$ 1,858	\$2,000
Operating Supplies	\$ 1,080	\$1,200
Property Tax	\$ 551	\$660
TOTAL	\$ 118,430	\$149,825

*

Request \$12,000 for Security Truck

Request \$75,000 for manning Gate 34 - 24/7

Gate Upgrade from Lightning Strike \$30,000

* Gate 34 – 8 hour shift
Monday - Friday

Executive Center

Boat Storage

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Capital Improvements	\$ 2,104	\$5,000
Repairs	\$ 1,249	\$1,200
Repair Parts	\$ 2,292	\$400
Mortgage/Interest Exp.	\$ 5,353	\$8,597
Dues (Fire & Other)	\$ 239	\$239
Facilities Maintenance	\$ 4,391	\$600
Telephone	\$ 3,035	\$3,100
Water	\$ 306	\$400
Electric	\$ 4,291	\$4,350
Landscape	\$ 462	\$100
Operating Supplies	\$ 170	\$200
Garbage	\$ 182	\$190
Janitorial	\$ 1,900	\$3,290
Property Tax	\$ 1,648	\$1,978
Social	\$ 482	\$0
TOTAL	\$ 28,104	\$29,644

Request \$5000 for Paving Lower Parking Lot

Request \$5000 for Restroom/Carpet

	2006	2007/08
<i>Account Description</i>		
Dues (Fire & Other)	\$ 20	\$20
Facilities Maintenance	\$ 279	\$200
Electric	\$ 861	\$900
Property Tax	\$ 110	\$132
Landscape Materials	\$ 37	
TOTAL	\$ 1,307	\$1,252

Request \$37,000 for improvement



Administration

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Salary & Wages	\$69,515	\$82,500
Payroll Taxes	\$6,748	\$7,500
Insurance	\$26,200	\$20,000
Office Supplies	\$2,155	\$4,000
Legal	\$19,723	\$0
Collections	\$4,723	\$0
Newsletter / Directory	\$887	\$3,500
Dues (Fire & Other)	\$635	\$700
Postage / UPS	\$2,350	\$2,400
Lease - Office Equipment	\$5,689	\$6,000
Professional Fees	\$10,106	\$7,500
Travel Expense	\$275	\$275
Office Equipment Maintenance	\$2,297	\$4,000
Outside Services	\$2,866	\$2,000
Welcome Packages	\$841	\$800
Income Tax	\$2,677	\$3,000
Truck Expense	\$0	\$2,500
Property Tax	\$916	\$1,100
TOTAL	\$158,602	\$147,775

* Addition of Covenant/Maintenance Mgr.

* Logo Implementation

* Additional information mailings

* Technology Upgrade

* Used by Cov. / Maint. Mgr.

Special Funds

Contingency Fund is maintained for unexpected events that require additional funds that are not included in the operating budget.

Balance Jan. 06	\$35,149
Gate Repairs	\$8,273
Gate Repairs Reimbursed	(5,245)
Lawsuit	234
Right-of-way Clearing	14,872
Balance Feb. 23	\$16,715

Outstanding Repair Invoices \$3,595

Reserve Fund is maintained for replacement or updating of the assets owned by SWRA.

Balance Jan. 06	\$150,000
Mortgage	\$50,000
Gate Repairs	30,076
Insurance Reimbursement	(7,660)
Balance Feb. 23	\$77,584

Legal Assessment Fund for monies collected by a special assessment to property owners.

Balance Feb. 23	\$137,300
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ACCOUNTS RECEIVABLE

In 2006	Aged Accounts Receivable collected	\$29,087
	Deed for Debt (3 properties)	\$12,732
Current Account Receivables Fees		\$137,732
	Paying Collection Service	\$12,307
	Tax Sale	5,207
	Small Claims	30,745
	Judgments	7,519
	Pending Deed for Debt	8,837
Total Account Receivable with Action		\$64,615

Operating Income

	Actual	Projected
<i>Account Description</i>	2006	2007/08
Total Property Owners Fees	\$513,344	\$548,506
Interest Income	\$14,416	\$12,250
Newsletter Ads	\$9,850	\$10,000
Gate Cards	\$1,914	\$2,000
Boat Storage	\$13,585	\$13,645
Building Permits	\$19,075	\$20,000
Transfer Fees	\$78,400	\$65,000
Rental, Contribution, Misc	\$5,813	\$0
Total Operating Income	\$656,397	\$671,401
Property Owners/Parcels Total	1,717	
1971	54	
1974	381	
1987	1,271	
WE	11	
Stoneview Summit additional units	85	

SWRA GATE AND SECURITY POLICIES --2007

Resolution

These policies are adopted to enhance residents' security and peaceful enjoyment of their homes and to handle the continuing construction by developers within StillWaters

Gate 49 will continue to be operational and manned by security personnel 24 hours each day seven days a week. Construction and all other large vehicles over two axles may not use gate 49 for entry or exit.

Gate 34 will be operational and available to all entry traffic 24 hours each day seven days a week. Construction traffic is allowed from 6:45 am until 7 pm. Monday through Saturday. Gate 34 will be manned by security personnel at various times based on directions of the Community Manager. Without special permission of the Community Manager, construction trucks and personnel will not be allowed to enter Gate 34 before 6:45 am or after 7 pm Monday through Saturday.

Emergency Vehicles

All Fire and Emergency vehicles and personnel will always have access to both Gate 34 and 49 by entry codes and card reader. No emergency volunteer/personnel will use the entry code for personal use.

Roving Guards

Community Manager will establish Roving Guard Patrol schedules for up to 40 hours a week, which will include a program to check residents' homes during their absences upon request.

Security Personnel

The Community Manager is responsible for the employment of all security personnel including policies on admission into StillWaters. The Gate Captain will train the security personnel. They will also be trained to deal with emergency situations including fire and police matters. The Gate Captain is responsible to ensure that security personnel wear the StillWaters' uniform in a clean and presentable manner while on duty and that they monitor all traffic in and out of StillWaters. They will politely provide directions as requested and maintain logs and records as directed.

Signage

The Community Manager will ensure that appropriate signage is placed at both gates to announce that entry and exit of all vehicles is video recorded and that unauthorized entry or tailgating will be regarded as trespassing and subject to reader card revocation and/or prosecution. Other signage will announce hours of operations and restriction of large vehicle traffic to gate 34.

Minutes
SWRA Annual Meeting
February 24, 2007 10:00 A.M.

President Jim Williams called the meeting to order at 10:00 a.m. at Camp Civitan. The following Board members were present: Penny Alexander, Judson Edel, Tom Handley, Jim Koeppen, Debbie Nigh, Wayne Washburn. Community Manager Sallie Mason, Assistant Susan Thames, Covenants & Maintenance Manager Travis Fincher and Gate Captain Bill Sevy were also present.

Jim Williams welcomed everyone and reviewed the agenda. He gave an overview of the accomplishments and happenings of 2006.

Sallie Mason thanked those who had served on committees and asked them to stand for recognition and appreciation. She did the same with the Neighborhood Council. She explained where the customer numbers originate according to the map and lot numbers, which is why they go with each lot rather than the owner's account. She showed the Gate Card Policy, the newly adopted Gate and Security Policy and reviewed statistics of the number of property owners and construction that had taken place in 2006.

Debbie Nigh gave the Treasurer's Report and answered questions. She explained that The Budget year had been changed to April 1- March 31 in order to allow input from residents and so that the actual collected amounts will be known which is a different philosophy. She also explained the collections process on overdue accounts, the use of reserve and contingency funds and the legal assessment. She reviewed the proposed budget as compared to the 2006 budget and highlighted requests for improvements.

Peter Van Parys chairman of the Roads Committee made a presentation on the accomplishments of the committee for 2006. He reviewed the five-year projections for roadwork and the policy for maintenance of roads. The committee has found that paving areas holds up longer than patching so they are moving in that direction.

Jim Williams asked for questions. There were some about the way roads were evaluated and how the priority for work was determined. Peter Van Parys answered questions of how the developers contribute to the roads.

Tom Handley responded in order to explain the need for the \$100 assessment for legal fees. He explained issues of dual covenants on properties, some contractors concerns and stated that the Board in an abundance of caution felt that SWRA did not want to be caught helpless in defending itself should we become engaged in that type of litigation. Of course all efforts to resolve issues without litigation will be exhausted as the better course of action.

There were several questions and suggestions concerning the gates and security issues.

Jim Williams gave plaques of appreciation to outgoing Board members Jim Koeppen and Judson Edel thanking them for their service to the community.

Paul Gross Chairman of the Election Committee gave their report. There were 1271 ballots mailed out, 966 eligible to vote (due to nonpayment of fees), 382 returned with 19 of those disqualified due to 17 having unpaid fees and 2 for too many candidates voted; including 3 write ins. 160 homeowners, 133 lot owners and 70 condo owners voted for a total of 363 ballots. Paul Gross then explained the process for the counting of the vote by the committee. He thanked all the candidates who were nominated and willing to serve then announced that Cal Johnson and Buck Stevens had been elected to serve for three-year terms.

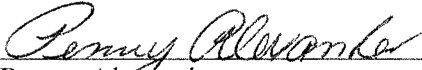
Judson Edel suggested changes in the Bylaws to move toward a district type position for Board positions. He stated that it was his idea and not that of the Board.

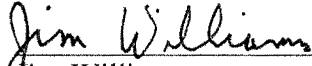
Tom Handley reported that the Board had discussed the district idea and had voted against it due to the lack of people to serve and the need to choose the most qualified candidates. He reported that a Bylaw committee would look into changing the make up of the nominating committee to exclude current Board members from serving on the nominating committee. This would be voted on by membership.

Tom Handley thanked outgoing President Jim Williams for his service for 2006 and presented him with a plaque of appreciation.

LaVaughn Johnson and Ellen McCrary both expressed their thanks on behalf of the residents to the Board members for the time that they put into serving the community. They commended the Board and stated that the property owners were indebted to those willing to serve.

The meeting was adjourned at 12:00 p.m.


Penny Alexander
Secretary


Jim Williams
President

Date approved 3-6-07

Minutes
SWRA Board of Directors Meeting
February 20, 2007 9:00 A.M.

Call to order - President Jim Williams called the meeting to order at 9:00 a.m. Penny Alexander, Judson Edel, Debbie Nigh, Tom Handley and Wayne Washburn were present. Sallie Mason, Community Manager was also present. Jim Koeppen was absent.

GUEST:

Peter Van Payrs attended the meeting to go through the Roads Committee presentation for the Annual meeting. The five-year plan was discussed. He reported that he thought that we would be able to maintain patching and drainage upkeep for the foreseeable future if this plan could be completed. (Copy attached).

Insurance Policies – *Information/Action:* **Debbie Nigh made a motion to bind the increased coverage on the insurance proposal from J.S. Lanier to include additions made by the Board. It was seconded and carried unanimously.** These included the following:

1.) SWRA Executive Building	\$350,000	\$2,465
2.) Gate 49 Security Entrance	\$ 50,000	\$ 352
3.) Gate 34 Security Entrance	\$ 15,000	\$ 107
4.) Moon Brook Comfort Station	\$ 50,000	\$ 352
5.) Pine View Pool Pump House & Comfort Station	\$ 25,000	\$ 176

Agenda for Annual Meeting - The Power Point presentation was presented, discussed and revisions made. Jim Williams presented his overview of the year. Debbie Nigh went through the financial information. Sallie Mason presented her information. (Copy Attached). Other agenda items are plaques of appreciation will be given to retiring Board members. And the Election Results of New Board Members will be announced.

1987 Covenant Violations – – *Information:* Sallie Mason reported on the property owner from the last meeting that was refusing to move his boat trailer from his yard. He had called after receiving the latest letter from Travis Fincher. Travis Fincher had told the resident that this was a serious issue and asked him to please comply so that SWRA would not have to file suit against him. It was explained that the Board would be enforcing the covenants by having Attorney Daine Sharpe to file an injunction and that he would be responsible for legal fees incurred if the trailer was not moved by Monday.

GUESTS: *Information/Action:*

State Representative Betty Carol Graham, Tallapoosa County Commissioner Emma Jean Thweatt and Political Action Committee Chairman, Syrol McLain attended the meeting. Sheriff Jimmy Abbot called to cancel due to a fire and evacuation at the jail. The proposed legislation to allow the Sheriff's department to enforce traffic laws was discussed. Mrs. Graham explained the timetable and process for a resolution to proceed to a local bill before the legislature. Mrs. Thweatt relayed that the Sheriff had stated that he could only give a ticket for reckless driving or a DUI under the law and that he wanted to be sure to communicate that he could not promise

a deputy to be patrolling a significant amount of time due to staffing issues. The Resolution should specifically spell out what we are giving the Sheriff permission to enforce and what he is agreeing to do. It should be specific to StillWaters. Mrs. Graham stated that she would propose the bill as approved and sent to her by the Tallapoosa County Commission. She will have attorneys review the document and send it back so that it can be advertised in its complete form. **Tom Handley agreed to speak with Sheriff Abbot and to draft the document as soon as possible for the Board's review.**

Fire Department Issue on Gate – *Information/Action:* Jim Williams reported that he had spoken with Ted Caudill, President of the Fire Department Board who was emphatic that the Fire Department did not want to file on their insurance. Tom Handley suggested that we invite the Fire Department Board to meet with the SWRA Board to resolve this issue amicably and to get it settled as soon as possible to improve the situation. Jim Williams stated that he had agreed to wait until the Fire Department Board meets in March to discuss this issue per Ted Caudill's request. **It was agreed that the Board would wait for a response from the Fire Department.**

Letter from E. Paul Jones, District Attorney- *Information/Action:* The letter from the last meeting was discussed and the draft response was reviewed clarifying that there had been no problem or access denied during an emergency. **After a few changes to the letter a motion was made by Tom Handley to send the letter (Copy Attached) as corrected to Mr. Jones. Motion was seconded and carried.**

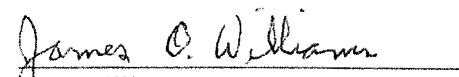
Damage to Gate 34 Entrance by EAS – *Information/Action:* Sallie Mason reported on an incident where the construction supervisor of EAS at Stoneview Summit had instructed a supply truck driver to dismantle the gate after hours because he could not get in. **There is a police report that the Board asked Sallie Mason to obtain a copy of. It was decided that she would call Brooks Ballentine, Project Manager of EAS to inform him of the incident and to let him know that SWRA would swear out a warrant for destruction of property if the damages had not been paid immediately. She will also ask him to inform his employees to cease in such advise or instructions to sub contractors or their building permit may be revoked.**

Minutes of the February 6, 2007 Board Meeting was approved as presented.

Paul Cobb letter – *Information/Action:* A letter to Jim Williams requesting a response from another letter sent in November 2006 asking about the specifics of the legal assessment was reviewed. **It was agreed that Tom Handley would draft a letter of response explaining the issues to Mr. Cobb.**

The meeting was adjourned at 12:00 p.m.


Penny Alexander
Secretary


Jim Williams
President

Date approved 2-26-07

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Priority for Allocation of Funds

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Priority 3 - Residential and neighborhood roads. With consideration of estimated traffic levels and the number of residences with maintenance fee accounts in good standing.

Priority 4 - Road surface upgrades

Minutes
SWRA Board of Directors Meeting
February 6, 2007 9:00 A.M.

Call to order - President Jim Williams called the meeting to order at 9:00 a.m. Penny Alexander, Judson Edel, Debbie Nigh, Tom Handley and Wayne Washburn were present. Jim Koeppen was absent. Sallie Mason, Community Manager was also present.

GUEST:

Brooks Ballentine, Project Manager of EAS Contractors who is the general contractor for constructing the buildings for the Profile Group that own the project at Stoneview Summit had written the Board a letter requesting an amendment to the work hours in order to maximize production prior to the summer season. He attended the meeting at the invitation of the Board to discuss the issue. A copy of the construction schedule was distributed. As the new project manager he had determined that by working Sundays they would gain about 16 days. His proposal was to reduce heavy traffic during busier summer months. No heavy construction would take place only interior work such as painting, sheetrock, plumbing, etc. Questions and discussion followed. At this time Mr. Ballentine left the meeting so the Board could discuss the issues. Concern for the local residents and setting precedents for future developer requests was voiced. Even though there was a desire to work with EAS the request was really not based on any emergency or unusual situation. **Wayne Washburn made a motion that the Board deny the request from EAS. Motion was seconded by Tom Handley and carried 5 to 1. Mr. Ballentine was asked back to the meeting and informed of the Board's decision and reasons why.** The Board thanked him for the manner in which he had handled this request and for his professional presentation and stated that they would like to keep the lines of communication open and work together where we could. He thanked the Board for their time and careful consideration and gave several contact numbers for future communication. He stated that they wanted to be good neighbors and work with the community.

The Board agreed that a letter would be drafted by Tom Handley for Board review inviting the Profile Group owners, John Moore and Bruce Snead to attend a Board meeting along with the Architectural Review Committee in order to update the community on their plans.

Tom Handley made a motion that requests for variances in building permits or ARC regulations should go to the Architectural Review Committee for recommendation before being referred to the Board for final decision. Wayne Washburn seconded and the motion carried unanimously.

Minutes of the January 23, 2007 Board Meeting were read by Penny Alexander and unanimously approved as presented.

OLD BUSINESS:

New Zettler Plat - Information: Sallie Mason updated the Board on 8 lots that were platted on December 13, 2006 by Mr. Zettler. Fees have been prorated and charged accordingly for those lots. One is on Stage Coach and the other 7 on Inverness.

Report from Community Manager Sallie Mason

1. Charter Cable was turned away at the gate Sunday when showing up with heavy equipment to bury cable according to the no work Sunday policy.
2. There was a complaint against Bailey Homes concerning Sunday construction, which Travis Fincher has addressed.
3. Collections of \$160,127.70 have been posted and deposited since the last meeting.
4. The Community Association Institute (CAI) membership is up for renewal. Do we want to renew for community manager and one board member? Tom Handley will review website and make a recommendation at the next meeting.
5. Harbor Pointe Condos have been billed for maintenance fees for additional units. They questioned building E being included because their representative said that they did not yet have parcel numbers. Sallie Mason checked with the Fire Department accountant, they do have parcel numbers which she has recorded on office records and informed Harbor Pointe Condos. They requested an extension on the payment date, which has been extended to the end of February before late fees would apply.
6. Have not heard from insurance agent Rusty Melnick regarding the increased property coverage limits
7. As of today \$138,299.98 has been collected from the \$100 legal fees assessment for 2006.
8. Mr. Campbell's property issue was resolved; he was released from fees as the Tax Records were corrected to show that his property is not within a subdivision.
9. The ARC is handling Mr. Hendrix issues of back fees to 1998 on his second lot. He got permission to marry the two lots when presenting a building plan, however when he built the house he did site it on the two lots as indicated therefore the lots couldn't be combined.

Voting - Information/Action: Jim Williams asked for clarification on the counting of votes. The ballot states that votes must be postmarked by February 20, 2007 while his letter stated that they must be in the office by that date. **The Board agreed that votes postmarked by February 20th would be counted.**

Logo - Information: Penny Alexander reported that Betty Litsey Wes Wood, Gloe Dyne and Liz Fiely had agreed to serve on the committee. Several new designs have been sent in as well as the former deer logo on which the trademark has expired and never renewed. There will be a meeting at the end of the month as they are waiting to allow input from the Feb. newsletter.

Daine Sharp's contract - Information/Action: It was thought that SWRA had an agreement of some kind for a "retainer" of \$300 per month with Daine Sharpe although

there is no written agreement. His recent letter informs of an increase in his hourly rate to \$160. It was questioned as to whether it would be better to negotiate a more inclusive monthly rate or to move to an hourly rate. **Tom Handley will discuss this issue with Daine Sharp and report back to the Board.**

It was suggested that Tom Handley draft a policy on different types of legal cases and the best options for hiring legal representation in each. He agreed to do so.

1987 Covenant Violations – *Information/Action:* Travis Fincher has written letters advising of covenant violations involving boat trailers that have been ignored by the property owners. **Tom Handley proposed that we file an injunction and as part of it we move the trailers to storage and add the storage fees or that the injunction state that the trailer must be moved by a certain date with a daily monetary penalty if not. SWRA would pay the court cost however this amount along with attorney's fees would be recovered in court. This should be publicized in the newsletter so residents know that this is being enforced. Tom Handley will work on this.**

Fire Department issue – *Information/Action:* A letter from E. Paul Jones, District Attorney was reviewed. **Tom Handley will draft a response for the Board.** He recommended that Jim Williams call Ted Caudill, Fire Department President and ask him to notify the Fire Department's insurance carrier of the gate damage so they can send an adjuster to evaluate the situation. The best way to handle this is to let the insurance companies handle it. **Jim Williams agreed to call and report back to the Board.**

State Legislation – *Information/Action:* Debbie Nigh talked with Sy McLain then she took the paperwork to Commissioner Emma Jean Thweatt and Sheriff Jimmy Abbot. They would like to meet with the Board and Representative Betty Carol Graham. The Alabama State Legislative meetings begin March 6th. SWRA will need to be on the Tallapoosa County Commission agenda to get approval also. **A meeting will be set up.**

Legal Cases:

June Dennis – *Information:* Just turned over to Holloway & Moxley

Collection Cases:

New Cases – *Information/Action:* Debbie Nigh met with Don Harrison and Mike Ingram in order to review the list of accounts to take to collections. They have agreed to pursue those where county taxes have been paid. SWRA will pay the court cost and the court ordered limit on legal fees that will be added to the debt of the property owner.

Sammy Evans - *Information/Action:* The consent judgment is being enforced. He will have to pay the additional legal fees

NEW BUSINESS:

Agenda for Annual Meeting - The order of business was discussed.

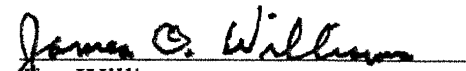
- Jim Williams will make a short presentation.
- Debbie Nigh will present the 2006-year end financial report and 2007/2008 projections. Each committee liaison will be prepared to ask questions if needed.
- Debbie Nigh will explain the reasons for the change in Budget Year.
- Sallie Mason will give an update on growth and statistics such as ARC information and thank those who served on committees in 2006. She will have the names listed on a slide and ask all to stand at one time.
- Peter Van Parys will give a report from the Roads Committee.
- Plaques of appreciation will be given to retiring Board members.
- The Election Results of New Board Members will be announced.

We will run through the entire presentation at our next meeting and have a limited agenda for the regular meeting items.

The Architectural Review Committee -- *Information/Action:* Had approved revisions to the building permits and Sallie Mason asked for approval from the Board to add item G & item E under Article III Environmental Control and a certification of understanding of the building permit. (Copy attached). **The Board approved.**

The meeting was adjourned at 12:10 p.m.


Penny Alexander
Secretary


Jim Williams
President

Date approved Feb. 20, 2007

CERTIFICATION OF UNDERSTANDING

I have read and understand all items in the SWRA Building Application including but not limited to the following items:

- Completion of construction – Page 11, Article VI
The Architectural Review Committee considers twelve (12) months adequate time to complete the construction project. When all construction is complete, the property owner is to return the StillWaters building permit, at which time, an ARC member or members will inspect the exterior of the project, confirming that all driveways, parking pads, sidewalks, landscaping, and exterior phases of construction are complete and in compliance. After which, a certificate of occupancy is required from the Tallapoosa County Building inspector before occupying the residence.
- Work days and hours – Page #16, Paragraph #9
Monday through Saturday; 7AM to 7PM
- Erosion control – Page #10, Article III, Paragraph E
Erosion control must be in place at the start and during the project including but not limited to silt fences and/or bales of hay.
- Access Roads – Page #11 Article III, Paragraph E
Construction access roads must be covered with aggregate or a material to keep mud from being tracked onto the paved roadway. Roadway must be kept clean at all times.
- Driveways – Page 14, Article II, Paragraph E
Must be paved and must be a minimum of 10' in width.
- Landscaping requirements – Page 14, Article II, Paragraph F
Landscaping must be complete according to the approved landscaping plan submitted with your application before final ARC approval.
- Utilities – see check list
All utilities must be placed under ground from the street to the structure.

Owner: _____ Date: _____

RESPONSIBILITIES OF PROPERTY OWNERS

Article III

I. ENVIRONMENT CONTROL

Page 10 New paragraph

- G. ACCESS ROADS: Construction access roads onto the project must be surfaced with an aggregate material that will prevent dirt and mud from being tracked onto the SWRA paved roadways. Any mud that is tracked onto the roadway must be removed immediately. A drain culvert must be placed in all drainage ditches when the access road passes over the ditch.

ARCHITECTURAL DESIGN GUIDE LINES

Article II **New Homes**

Page 14 revise paragraph E

- E. ALL DRIVEWAYS AND PARKING AREAS MUST BE **PAVED**. All driveways must have a minimum width of ten (10) feet.

Minutes
SWRA Board of Directors Meeting
January 23, 2007 9:00 A.M.

Call to order - President Jim Williams called the meeting to order at 9:00 a.m. Penny Alexander, Judson Edel, Jim Koeppen, Debbie Nigh and Wayne Washburn were present. Tom Handley was absent however he participated in part of the meeting by phone. Sallie Mason, Community Manager was also present.

GUESTS: Information:

Tallapoosa County Commissioner Emma Jean Thweatt, and County Engineer David Moore were welcomed to the meeting. Several topics were discussed including keeping the lines of communication open between SWRA and the County Commission and how to better work together, county commission processes, discussion on where county taxes are spent and the issue of the hotel site and lots 1-10 Blue Creek Subdivision. David Moore shared that if StillWaters wanted to turn the roads over to the county it would first need to hire an engineering firm to access every road in order to bring every road up to the county paving standards. In addition, utilities are not allowed under the roadways and must be five feet from the right of way. The deeds, covenants, auction documents and Tallapoosa County Rules for Subdivisions pertaining to lots 1-10 of the Blue Creek Subdivision were reviewed and discussed. David Moore agreed to call the SWRA office whenever any property within StillWaters was on the agenda for discussion at the county commission meetings. The Board thanked them for attending.

Alyson Baker, Himmelwright & Hugeley reviewed the financial packet. The maintenance fees are coming in fast. \$287,456.85 was collected from January 1- 19, 2007. The total number of property owners needs to be updated and Sallie Mason and Debbie Nigh will do so then send it to Alyson Baker. \$35,136.47 was cash collected on debt prior to 2006. Three properties with debt of \$12,731.99 were deeded to SWRA from the "Deed for Debt" program, and \$23,900.00 is uncollectible debt and will be moved to bad debt expense. Accounts Receivable on the old debt has been reduced by \$71,768.46 in 2006. The year-end tax return will be completed within two weeks. The only item that SWRA pays taxes on is the interest income amount from our Alabama Power Savings Account. The Board thanked Alyson Baker for her time and good work.

Legal: Information/Action:

Assessment Account - Beginning November 2006, it was agreed that Daine Sharpe's fees would be charged against the 2006 assessment fund account for legal expenses.

Past Due Accounts - Debbie Nigh is making a list of cases for legal collection to be pursued in small claims court after February 15, 2007. Mike Ingram will file the paperwork and legal fees will be added to the claims.

June Dennis - Holloway & Moxley LLP will pursue with a writ of execution the fees owed from the judgment of \$4288.65 on this account. Two years outstanding fees will be added. SWRA paid Daine Sharpe \$1600 to obtain the judgment. The attorney for Holloway & Moxley would go for the deed on the property. Debbie Nigh made

a motion to proceed with Holloway & Moxley LLP by having President Jim Williams sign the reviewed contract to pursue the June Dennis case. Motion was seconded and carried unanimously.

Minutes of the January 9, 2007 Board Meeting -The minutes were approved as corrected.

Minutes of the January 15, 2007 Board Meeting - The minutes were approved as corrected.

GUESTS: Information/Action:

Nominating Committee- Information: Members Bob Bradshaw, Charles Darwin, Paul Gross and Betty Litsey made a statement to the Board. Chairman Paul Gross outlined the sequence of events, the instructions they were given, the process followed and the outcome of their report. He referred to Jim Koeppen's recent email that alleged improper activities of the Board and the Nominating Committee. The Committee was offended and confused by this statement as they each felt they had done what was asked in a proper and legal fashion. Paul Gross pointed out that according to the association Bylaws the Board had legally appointed the nominating committee and that the nominating committee had gone forth and legally recommended four people for the nomination to the Board of Directors. He stated further, that if the Board is not satisfied with the results, they can pick another nominating committee, however it cannot change the results of this nominating committee. That Nominating Committee report had been approved and accepted unanimously in the January 9, 2007 meeting. Paul Gross pointed out that any property owner could stand for nomination with the bylaws in their pocket and get on the ballot by petition. The Committee felt that there should be no additions to the nominating committee report by the Board and no commingling of names on the ballot. It should clearly outline those nominated by the committee. Discussion followed. **In conclusion, Jim Williams clarified that the Committee had done what they were asked to do, exactly and correctly. He thanked them for time and service.**

Mr. Campbell – Information/Action: Property issue of property off Turtle Lane at the end of Beach Island that he purchased at the 2003 auction that now shows on the tax record. He presented documents to support his case to dispute the SWRA fees on this parcel. After discussion it was suggested that he go to the County Court house to clarify the deed records. **The Board will ask Tom Handley to review this issue.** Mr. Campbell thanked the board members for their time. The Board thanks him for his complete presentation.

Election Ballot – *Information/Action:* It was suggested that the nominating committee report be listed as presented and then to add Marian Edel's name by petition as had been done in past years. Others felt her name should be listed in with the nominees from the Nominating Committee. Tom Handley pointed out that Judson Edel should not be in this discussion and should be excused from the room before discussion continued due to a conflict of interest. Other agreed. Judson and others did not. Tom Handley reviewed the process that the Board had followed in the past few meetings by unanimously agreeing on using the bylaw amendment on the office records, unanimously appointing the nominating committee by secret ballot and unanimously accepting the nominating committee report recommending four candidates. Then after a called meeting a motion to put Mrs. Edel's name on the ballot "due to unique circumstances involving the Bylaws the following candidate was added to the ballot by the Board" had carried. Clearly the Nominating Committee had challenged this action as inappropriate. Debate followed on how to proceed. After much discussion, **Penny Alexander**

made a motion that was seconded by Tom Handley to list the four candidates recommended by the Nominating Committee then to list Marian Edel as on the ballot with the "unique circumstances" sentence. Tom Handley seconded. Wayne Washburn asked that the motion be amended to have Marian Edel listed as on the ballot "by petition" as per the Bylaws as had been discussed. Penny Alexander accepted the amendment to the motion, as did Tom Handley who had seconded. Motion carried with 6 in favor and one abstention.

Bylaw Committee: *Action:* Jim Koeppen made a motion that the Board recommend that a committee be formed to review and rewrite the section on the nominating committee, the election and the ballot so that there are clear procedures agreed upon before the election process began. Penny Alexander seconded and the motion carried unanimously.

OLD BUSINESS

Job Description – Will be held until Tom Handley can work with Sallie Mason on this.

Citizen of the Year – *Action:* After discussion, a motion was made by Wayne Washburn to skip this award this year. Motion was seconded by Debbie Nigh and carried unanimously.

Gate Policy & Procedures – *Information/Action:* The document that was distributed two weeks ago was reviewed, discussed and revised. **Debbie Nigh made a motion that we adopt the policy as amended. Motion was seconded and carried unanimously. It was agreed that this policy would be published in the February newsletter.**

Insurance Values – *Information/Action:* Debbie Nigh had emailed the suggested increases in value after Ralph Hutson had evaluated the buildings/facilities. **The Board agreed that Rusty Melnick should quote premiums for these adjustments to the policies.**

Chilwaters – *Information:* Debbie Nigh reported that she had spoken with the attorney about the properties. He was not aware that the SWRA Board had waived the transfer fees of \$300 per lot when Mr. Zettler had sold Chilwaters the lots. He will pay his 2007 maintenance fees by the due date.

Community Manager's Report – *Information/Action:*

1. The Online Banking has been set up at The Bank of Dadeville for regular monthly accounts to be paid online. Money has been transferred from Bank of Dadeville account to Alabama Power,
2. SWRA has received 2 complaints about Stoneview Summit working on Sundays and earlier than 7:00 a.m. The morning case may be workmen who are living in StillWaters arriving early. **The Board asked that Travis Fincher follow up on this with a letter to owners that they are in violation of the building permit.**
3. Requested clarification on the time for the annual meeting. Determined it would be 10:00 a.m. in order to allow out of town owners travel time and to accommodate the Kiwanis pancake breakfast.
4. Tommy Ciciola will train Sallie Mason on how to pull the video from Gate 34 onto the laptop.

5. Pool Repairs are completed. The cost was \$3650.00 to repair the bottom surface, repair the leak and replace the skimmer and eyeball fittings.
6. Sign on Hwy 280 will be added where you turn left from Auburn onto Hwy 34 according to Philip Grant of the Alabama State Highway Department.
7. Letter concerning two lots from Lowell Steven Hendrix. **It was decided to turn this over to the Architectural Review Committee to investigate due to it being a building permit issue on location of the house.**
8. The following properties have been added to the SWRA list and billed fees:
 - 27 Units at Harbor Pointe Condos
 - 28 Units at The Point at Sunset Point
 - 8 Lots platted by Riverwoods near gate 49

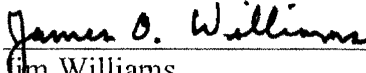
COMMITTEE REPORTS:

Neighborhood Council – There was a discussion about more diverse representation on the board, such as condo owners, waterfront owners, and interior lot owners. They do not think that the Citizen of the Year Award guidelines should exclude Board members and Neighborhood Council members. They will be forming a Social committee to handle the social events for residents so that it is moved out of the SWRA office and Board for next year. Nancy Washburn was reelected as President and LaVaughn Johnson was elected Secretary.

Annual Meeting - *Information/Action:* Sallie Mason will handle the mailing of the cover letter from Jim Williams and the ballot and resumes of candidates. The resumes will also go out in the newsletter. The Proposed Budget will be available on Thursday, February 15, 2007 for property owners to pick up and this will be in the cover letter.

Meeting was adjourned at 1:15 p.m.


Penny Alexander
Secretary


Jim Williams
President

Date approved Feb. 6, 2007

Minutes
SWRA Board of Directors Meeting
January 15, 2007 2:30 p.m.

President Jim Williams called the meeting to order at 2:30 p.m. Judson Edel, Jim Koeppen, Wayne Washburn, Penny Alexander, and Jim Williams were present. Sallie Mason, Community Manager was also present. Tom Handley and Debbie Nigh participated via telephone.

Guest: Ladelle Russell and Eldon Johnson attended the meeting. Ladelle Russell stated that she thought that she had certified the wrong document in March 2005 concerning the amendments to the StillWaters Residential Association Bylaws. She shared a copy of a newsletter that she stated was a copy of what was mailed out to the membership. Eldon Johnson shared his thought that an error had been made, his recollection was that the Board intended to have two board members on the nominating committee of five and that what was on the ballot should be what is with the corporate records. He said that the vote on the amendment was 342 in favor and 30 against.

Penny Alexander responded that all the Board wanted to correct the error, however, it was not as simple as it may sound. Several sets of proposed bylaw changes were on the office computer and none were in a paper file therefore, she and Sallie Mason were trying to determine which was actually the set that was voted on before recommending a change to the Board. The Board unanimously agreed in its December 12, 2006 meeting that the nominations would be handled in the manner stated on the certified copy that was on record in the documents which called for a nominating committee of five with no stipulation that any be board members and that Judson Edel and Tom Handley would look into the issue.

After further discussion, the guests left at this point and **Judson Edel made a motion that we replace the existing incorrect bylaws 3.2, 6.1 to 6.4 and 7.1 to 7.4 with the correct bylaws as passed by the voters at the annual meeting on March 11, 2005.**

Jim Williams stated that he first wanted to address the issue of the nominating committee process. He stated that the reason he was prompted to call this meeting was because of an email from Jim Koeppen stating that three individuals were going to sue the association over the makeup of the nominating committee. He asked, "what do we do with this year's election and what do we do with the election after this year?" He read his letter to the nominating committee asking that they come back with at least four candidates for the two slots. He then read the report from the nominating committee that was approved by the Board at the January 9, 2007 meeting. He stated that he felt that the nominating committee had done what was asked of them. He then opened the floor for discussion,

It was pointed out that Ladelle Russell had stated earlier in the meeting that she and her husband had not said that they would sue SWRA but they had said that they might protest

the election. Penny Alexander reported that she had phoned Rex Evans who had also been mentioned in the email from Jim Koeppen. (Copy Attached). There was misinformation as his feelings were exactly opposite of what was implied in the email. She reported that Rex Evans had stated that Toni Koeppen had told him that Board members were trying to pick the next Board members. He took that to mean that current board members had been on the nominating committee and that he thought the nominating committee should be made up of members at large of the association and that the Board should not be involved other than to appoint the nominating committee. Jim Koeppen stated that he had delivered a copy of his email to Rex Evans who was in agreement with the email. Ted Caudill was the other person who had called Jim Koeppen. Penny Alexander also spoke with him and he was not aware that the Board had unanimously voted to use the bylaw amendment that was on file with the corporate records.

Judson Edel again read his motion listed above. Jim Koeppen seconded it and discussion followed. There were concerns as to when the best time to do this would be and how the document that was mailed out would effect past and future elections since the dates in it were incorrect. **The vote was Judson Edel, Jim Koeppen and Wayne Washburn in favor, Penny Alexander, Debbie Nigh and Tom Handley opposed. Jim Williams voted in favor and the motion carried.**

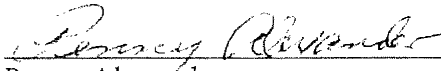
Jim Williams once again asked what we should do about this year's election. **Penny Alexander made a motion that we move forward with the ballot listing the nominations made by the Nominating Committee that was accepted at the January 9, 2007 meeting and others listed as added by petition as was done last year and is outlined in the bylaws. Debbie Nigh seconded. After discussion a vote was taken. Those in favor were Penny Alexander, Tom Handley, Debbie Nigh. Those against the motion were Jim Koeppen, Wayne Washburn, and Judson Edel. Jim Williams voted against. Motion failed.**

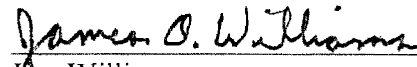
Tom Handley asked if the issue was that Marian Edel was discussed by the nominating committee but not recommended by them to be on the ballot. After discussion he suggested that the ballot state that due to the unique circumstance of an amendment change that was not correctly recorded, the nominating committee report is being supplemented with the following name. Penny Alexander pointed out that the vote to use the bylaws on record in the office had been unanimous by this Board before the Board chose the nominating committee. Also that the Board had unanimously voted to approve the recommendation of the nominating committee in its last meeting. Discussion followed as to whether the Board had authority to add names to the ballot. Jim Williams reminded all that according to the bylaws interested property owners could have their name added to the ballot by petition by getting 20 signatures. Discussion followed. **Tom Handley made a motion that the ballot list those candidates recommended by the nominating committee followed by a statement that due to the unique circumstances all candidates considered by the nominating committee were added by the Board.**

Motion was seconded. Debbie Nigh and Penny Alexander voted against. Tom Handley, Judson Edel, Wayne Washburn, Jim Koeppen, and Jim Williams voted in favor. Motion carried.

The topic of the staggered terms in the bylaw amendment were discussed as they are not correct and the number of board members was done incorrectly last year and is listed incorrectly this year. **Tom Handley made a motion to adopt a bylaw change to 3.2 to change the nominating committee to a five-member committee and remove the requirement of two board members serving on it in order to get the board removed and out of control of the nominations. The Board would still appoint the nominating committee. This would be mailed out with the ballots for membership vote. Penny Alexander seconded the motion. Tom Handley and Penny Alexander voted in favor, Jim Koeppen, Wayne Washburn, Judson Edel and Jim Williams voted against. Debbie Nigh was no longer present by phone. Motion failed.**

Meeting was adjourned at 4:10 p.m.


Penny Alexander
Secretary


Jim Williams
President

Date approved Jan. 23, 2007

2007 BALLOT

StillWaters Residential Association, Inc.

(You must be a SWRA member current and in good standing to vote)

Nominations for Board of Directors:

There are two vacancies to be filled, each for three year terms. Please vote for no more than two (2) candidates from the lists below by placing a small "x" in the box opposite the name of each candidate selected. If you own more than one StillWaters property you may not cumulate your votes for one candidate but may vote for two candidates for each property owned. Please list the address of the additional properties.

Your Nominating Committee recommends the following nominees.

- ☐ Bob Hamby _____
- ☐ Cal Johnson _____
- ☐ Herb Starzger _____
- ☐ Buck Stevens _____

Per the Bylaws: Nominations of members, in good standing, may also be made by petition signed by twenty (20) or more members, in good standing, filed with the Secretary at least thirty (30) days prior to the election.

- ☐ Marian Edel _____

The Bylaws also provide that you may write in candidates.

Write In:

- ☐ _____
- ☐ _____

Your signed ballot must be received by February 20th.

Please place your signature(s) below for ballot to be valid.

Owner(s) Signature

Date

Number of properties

StillWaters Address

Please print your name

Still Waters

Residential Association, Inc.

January 24, 2007

Reference Enclosed Election Ballot

Dear StillWaters Property Owner;

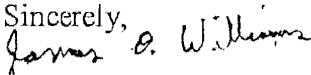
The enclosed ballot is for your convenience in casting your vote(s) for the two (2) new SWRA board members. Enclosed also is a brief resume' of experience and a statement of vision for StillWaters from each candidate.

Please note that there are five candidates. You are to vote for only two (2). It is very important that you evaluate each candidate and vote your conviction as to the best qualified.

The election committee will count the votes and the results will be announced at the annual meeting on February 24, 2007 at 10:00 AM at Camp Civitan. Budget information will be available February 15th at the StillWaters Residential Office if you would like to review before the meeting.

Please mail you ballot before February 20th to:

Election Committee
StillWaters Residential Association
1816 B StillWaters Drive
Dadeville, Alabama 36853

Sincerely,


James O. Williams

President, SWRA Board of Directors

Alabama's Premier Golf & Lake Community

1816-B StillWaters Dr. Dadeville AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net

Web site: www.stillwatersra.com

SWRA GATE AND SECURITY POLICIES --2007

Resolution

These policies are adopted to enhance residents' security and peaceful enjoyment of their homes and to deal with the continuing construction by developers within StillWaters

Gate 49

Gate 49 will continue to be operational and manned by security personnel 24 hours each day seven days a week. Construction and all other large vehicles over two axles may not use gate 49 for entry or exit.

Gate 34

Gate 34 will be operational and available to all entry traffic 24 hours each day seven days a week. Construction traffic is allowed from 6:45 am until 7 pm. Monday through Saturday. Gate 34 will be manned by security personnel at various times based on directions of the Community Manager. Without special permission of the Community Manager, construction trucks and personnel will not be allowed to enter Gate 34 before 6:45 am or after 7 pm Monday through Saturday.

Emergency Vehicles

All Fire and Emergency vehicles and personnel will always have access to both Gate 34 and 49 by entry codes and card reader. No emergency volunteer/personnel will use the entry code for personal use.

Roving Guards

Community Manager will establish Roving Guard Patrol schedules for up to 40 hours a week, which will include a program to check residents' homes during their absences upon request.

Security Personnel

The Community Manager is responsible for the employment of all security personnel including policies on admission into StillWaters. The Gate Captain will train the security personnel. They will also be trained to deal with emergency situations including fire and police matters. The Gate Captain is responsible to ensure that security personnel wear the StillWaters' uniform in a clean and presentable manner while on duty and that they monitor all traffic in and out of StillWaters. They will politely provide directions as requested and maintain logs and records as directed.

Signage

The Community Manager will ensure that appropriate signage is placed at both gates to announce that entry and exit of all vehicles is video recorded and that unauthorized entry or tailgating will be regarded as trespassing and subject to reader card revocation and/or prosecution. Other signage will announce hours of operations and restriction of large vehicle traffic to gate 34.

The Community Manager will publicize these policies from time to time for all residents and developers and keep the Board advised of operation of these policies.

Minutes
SWRA Board of Directors Meeting
January 9, 2007 9:00 A.M.

Call to order - President Jim Williams called the meeting to order at 9:00 a.m. Penny Alexander, Judson Edel, Jim Koeppen, Debbie Nigh, Wayne Washburn were present. Tom Handley was absent. Sallie Mason, Community Manager was also present.

Minutes of the December 12, 2006 Board Meeting -The minutes were approved as corrected.

OLD BUSINESS

New County Commissioner - Wayne Washburn had contacted Emma Jean Thweatt to attend this meeting but she was not available. She will attend our next meeting on January 23, 2007. Topics of discussion will be how we can work together to keep communication open, how county taxes are spent and the issue of the hotel site and lots 1-10 Blue Creek Subdivision.

Covenant Unity Program - Mailing to be done.

Guest:

Insurance - Information/Action: Rusty Melnick of J.S. Lanier attended the meeting to review the annual insurance coverage. The packet was reviewed, questions asked. The Board had approved an increase in coverage to \$350,000 on the Executive Center at its August 8, 2006 meeting in order to meet the 80% coverage for replacement cost. Rusty Melnick will change this and send the information on the cost back to Sallie Mason. Other buildings will be reviewed by Debbie Nigh and Travis Fincher with the help of Ralph Hutson in order to be sure we are properly covered. The pool house will be added to the policy.

The Gate 34 claim that was paid was discussed. The deductible was incorrect and the Board had specifically asked Rusty Melnick at a previous meeting if the amounts of coverage were correct. He had answered that they were however the adjuster had valued the gate house at a much higher value on the claim. **He will ask the adjuster to reexamine the claim and get back to us.**

The Marine policy for the boat/trailer storage area was questioned. Rusty Melnick explained that we cannot cover this under the general liability policy as it is specifically excluded. He will send us a copy of the Marine policy with an explanation of what it covers. **It was agreed to remove the collision coverage from the automobile policy.** Rusty will let us know the savings.

The Umbrella policy was discussed. The Workers Compensation policy was not reviewed at this time as it is under a requested audit.

Debbie Nigh requested that the annual billing cycle be changed to April 1st – March 31st to correspond with our new budget year. Rusty Melnick agreed to change the billing cycle.

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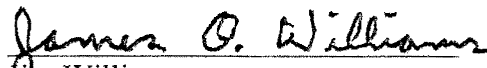
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Meeting was adjourned at 1:45 p.m.


Penny Alexander
Secretary


Jim Williams
President

Date approved Jan. 23 2007

1/6/07

to allow for manning of Gate 34 at the present time.

Budget New Condo Fees

----- Original Message -----

From: Tom Handley

To: Penny Alexander; Marian Edel; Jim Koeppen; Debbie Nigh; Sallie at SWRA; Wayne Washburnatwork; James Williams

Sent: 12/27/2006 5:37:09 AM

Subject: Condo Assessments

A week or so ago our Treasurer, Debbie Nigh asked a question as to whether unsold condos at Harbor Pointe and other places were subject to maintenance fees and assessments. The answer seems to be found in one of the unvoted Amendments to the 1987 Covenants dated 7 November 1995 entitled "Supplemental Declaration of Restrictions and Protective Covenants for StillWaters".

Par 3.4 of that document authorized condos within StillWaters. Following that the document amended par 7.8 of the 1987 Covenants dealing with "Unsold Parcels" as follows:

"7.8. Commencement of Assessments. The obligation to pay any maintenance fee or assessment contemplated under Article VII of the 1987 Declaration shall commence on the first day of the month following: (a) (deals with single family residential use) or (b) as to any other Unsold Parcels, the month in which the dwelling unit to be subject to individual assessment under Article VII (e.g., a condominium unit or townhome unit) is legally created and ready for occupancy (fully constructed with all necessary public utilities available)."

It seems that the ARC or Travis can examine the situation at Harbor Pointe and other places to evaluate when those condos become subject to the maintenance fees and assessments and so advise Sallie and the Board. It could be that some would be subject to 2006 fees and 2007 as well.

Tom Handley

HP 27 units @ 319.17

December 15, 2005

MEMORANDUM TO: Mr. Paul Gross

FROM: James O. Williams

SUBJECT: Nominating Committee for SWRA

You have been appointed to the Nomination Committee. Since you were on the Committee before, it seems reasonable that you call the initial meeting of the Committee. You will also serve as Chairman until a Chairperson is elected by the Committee. The Committee is as follows:

Betty Litsey - 825-4714
Paul Gross - 825-7480
Linus Fiely - 825-6553
Charles Darwin - 825-0406
Bob Bradshaw - 825-8178

The Nomination Committee shall accomplish the following:

1. Elect a Chairperson.
2. Select at least four members who are willing to serve if elected to the SWRA Board of Directors. This would mean that there would be at least two choices for each position.
3. Names of nominees should be submitted to the Secretary of the Board by January 8, 2007.
4. The work of the Committee is considered to be confidential.

1/09/07
approved
1-12-07

Jim K motion to
approve Tution 2nd

January 6, 2007

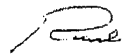
From: Paul Gross
To: Jim Williams
Subj: SWRA Nominating Committee Report

Dear Jim:

As directed, a meeting of the nominating committee was held at the SWRA Center at 9:00 AM on January 3, 2007. All members were present.

The procedure was as follows:

- Each member presented one or more candidates and spoke to their qualifications and, if elected, their willingness to serve a 3-year term. A total of 8 candidates were proposed.
- The strengths and weaknesses of the 8 candidates were discussed and the list was pared to 4.
- Individual committee members were charged with contacting each of the 4 candidates and reporting their discussions back to me.
- Agreement to serve if elected was given by the following nominees:
 - Cal Johnson
 - Buck Stevens
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Paul Gross

Minutes
SWRA Board of Directors Meeting
January 9, 2007 9:00 A.M.

Call to order - President Jim Williams called the meeting to order at 9:00 a.m. Penny Alexander, Judson Edel, Jim Koeppen, Debbie Nigh, Wayne Washburn were present. Tom Handley was absent. Sallie Mason, Community Manager was also present.

Minutes of the December 12, 2006 Board Meeting - The minutes were approved as corrected.

OLD BUSINESS

New County Commissioner - Wayne Washburn had contacted Emma Jean Thweatt to attend this meeting but she was not available. She will attend our next meeting on January 23, 2007. Topics of discussion will be how we can work together to keep communication open, how county taxes are spent and the issue of the hotel site and lots 1-10 Blue Creek Subdivision.

Covenant Unity Program - Mailing to be done.

Guest:

Insurance - Information/Action: Rusty Melnick of J.S. Lanier attended the meeting to review the annual insurance coverage. The packet was reviewed, questions asked. The Board had approved an increase in coverage to \$350,000 on the Executive Center at its August 8, 2006 meeting in order to meet the 80% coverage for replacement cost. Rusty Melnick will change this and send the information on the cost back to Sallie Mason. Other buildings will be reviewed by Debbie Nigh and Travis Fincher with the help of Ralph Hutson in order to be sure we are properly covered. The pool house will be added to the policy.

The Gate 34 claim that was paid was discussed. The deductible was incorrect and the Board had specifically asked Rusty Melnick at a previous meeting if the amounts of coverage were correct. He had answered that they were however the adjuster had valued the gate house at a much higher value on the claim. **He will ask the adjuster to reexamine the claim and get back to us.**

The Marine policy for the boat/trailer storage area was questioned. Rusty Melnick explained that we cannot cover this under the general liability policy as it is specifically excluded. He will send us a copy of the Marine policy with an explanation of what it covers. **It was agreed to remove the collision coverage from the automobile policy.** Rusty will let us know the savings.

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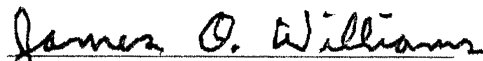
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Penny Alexander
Secretary


Jim Williams
President

Date approved Jan. 23 2007

Sallie

From: Jim [JamesKoeppen1@charter.net]
Sent: Thursday, January 11, 2007 9:51 AM
To: swra@charter.net; Judson Edel; Jim Koeppen; Jim & Pam Williams; Penny Alexander; Tom H; Nancy Washburn; Debbie Nigh
Cc: John Durr; Bucky & Peggy Stevens; swra@charter.net; Paul Gross; Ted Caudill
Subject: Nomination Committee

Yesterday was not a good day as I received comments from three individuals, Jim Russell, Ted Caudill, and Rex Evans regarding the improper activities of the board and the nominating committee.

First, some history.

The 2003/2004, 2005 and 2006 Nominating Committees all contained two members of the board and three members of the community under the 1987 covenants.

The 2003/2004 and 2005 committees proposed to the board all eligible candidates to run for the board. There were some 15 candidates for the first election and five candidates for the second election.

The last years committee, consisting of Nancy Washburn, Buck Stevens, Paul Gross, John Durr, and myself started with a list of some 20 candidates and voted to present to the board the best four candidates and did so. At the January 18th 2006 SWRA Board meeting, and after considerable discussion, the board felt the residents eligible to vote should make the decision on who is the most qualified, not the nominating committee and all nominees be on the ballot.

We now find ourselves in conflict with the By-Law and precedent. The nomination committee was not as prescribed by the By-Laws and the nomination committee did not present to the board all nominees.

Both Jim and Ted will file actions against the board as an illegal election if we proceed in our current direction.

As time is of the essence, I hereby request that Jim Williams call and emergency board meeting ASAP to resolve these issues.

Jim Koeppen

PS. I do not have an email address for Jim R. and Rex, but will hand deliver a copy to them.

1/09/07
approved
1-12-07

Jim K motion to
approve Tucson 2nd

January 6, 2007

From: Paul Gross
To: Jim Williams
Subj: SWRA Nominating Committee Report

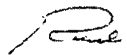
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