

Minutes
SWRA Board of Directors Meeting
December 7, 2021

Call to Order - President Tom Nicholson called the meeting to order at 9:00a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the November 16, 2021, Regular meeting as presented.

Landscape Update - Tim Peterson attended the meeting to update the Board on the past year and plans for 2022. Looking for another full-time person to be able to focus attention on specific areas. Not having to maintain Stoneview Summit and the two SW entrances helped greatly in making the workload more manageable. He noted that although SWRA has employee benefits for full-time staff, it is hard to be competitive with local landscape companies. This is hard work and these people are in demand.

Two main issues that were a challenge: manpower and space to store the equipment. Kevin and Tim have discussed a plan to address these. Keeping equipment out of the rain and keeping the equipment ready to use, by leaving equipment on trailers without having to load and unload and dance around other items in the storage area and workshop. There are some other equipment pieces that we could benefit from but don't want to order until we have a place to store it.

Board members complimented Tim and his team on their dedicated work that kept the community looking good. They expressed thanks for the update and recommendations.

General Manager's Report - Kevin Eason

Copier Lease - The ABS copier rep came by the office to check on the copier. He mentioned they did not have any copiers to sell. He has agreed to buy back the copier SWRA is not using that was in the Welcome Center. This will reduce or monthly lease payment by about \$175. We will keep our existing large copier.

Because the current SWRA lease agreement had the machine used by the office and the old welcome center machine on one lease, SWRA will sell ABS both copy machines and then repurchase the copy machine being used in the office. The length of the lease will remain the same but the new lease payment will save SWRA about \$175 per month

Dumpster Truck Stuck - A construction dumpster truck got stuck in the mud at one of the new houses under construction on Stagecoach. A wrecker had to tow him back onto the road and mud was all over Stagecoach. The contractor assured Kevin he would have the road cleaned off immediately.

Gate 34 Gate Damaged - Another U-Haul truck hit the barrier arm on the 34-gate exit side. Based on the video the driver did not wait for the arm to fully open before proceeding. The drivers of the trucks are not slowing down. A new speed bump to slow them down may be needed, the current one is worn down and is not much of a deterrent. The barrier arm was dented but it was re-attached and is still working.

Gate 49 Blocked Temporarily - Saturday morning, November 20th a large 18-wheeler bringing boats to the marina tried to turn around in the entrance of 49 gate between Hwy 49 and the gate house. He could not turn around without damaging the new landscape. We were able to direct him through the outside owner's lane so he did not hit the top of the gatehouse, but it blocked the entrance gate for about 30 minutes. A few owners were very impatient and complained.

Moonbrook Park Security - The new solar powered security cameras are at the park. They are located to cover the Christmas decorations, gazebo, and parking lot.

Off Road Vehicle/ Sheriff - The Sheriff's department has been trying to apprehend two what appears to be juveniles riding two off road four wheelers around StillWaters. The riders do not wear helmets and the four wheelers are not approved for the road. The juveniles are staying with a relative who lives on Moonbrook Dr. The relative has been informed of the issue and a deputy has visited with the relative but the deputy cannot ticket them if he does not witness the traffic violation. The relative claims they are just being boys and not hurting anyone. SWRA has received a few complaints about them riding on the roads upsetting owners.

Point Broadband (PB) Complaint - Two owners on Vistawood were upset with Point Broadband because their installation contractor used a track hoe to dig a ditch in their yards for the cable installation instead of boring through as they have in the past. According to the contractor the ground was solid rock and they could not bore through. Kevin spoke to PB and they came out to inspect. The installation contractor will repair the damage to the owners' yards.

SWRA Centre Maintenance - We had a plumbing drain issue in the men's restroom of the SWRA office. One of the drains in the wall started leaking. A plumber repaired the leak and the wall was repaired.

Deposits and closings since last meeting

Deposits	\$33,760	higher amount is due to garbage/boat storage/new building permits
Closings	4	

TREASURER'S REPORT

Treasurer's Report: P&L Budget vs Actual

- Total Income is about \$163,000 over budgeted so still trending up from last month.
- Total Income for 2021 is about \$141,000 more than same period in 2020 while Total Expenses are about \$90,000 more than the same period in 2020.
- Total Expenses are over budget approximately \$39,000 as budgeted for this period.
- Currently showing a projected Net Income of \$132,000.

OPEN AGENDA

SWRA Property Owner Dumpsters – Kevin recommended that the association contract to place dumpsters at the SWRA office January 15-17. This is over a weekend which will help owners in StillWaters. No yard debris would be allowed because it can take up a lot of space. Provisions have been made to empty the dumpsters when they are full. The two dumpsters plus one extra haul off per dumpster will be \$940. We will have an SWRA employee monitoring the dumpsters. **The Board agreed that this was a good option for property owners.**

Nominating Committee –Lee presented the revised Nominating Committee Policy for the Board's review. **A motion to approve the policy as presented was made, seconded and approved with 6 for the motion and 1 opposed.** The goal is to provide clear and consistent guidelines for the Nominating Committee to achieve the best possible outcomes for SWRA.

SWRA Business Continuity and Covenants and Future Plans – Several past boards as well as the current board have discussed the desire and need for positive growth to have some additional common spaces for SWRA in the future.

There are 1945 total properties with 1601 properties under the 1987 covenants. In order to change the covenants, approval by 55% or 880 would be required. At present, there are 1265 residences under the '87 Covenants. The need to change and update the covenants is way overdue and there are many reasons for doing this including: leverage on covenant violations, more detailed definitions of terms, address fee structures, ability to have some developer rights, designation of common property. It was agreed that it would take lots of planning and work to make this happen. Kevin has mentioned this need several times already in the newsletter. Also needed for future plans is to put some properties on a not for sale list, lots adjacent to SWRA owned properties, boat storage, SWRA maintenance/storage building, pickle ball, walking trails that could be used as common spaces.

The Board discussed the following properties owned by SWRA to designate for future potential common area. The first two numbers of the account number are the subdivision number and the three-digit number after the hyphen is the lot number.

The properties discussed are as follows:

42-013,014/next to SWRA MAINTENANCE BLDG

14-001/next to BOAT STORAGE

11-001,002 AND

13-013,014/next to POWER LINES ON VISTAWOOD (3 is owned by someone else and ChilWaters owns lot 4) also border parcel to Holiday Shores

23-049,050/next to SEWER POND

33-008,009,013,014/off SW DRIVE in the Pineridge phase II

39-030/Chilwaters owns Lot 29- SWRA owns property next to the Oakwood Lake and the perimeter of the lake

21-001,002,003

NOTE: the lots listed below are currently owned by Chilwaters

11-004 and 39-029

After discussion, a motion was made, seconded and passed unanimously to take the lots previously listed off the SWRA FOR SALE list to preserve for potential future common space areas.

Christmas Committee - Sally reported that all decorations are in place and many people have given compliments on the new decorations.

SWRA Website Development RFP (Request for Proposal) - Lee sent out about 10 copies of the RFP to web designers to bid on with a December 15th return date.

Newcomer's Club – Kay reported Christmas party is Saturday morning, Dec. 11th, 10:30-12:30 at Thelma Pitts home for anyone interested in joining. It is in the newsletter and Board members are invited. Sign-up sheets will be available at the Christmas party and published in the January newsletter. January will be a covered dish. Goal is to provide information on activities to connect people.

Roads Usage Fee (RUF) – This was tabled at our last meeting. The Board needs to determine the guidelines and parameters of the fee. Properties in the Water's Edge Covenants that have not converted to the 1987 Covenants. Of these 9 all but 3 properties already pay equivalent fees voluntarily. Also, the 1971 properties that are only required to pay \$100 annual fee per year and no assessment and the 1974 properties that pay the same annual fee but are not required the annual assessment.

The Road Usage Fee would not give them privileges for amenities but conversion to the 1987 Covenants would. This could be announced at the annual meeting. Kevin will follow up with Attorney Michael Odum to discuss if the RUF would have to be the same amount or if it could be tiered according to the applicable covenants.

NEW AGENDA ITEMS

Budget Discussion - Gene explained some of the changes to the budget process have started. Transition budget development process to the staff then oversight by the Treasurer and then the Board. Total income going up about 10% next year due to the increase of 6% increase and fees and then gate fees are up. As more properties are built on, more residents translates to additional gate fee income.

Reserve allocations suggested for the end of year to total \$59K. Areas include Tennis courts, storage facility \$25K, new equipment account. Gene reviewed a few areas and asked the Board to review for deeper discussion at the next meeting.

Addition for Landscape Equipment – Kevin presented an option different than the mezzanine previously proposed in the existing maintenance building. It will offer better storage and be more useful for Landscape equipment. He also noted that the septic tank is to the right of the existing structure and to the left SWRA doesn't own enough space. He provided a proposal for a pole barn with picture of proposed structure.

A motion to approve not to exceed \$25K to order and build out a pole barn with sides as presented. Will include electrical and water. Motion was made and approved unanimously.

Offer to purchase SWRA Owned Properties:

Kelly Yates (Cabins on the Green 1 E and 1B) tax sale lot that is adjacent to her. County Lot 32, SWRA Lot 43 that faces Palmer Drive. She had made an offer a few months ago which was rejected by the Board. She has made a new offer of \$8000 “as is”. Kevin explained to her that she cannot sell the lot or build on it until the Title is cleared, SWRA obtained this lot through a tax sale. It is a 1987 Covenant Lot.

A motion to accept Kelly Yates’ offer to purchase County Lot 32, SWRA Lot for 43 the County tax appraised value of \$8,000, “as is” was made, seconded and unanimously approved.

Kevin stated that Ms. Yates had requested that SWRA pay the fees to clear the title. **A motion that SWRA would not pay fees to clear the title was made, seconded and approved.**

Jeff Grayson (108 Buckskin Ct.) sent an offer to purchase lot 10 on Buck Skin Court which is across the street from his house. He is offering \$9,000 plus closing costs. SWRA has owned this lot for a number of years. **After discussion a motion to accept the offer was made, seconded and approved.**

Dave Andrews sent an offer to purchase Lot 13 Vistawood which is a lot that SWRA acquired through a tax sale so the title is not clear. This lot is in the middle of several lots owned by SWRA in one of the areas that the association is considering to set aside for future common area usage. This area has been discussed by several Boards to be used by the association for common property and this lot is located in an area that has been allocated for future common area. **The Board agreed that this lot is not available for sale.**

Annual Audit Review - Financial Reports Gap guidelines have changed. Warren Sasser handles our accounting and financials and has sent the records over to an independent accounting firm for an annual review. Due to the way that a couple items are recorded by the accounting system that we have used, the accounting firm cannot do a review since the gap guidelines have been changed. According to Warren Sasser, if SWRA was to make the changes, it would give us a false value on the property and would add tax consequences when SWRA collects on past due fees.

The recommendation is to change from a review but with a compilation with notes, SWRA carries A/R for a long time in order to collect past due fees when they sell. We would no longer have to pay for reviewed statements, Warren Sasser would do it.

After discussion, the Board made, seconded and approved a motion change to an annual review statement with a compilation of notes by Warren Sasser rather than an annual review by another firm, as we have in the past.

SWRA Accomplishments in 2021 and 2022 Goals – A brief review was made.

- Due to increase of home sales, the transfer fees and building permits are greater than we had expected.
- The landscape costs have been reduced due to SWRA handling it in-house.
- We finished up the 2-year roadwork project and overall that has been very good. We will have some drainage areas to maintain for 2022.
- ARC documents have been updated and a new booklet on “What to expect – you bought into a gated community”.

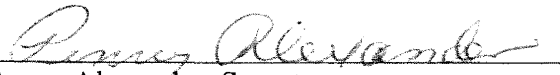
- Painting of street signs has drug on too long. Board had suggested that it was time to hire someone to paint so that we can get them completed. Kevin has discussed with a local painter who has quoted a good price to paint so he will start soon. Some printed signs will be replaced.
- Highway 49 entrance and lighting revamp has been completed.
- Tried to communicate with the non association areas to form their own associations to handle common issues was not successful. The owners were not interested.

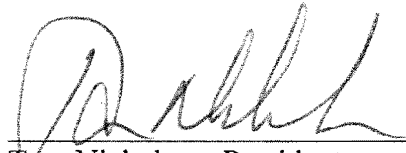
2022 GOALS

- Complete painting of sign and update signage.
- Pole barn for storage of landscape equipment.
- Hire more Landscape employees to continue improving.
- Purchase some new landscape equipment and vehicles.
- Would like to be able to settle/resolve some of the legal issues.
- Update lighting at Gate 34.
- Successfully manage and work with development of Cabins on the Green, the Steve Jones properties the cul de sac at entrance, Mark Shroeder Lake Martin Builders for positive outcomes: Completion of The Landing and The Hideaway subdivisions.
- General Manager meetings a few times again.
- Continue to grow the activities/social groups through the Newcomer's Club.
- Work on proposal to revamp the 1987 covenants to update and better define.
- Follow up with Attorney Michael Odum for his responses on reviewing the different SWRA documents that have been sent to him for his input and suggestions.
- Continue with the Business Continuity.
- Additional personnel is a continued concern.
- Investigate costs and feasibility to have golf cart paths to connect the businesses along Highway 49 for SW residents to be able to access them by a walking path or golf carts, work with local developers and business owners.

A motion to adjourn Regular Session at 11:49a.m. and to move into Executive Session was approved.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: Jan 4 2022

Minutes
SWRA Board of Directors Meeting
November 16, 2021

Call to Order - President Tom Nicholson called the meeting to order at 9:02a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Sally Gantt were present. Kay Dickey was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the November 2, 2021, Regular meeting as presented.

General Manager's Report - Kevin Eason

East Alabama Health (EAH) - They hired Serve Pro to clean the mildew from areas at the building they rent from SWRA. Kevin discussed this issue at the last board meeting. Again, EAH asked SWRA to help with the Serv Pro cost and if the mildew should return to be responsible for removing it or add additional insulation in the walls to help prevent the walls from sweating causing the mildew. Kevin explained SWRA would not grant either request. We also discussed the completion of the rock base on their sign, and it needs to be completed soon.

Fountain - Backyard Experience (BYE) tested the fountain/waterfall for algae and the percentage is very low. The treatment we started about a month ago and the cooler temperatures have help control it. BYE suggested we continue to treat the pond through the cold months to help ensure the algae does not return next spring.

Moonbrook Park Party - There was a party at Moonbrook Park Saturday night November 13th. About two dozen teenagers. Kevin was not sure any of them lived in StillWaters. No one gave him understandable information. Most tags were 62 county, and he did not see any StillWaters window decals. He asked them to leave; they did and picked up their trash as they left. Kevin did not wait on them to all pack up and leave but returned to the park a little before 10 and they were gone. No damage.

Point Broadband - Last week Kevin discussed with Point Broadband his concerns that the cuts in the roads they have made may hold water and if temperatures drop to freezing it could damage the asphalt. We discussed they need to repair these cuts asap. They explained they need to leave them open until the actual wire is in the conduit encase, they must replace a section of conduit. We will watch this issue closely.

Point Broadband reported that the good weather the last two weeks has helped them catch up. They hope to finish infrastructure installation before Christmas. They usually do not work the last week of December.

Signpost Painting - As we are painting the sign and stop sign post the brown color, we are finding a few to be damaged by termites. We are replacing those signposts. Occasionally a post and sign might be removed for a few days while a replacement is made and painted.

Deposits and closings since last meetings

Deposits	\$13,771
Closings	4

TREASURER'S REPORT

Gene reported that total income in \$157,000 over budget for 2021. Total income for 2021 is about \$149,000 more than last year. Total expenses are \$111,000 more than this time last year. Total expenses this year are \$35,000 over budget. \$129,000 projected year-end income, we will discuss Reserve allocations later.

OPEN AGENDA

Nominating Committee – Lee had emailed a draft “Nominating Committee Policy”. The Board discussed in detail, debated different scenarios and made suggested changes to the policy. Lee will reword to incorporate changes for the next meeting. The goal is to provide clear and consistent guidelines for the Nominating Committee to achieve the best possible outcomes for SWRA.

Tom Dyne, Lee Eastman, Linda Hickey, Mike Dean and Joel Raines have agreed to serve on the committee.

Christmas Committee - Sally reported that the SWRA Christmas Elves continue to be hard at work. The decorations are being put in place though we will not turn the lights on until the Monday after Thanksgiving. Most SWRA employees are off the day after and that weekend. The new cameras have arrived.

SWRA Website Development RFP (Request for Proposal) - Lee sent out about 10 copies of the RFP to web designers to bid on with a December 15th return date.

Newcomers Club - Christmas party is Saturday morning, Dec. 11th at Thelma Pitts home for anyone interested in joining. January will be a covered dish. Goal is to provide information on activities to connect people.

Roads Usage Fee (RUF) – This was tabled at our last meeting. The Board needs to determine the guidelines and parameters of the fee. Properties in the Water's Edge Covenants that have not converted to the 1987 Covenants. Of these 9 all but 3 properties already pay equivalent fees voluntarily. Also, the 1971 properties that are only required to pay \$100 annual fee per year and no assessment and the 1974 properties that pay the same annual fee but are not required the annual assessment.

The Road Usage Fee would not give them privileges for amenities but conversion to the 1987 Covenants would. This could be announced at the annual meeting. Kevin will follow up

with Attorney Michael Odum to discuss if the RUF would have to be the same amount or if it could be tiered according to the applicable covenants.

NEW AGENDA ITEMS

SWRA Annual Meeting – The date was set for March 5, 2021, with the location to be determined.

Attorney Option – Jennifer Lewis Roberts of Lazega and Johanson Law (Atlanta) is an association attorney who use to live in StillWaters, now lives on Turner Road. She is currently working out of her house and will be opening an office in Auburn. Kevin met her a few years ago and reconnected with her at a recent CAI event. www.LJLaw.com

Offer to Purchase SWRA Lot – Kelly Yates (Cabins on the Green 1 E and 1B) tax sale lot that is adjacent to her. County Lot 32, SWRA Lot 43 that faces Palmer Drive. She had made an offer a few months ago which was rejected by the Board. She has made a new offer the tax value of \$8000 “as is”. Kevin explained to her that she cannot sell the lot or build on it until the Title is cleared, SWRA obtained this lot through a tax sale. It is a 1987 Covenant Lot.

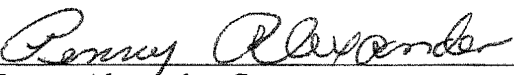
A motion to accept Kelly Yates’ offer to purchase County Lot 32, SWRA Lot for 43 the County tax appraised value of \$8,000, “as is” was made, seconded and unanimously approved.

Lots to be Donated to SWRA – Tommy Rudy is donating two lots in the Deer Run area, Lots 18 and 21, to SWRA by deed. He is current on the fees but doesn’t want to pay fees in 2022.

Office Closed – Closed Wed. Dec. 22nd noon and return Wed. Dec. 30th

A motion to adjourn Regular Session at 10:59a.m. and to move into Executive Session was approved.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: *December 7, 2021*

Minutes
SWRA Board of Directors Meeting
November 2, 2021

Call to Order - President Tom Nicholson called the meeting to order at 9:09a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the October 5, 2021, Regular meeting as presented.

General Manager's Report - Kevin Eason

GM update November 1, 2021

House Sales - There are only eight pending real estate sales in StillWaters currently. Six months ago, there was over 30. Kevin has talked to a couple of builders and their spec houses have not sold where previously they were selling their spec houses as soon as they started building.

Moonbrook Park - Smith Electric repaired all the existing electrical outlets at the park. Kevin discussed adding another outlet close to where the holiday decorations will be located; however, there was not a good solution. An extension cord will have to be used again this year.

Gate 49 Gate Signs - The "caution low clearance" signs have been installed at the Gate 49 entrance and exit. The allowable clearance was reduced from 9'6" to 9' to keep tall vehicles and trailers from damaging the roof of the gates. Tall vehicles and trailers can still enter and exit on the outside lanes of Gate 49.

Halloween - There were no reported incidents over the Halloween weekend, except for a couple of people asking about if trick or treating was allowed in StillWaters.

Pointe Broadband Issues - Last week there were a couple of incidents between Pointe Broadband crews and residents. PB closed a couple of roads where there was not an alternative route for residents to use to access their homes without informing SWRA first. The closings were so PB could seal the micro trench they dug in the asphalt. The road had to remain closed for 30 minutes while the sealant material dried. Unfortunately, things got out of hand with one resident on Friday and the resident threw cones around and ran over PB barricades. Kevin went to the scene and discussed this with both parties. PB claims they will not close anymore roads in the future without notifying SWRA so a notification can be sent and arrangements for traffic made.

Quiet Hours - Kevin received three complaints this past Sunday from property owners concerning contractors working on Sunday. When he checked on the locations two were inside at The Hideaway and stated they had only gone outside to use a saw to cut trim. The other located

on Lakeview Ridge was just finishing up when Kevin arrived. He knows they were not allowed to work on Sundays but said the rain had put him so far behind he thought he could get it done early before anyone complained.

We discussed StillWaters and future banking needs.

Road Deterioration – Hagan Wagoner inspected the patched asphalt area on Moonbrook just past Stagecoach as you are coming into StillWaters that is continuing to fail. This same area had an issue back in 2011 when Moonbrook was repaved. In 2011, it was discovered the roadbed had settled into a sink hole. Hagan is almost sure the sink hole that was filled in has started to collapse again. He does not think it will just fall in one day but will gradually sink causing the hole in the road to increase. A section of Moonbrook asphalt needs to be removed and the sink hole filled back in. We learned in 2011 there is an underground water that causes the ground under the road to collapse.

The Cabins on The Green (Zettler property) - The sale closed and SWRA has received payment for the unpaid fees and transfer fees, \$32,000. Right now, Riverwoods and the Zettler family only owe fees on two lots. All others have been sold and the fees collected. ChilWaters now is responsible most of the unpaid past due fees which represents \$335,000+ of our past due fees. Kendal Zettler gave Kevin a letter of protest in paying the fees. (attached).

Truck Repair - The transmission in the F150 lift truck failed and it had to be towed to the repair shop. We need this truck for the garbage service and loading heavy items. The transmission was repaired for \$2,450 and came with a 3,000-mile warranty or 90 days-best we could do on a 2008 transmission. The truck is running better than ever.

Welcome Centre Building/EAH Issue – East Alabama Health has discussed a mildew issue and their high electrical cost with me concerning the building at the Gate 49 entrance. EAH asked if SWRA would install insulation in the walls to help reduce the amount they are “sweating” and help reduce their heating cost. SWRA installed foam insulation in the attic several years ago. It is Kevin’s opinion that two issues are causing the mildew and their high electrical bills. One EAH has the heat set on a high temperature and they leave it set high even when the office is closed. Two EAH changed the configuration of the HVAC system because they did not like the original set up installed by Kelly Heating and Air. Originally the two units ran as separate systems, now they run as one. EAH also re-sealed the windows and doors, so air does not circulate. There had not been a mildew issue before EAH rented the building.

Deposits and closings since last meeting.

Deposits	\$37,553
Closings	7

TREASURER’S REPORT

Gene reported that SWRA is in good financial shape having \$154,000 total income over budgeted, now. (\$90,000 of that is from transfer/building impact fees.) This is \$148,000 more than last year at the same time. \$143000 net projected income for end of year.

Next year's budget items were briefly discussed. An additional reserve account for Roads & Drainage was suggested. Kevin stated that we need to Replace two trucks and that he would like to look at adding a covered space at the Maintenance/Storage for equipment.

McDaniel & Associates Annual Review – Copies of the 2020 Independent Accountants' Review were distributed to Board members for review. Comparisons to 2019 were included.

OPEN AGENDA

Nominating Committee – Lee reported that the draft policy would be ready by our next meeting. At this point in time, no one has contacted anyone on the Nominating Committee or the SWRA office about being interested in being interviewed by the Committee. One property owner has inquired about running by petition. Kevin explained the requirements and process to him to run by petition. One other owner has called Kevin to ask about running by petition, but she was not comfortable giving him her name until she is sure she will be running.

SWRA Website Development RFP (Request for Proposal) - Lee had emailed a copy of a proposed document. Board members agreed that was a comprehensive and thorough document. Kevin had an estimate from an Auburn website development company as an example. We want a company that has more than one person that can handle it. Lee suggested that included online payments. He also recommended that we put the RFP out to multiple companies for bids.

Newcomers Club – Kay reported that they met October 21st for the first meeting with a very positive report. Over 20 people attended at 1:00pm. There were new to StillWaters and others who had lived here for years. Some couples attended.

A representative of the Dadeville Performing arts spoke, and others spoke about their arts/crafts/dog sitting and other offerings. Kay distributed interest cards listing activities.

Christmas party is Saturday morning, Dec. 11th at Thelma Pitts home for anyone interested in joining. Book Club group in November. January will be a covered dish. Goal is to provide information on activities to connect people.

Dumpsters - Tallapoosa County is spreading the locations that they put dumpsters quarterly around the county so they will not be near StillWaters multiple times per. Kevin is checking into the cost of renting dumpsters quarterly for StillWaters residents.

NEW AGENDA ITEMS

Christmas Committee - Sally reported that the SWRA Christmas Elves have been hard at work refurbishing decorations that were vandalized last year and in making some new items. Some items have had to be sanded and repainted. Sally requested additional cameras at Moonbrook Park. The Board discussed several options for security and deterrence.

Allowing other entities to use SWRA decorations was discussed. Due to landscape changes at Gate 49, the decorations will change at that location. Sally will coordinate with the SWVF&R to see if we can put a few trees on their property near Gate 34.

SWRA 2022 Annual Fees – The bylaws allow for SWRA to increase the annual property fee by the COLA. This year COLA is 5.9%. After discussion, a motion was made, seconded and approved to increase SWRA 2022 annual fee by 5.9% from \$409 to \$433

2021 Annual Assessment – A motion was made, seconded and carried to approve a special assessment of \$100 for 2021 to be billed with the annual 2022 dues invoices.

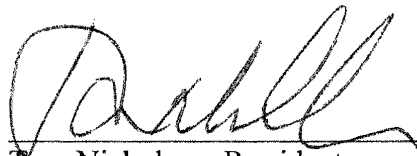
Pineview Pool Furniture – Kevin stated that the commercial Grosfillex resin composite pool furniture that we currently use is moderately priced, easy to clean, fire resistant and durable. We would need to replace some pieces for 2022. The Board agreed that it has been a dependable and good value, so it is the best option for SWRA.

GFL Environmental Residential Garbage Collection – The GFL representative, *Christie Gray* contacted Kevin to explain that they will continue to service the StillWaters community but without a contract. After some discussion, it is Kevin's understanding they do not want a contract due to the limited number of customers in StillWaters. It is also my understanding they can discontinue service should it no longer be profitable for them to service StillWaters. At this time, they will continue servicing StillWaters based on the contract with Tallapoosa County. She did stress that most communities with private roads have a central dumpster location.

A motion to adjourn Regular Session at 10:15a.m. and to move into Executive Session was approved.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: *November 16, 2021*

Minutes
SWRA Board of Directors Meeting
October 5, 2021

Call to Order - President Tom Nicholson called the meeting to order at 9:00a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the September 21, 2021, Regular meeting as presented.

General Manager's Report - Kevin Eason

Moonbrook Park - The restrooms at the park are being painted. The painter is using an oil-based enamel on the floors. The problem with this paint is it takes longer to dry. The painter had to prop the doors open for a few hours during the day to help dry the paint. He put up caution tape, restroom closed signs, and placed ladders across the entrances but someone ignored all this and went into the women's restroom before the paint could dry tracking wet paint and damaging the freshly painted floor. The floor has been repainted and we paid the painter to stay there and watch the paint dry.

There is a water leak between the water meter and the park restrooms. It is a slow leak. American Leak Detection has been contacted and should be at the park by the end of the week to locate the leak. It is several feet underground.

Gate 49 Fountain - We are still experiencing issues with algae in the waterfall. We have consulted Backyard Experience and tried the chemicals they suggested which work for about two weeks then the algae reappeared. We tried a new product that gives the water a blue tint and kills the algae. The product seems to be working and we have had a couple of positive comments from owners who noticed the blue water.

Villas on The Harbor (VOH) Tree Removal – VOH is having several large trees removed that are very close to their buildings. They are within the limits that do not require an ARC permit. The trees are being removed because they are either leaning toward the buildings or are dying and limbs are falling damaging the roofs. Several people who do not own a condo at VOTH has contacted Kevin concerned about the number of large trees being removed.

Landscape Equipment - Tim was able to sell the John Deere mower for \$3,000 which was \$500 more than SWRA was going to receive from the dealer for the replacement mower. Burton Landscape purchased the old John Deere mower "as is".

Boat Storage and Garbage Can Roll off - Invoices for the annual boat storage and garbage can rollout program will be sent this coming week. These two revenue generators should provide \$33,000 for SWRA.

Tennis Courts - Lowry Brothers LLC inspected the tennis courts to provide a bid to refinish and add additional pickle ball lines for the 2022 budget. They said the finish did not last as long as before because of the additional use of the courts. Normally we should get a good 5 years on the finish based on lightly used courts. We refinished the courts in 2011 but they were damaged by flood waters and were refinished again in 2013. They were refinished again in 2018, then pickle ball lines were added in 2019. They will need refinishing again by spring 2022.

Deposits and closings since last meeting

Deposits	\$9,554
Closings	7

TREASURER'S REPORT

No significant changes from last meeting.

OPEN AGENDA

Point Broadband (PB) Concern - There have been four different owners complain they had talked to PB and were told there were no immediate plans to install fiber on their street. SWRA cannot tell Point Broadband to install fiber optic on a particular street where there might be limited subscribers. They are an independent company and there are no contract agreements between them and SWRA.

Kevin has also had some calls from property owners who think SWRA is forcing residents to change from Spectrum. This is not accurate; property owners are free to contract with whatever company that they want.

Nominating Committee - Board appointed Tom Dyne and Lee Eastman to serve as board members per the Bylaws. Property owners Linda Hickey, Mike Dean and Joel Raines have agreed to serve on the committee. As per discussion at our last meeting, Lee had started work on a draft of an updated outline of duties/ process for the Nominating Committee for review. After some research Lee has changed his initial direction and understanding, so he and Tom will discuss and present the board with suggestions for a written policy. Once ratified, this will be given to the Nominating Committee members.

NEW AGENDA ITEMS

GFL Environmental Residential Garbage Collection - Christie Gray, GFL Environmental representative contacted Kevin concerning the residential garbage service in StillWaters. She stated that GFL was not aware SW was a private gate community when they bought out Advanced Disposal and they normally do not offer garbage service for private communities unless they have a signed contract with the association. Kevin explained the Alabama open roads law. Kevin asked her to send us a draft contract which is an exclusive use and liability issue for review. She will get back with Kevin in a couple of weeks after she talks with her boss. There

are some issues with small streets that don't have turnaround space. They have some safety and cost concerns about the areas that require them to send personnel to pick up trash rather than using the side arm trucks.

Business Continuity Plan – Gene presented a draft policy statement for SWRA data backup and recovery. Kevin will write up the details for processes on “how to” and locations of the backups to be presented to the Board and attached to this policy.

A motion to approve the SWRA Data Backup Recovery Policy as amended was made, seconded and approved.

ARC Action at The Hideaway – Aspect Homes is building a house and they have not followed the approved plans; the design was dramatically changed without getting ARC approval of the changes. The ARC met and has informed the builder that he will lose the security deposit of \$3000 for Lot 31. The builder submitted the changed plans on four other lots. They will forfeit \$1000 of the security deposit each on Lot 4 and Lot 5 and \$500 on Lot 6.

A motion to adjourn Regular Session and to move into Executive Session to discuss legal issues was approved at 10:15am.

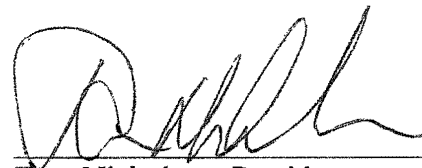
The board moved back into Regular session at 10:36 a.m.

SWRA Roads Usage Fee – This was suggested by Attorney Russell Balch almost a year ago to be assessed for non 1987 and discussed by the board. Attorney Michael Odom agrees that SWRA could set up a road usage fee. **After discussion, the Board unanimously approved a motion to establish a road's usage fee equivalent to the SWRA 1987 annual fees and assessment, pending review of the SWRA attorney.**

A motion to adjourn Regular Session at 10:40a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: *Nov. 2, 2021*

Minutes
SWRA Board of Directors Meeting
September 21, 2021

Call to Order - President Tom Nicholson called the meeting to order at 9:05a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Lee Eastman and Sally Gantt were present. Tom Dyne was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the September 7, 2021, Regular meeting as presented.

General Manager's Report - Kevin Eason

Fallen Tree Removal - We had a couple of trees fall this past Friday night during a storm. They have been removed from the road. One on Cardinal Heights and one on Beach Island.

Painting Update - The gate houses and the park buildings are in the process of being painted. After some discussion with the painter, Kevin decided to have him repaint the inside of the park restrooms, the cost is only \$200 per restroom.

Tennis Courts Timer - The court lights timer at the tennis courts failed. A new one has been ordered.

Gate Updates - The pool and tennis courts gate systems use the 3G cellular application. 3G is being phased out and the cost to update both gate systems will cost about \$300 per gate.

GM Informational Meeting - About 20 people attend the GM informational meeting. It lasted about an hour. There were some good discussions with the owners that attended. Kevin will try and have another meeting before the end of the year after the annual fee has been determined.

Deposits and closings since last meeting

Deposits	\$11,554
Closings	6

TREASURER'S REPORT - P&L Budget vs Actual

- Total Income is about \$126,000 over budgeted so still trending up from last month. Over \$73,000 of that income is from Transfer Fees this year.
- Total Income for 2021 is about \$129,000 more than same period in 2020.
- Total Expenses are under budget approximately \$13,400 as budgeted for this period. Trending down but currently. showing a projected Net Income of \$117,000.

OPEN AGENDA

Business Continuity Final Report Binder – Board had reviewed the binders and Gene explained the process to get the risk assessment. Reviewed the Executive Summary (Section 1, Page 4). Identified 7 business units and 33 business processes that are a lot for a small organization like SWRA. Impact Composite Score and recovery time objectives were outlined. Time frame for recovery of data benchmarks were outlined.

The Business Impact Analysis (BIA) found SWRA 25 of the 138 potential risk factors reviewed that would have a significant impact on SWRA operations. These fell into 3 categories with half of the critical risks (12) that were found to have a direct impact on the two critical business processes of Finance and Accounting. Gene had a list of recommendations on next steps to take to move forward.

Work forces management plan for succession is needed. The findings reinforce what the board had already assessed in multiple sessions. Evaluations are very well detailed and outlined. Disaster recovery plans need to be developed or outlined.

Page 6 recommendations include that a policy for backup and recovery be detailed. Gene has started a draft on the next step of identifying optimal back up policy to check our current backup procedures and time frame for recovery of data.

NEW AGENDA ITEMS

Point Broadband Sunday Work Request - Point Broadband asked for permission for their splicers to work on Sundays due to rainy weather putting them behind scheduled. There is no noise with the workers sitting a table on the edge of the road splicing the cables together, so Kevin agreed to allow their splicers to work on Sundays. Kevin received a few calls from residents questioning the Sunday work.

Point Broadband Easement Request – Point Broadband has requested SWRA give them a utility easement for their fiber optic service. After review and discussion with Attorney Odom Kevin's recommendation was that SWRA not grant Point Broadband an easement.

A motion to deny the Point Broadband's request for a utility easement per Kevin's recommendation was made, seconded and approved.

Kevin reported that Point Broadband is doing a good job of patching the roads that they have to cut through. They put concrete in first as a base which is a good foundation.

SWRA Annual Fee Increase - COLA increase for 2022 is projected to be 6% which would be a \$25 increase per property for 2022.

Landscape Equipment - Kevin reported that we need a mower replacement for the John Deere close cutting mower purchased from SW Golf (\$6000). The parts needed for the repair are not available and that cost is estimated to be \$3500.

Kevin and Tim Peterson are recommending a mid-mount Grasshopper mower. \$13,270 is the list price, discounted price is \$11,274 price plus they are willing to purchase our broken mower for parts for \$2,500. Tim recommends that we upgrade the seat which is an additional \$750. He feels that it is important due to the number of hours staff spend on it and our other

mowers have the upgraded seat. The total is \$9,600 to purchase the new one. We currently have 5,726 in this year's budget for landscape equipment. SWRA has continued to save money by handling the landscape work inhouse rather than with an independent contractor. **A motion to accept the recommendation to purchase the new mower was made, seconded and approved unanimously.**

Nominating Committee - Board appointed Tom Dyne and Lee Eastman to serve as board members per the Bylaws. Several people were recommended to serve if willing and able. They will be contacted.

After discussion, it was agreed that Lee and Tom D. would draft an updated outline of duties/ process for the Nominating Committee for review.

A motion to adjourn Regular Session and to move into Executive Session to discuss legal issues was approved at 10:59am.

Respectfully submitted,

Penny Alexander, Secretary



Tom Nicholson, President

Date Approved:

Minutes
SWRA Board of Directors Meeting
September 7, 2021

Call to Order - President Tom Nicholson called the meeting to order at 8:59 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the August 17, 2021, Regular meeting as presented.

General Manager's Report - Kevin Eason

East Alabama Health Clinic – They have decided to close the clinic at gate 49 except for Wednesdays to do COVID testing. They hope this is temporary as all personnel are being moved to help staff the EAMC Hospital in Opelika due to COVID infections increase.

Fiber Optic Installation:

AT&T is also installing fiber optic in StillWaters but only in areas where they have existing customers. They are using directional boring to install their conduit. This is a very limited area.

Point Broadband has a few issues concerning the damage to yards caused by Point Broadband fiber optic installation crews. On one they got outside the right-of-way and into a yard. The others have all been within the right-of-way. They have been responsive in correcting any legitimate complaints.

Gate 34 Damage - The entrance and exist barrier arms were damaged over the past weekend by individuals manually raising the arms to enter the entrance and the exit gates. We have good video of the entrance gate damage but not of the exit gate damage. Kevin will work with Sheriff Abbett to identify and locate the offenders who damaged the gates. SWRA will pursue for payment of the damage.

Pine Straw Fraud - The pine straw scam is back this year. SWRA staff has asked a couple of different groups with a truck and straw to leave StillWaters or we would call the sheriff. Kevin has been told by owners, the pine straw people claim they will sell you X number of bales for a cost and then either do not install that many bales or come back and tell owners they had to install more bales. They target the senior population.

Pineview Pool - No issues at Pineview pool in the last couple of weeks. Since school has started back, we have not seen any groups of young adults at the pool on the security cameras. Also, no one from Eagle Peak has called Kevin to complain about noise from the pool.

Security for Labor Day Weekend - The sheriff deputies were scheduled for the Labor Day weekend. Though the Sheriff was also dealing with short staff due to COVID and the Auburn football game they were able to provide our normal scheduled coverage.

SWRA Fountain - The water main break at the waterfall was repaired. The cost to SWRA was \$400 as the break was on the SWRA side of the meter.

SWRA Truck Repairs - We had to replace four tires on one of the service trucks. The cost was \$540 including mounting and balancing. We have had this truck for two years and these are the first set of tires we have purchased.

Deposits and closings since last meeting

Deposits	\$15,662
Closings	7

TREASURER'S REPORT

No report this meeting.

OPEN AGENDA

Tree Removal – The dead tree is next to the SWRA building. Kevin stated that he would probably wait until later in the fall to have it removed.

Francis Witherspoon Property – Kevin had responded to Ms. Witherspoon concerning her property adjacent to the Pineview Pool that she wants to sell. She would reduce the price to \$30,000 for SWRA. The property is a little less than an acre and a half in size and part of it is unbuildable. It was part of the SWRA Auction Deeds Case, and it is under the 1987 Residential Covenants. After discussion, the Board saw no benefit in SWRA owning this property.

Business Continuity Final Report Binder - Gene briefly reviewed sections of the binder holding a comprehensive compilation of data that he had gathered, analyzed tabulated and reviewed. He asked Board members to review these for discussion at our next meeting. He suggested that we focus on the report out of Section 1. After section 2, the rest is supporting documentation for Section 1. Gene will walk the members thru the business processes. Please look at recommendations that came out of the report page 6 of Executive Summary so the Board can discuss in depth. The Board thanked Gene for all his time and expertise in developing this project.

Indemnity Agreement - Kevin reported that all the condo associations have signed the agreement except for Harbor Point Condos. Kevin has discussed with them and extended the deadline for 30 days so they can meet and discuss. Kevin has explained that SWRA works only at the direction of their HP Condo Association Board who is responsible.

NEW AGENDA ITEMS

SWRA....eflash Newsletter – Kevin reported that he is considering going back to monthly newsletters after feedback from residents who have missed it. The Board discussed adding back a “From the Board” article to cover some of what occurs at the Board meetings. The struggle with any newsletter is always good content.

Gate 34 Exit Gate Vehicle Deterrents – Kevin had investigated installing a spike strip in the exit side of the gate road area. The estimate to do so is \$3800 for spikes and installation. The Board discussed other options. Kevin will pursue some of these.

Painting of Gate 34 Building – Kevin proposed that SWRA paint this building that houses computer equipment/cameras. The lowest bid from a quality painter is \$3,000. He suggested that the Gate house at Gate 49 be put in the 2022 budget to be repainted.

Board members discussed and circled back to earlier discussions about the buildings at Moonbrook Park and the Gate 49 entrance area. It was agreed that it is important for SWRA to keep its facilities maintained and clean. It was suggested that we consider all the repair and painting work as one project to be done now as SWRA has the funds to do so. Kevin reviewed estimates that he had gotten for each of these areas. He suggested that we take the expenses out of operating income first knowing that we have reserves to cover it all if necessary. **A motion to allow Kevin to repair and paint the Gate \$15,000 all as one project was made, seconded and approved unanimously.**

Moonbrook Park Repairs – It will need some additional repairs/ updates in the 2022 budget. The globes for light poles at the park need to be replaced so they will be uniform and all functioning.

There are roots coming up through walking path and pushing the cement up. One process is to grind down the mounds of concrete. Kevin also had ASF come out to look but they cannot raise the sidewalk up for the roots problem, they stated that they deal more with sinking issues.

The bathrooms may need to be cleaned up and updated again in 2022.

SWRA Office Employee Changes - Eric Chaney turned in his notice as he took a job with a computer company. Kevin was able to hire Eric’s wife, Candice Chaney for this position to handle the condo associations’ accounting. SWRA had previously offered a position, but she did not want full-time at that point in time.

Anita works 3 days a week (WTF), Shannon will come back part-time (MT) and will do the newsletter again.

We continue to look for landscape employees. The competition and the nature of the hard work make it difficult to find people.

File Management System – At our last meeting it was suggested to implement for staff and Board members to access and share documents. Kevin spoke with Troy Sims, our computer specialist who stated that it would be time consuming to switch everything over and that it would require diligence in maintaining the cataloging of data/records to keep everything accurate. He does not have the time to assist us in doing this, but he is researching programs for us. He did state that a plus for box.com is that it accepts and works with all platforms. Gene and Lee

volunteered to look at some different options to see if they believe that it would be useful and easy to use.

SWRA Centre Rental - SWYC notified Kevin that they were cancelling their Friday night rental of the SWRA Centre meeting room. They have removed their belongings.

A motion to adjourn Regular Session and to move into Executive Session to discuss legal issues was approved at 10:06am.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: *September 21, 2021*

Minutes
SWRA Board of Directors Meeting
August 17, 2021

Call to Order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. Penny Alexander was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the August 3, 2021, Regular meeting as presented.

General Manager's Report - Kevin Eason

Gate 34 Exit Arm - Two other incidents happened at the back gate in the last week and have once again damaged the arm. Kevin is in the process of getting recommendations and quotes on how to best deal with this ongoing issue and has suggested replacing the exit barrier arm with tire damaging devices that deter vehicles from entering the exit side. He has checked with the SWRA insurance and Sheriff Jimmy Abbott and neither see a legal problem with doing this if there is proper signage. Speed bumps have been suggested as well.

SWRA is still waiting for payment from the young man or his father who damaged the gate last month.

Tom Nicholson asked Kevin if it would be possible to get a STILLWATERS sign on highway 49 South at the 34-intersection noting that it was straight ahead rather than turning as a GPS might indicate. Kevin will call the State about this.

Lake Martin Magazine Pickleball Article – Kevin was pleased about the article appearing in the magazine and thought it gave accurate info that the courts were for residents.

General Manager's Meeting – It is scheduled at 6:00 p.m. on September 14th downstairs at SWRA Centre.

Deposits and closings since last meeting

Deposits. \$32,994

Closings. 6

TREASURER'S REPORT

Gene reported we are about \$5,900 over budget on SWRA Dues. Total income is about \$119,000 over budgeted amount with \$66,000 resulting from Transfer Fees. Total income for 2021 is about \$152,000 more than the same period in 2020. Total expenses are over approximately \$36,000 budgeted for this period-part of this is an expense of \$16,000 for

maintenance (roof) at the Welcome Center; Stoneview Summit labor is approximately \$40,000 more than budgeted; Harbor Pointe labor is \$14,000 more than budgeted; Gates are \$16,000 more than budgeted; Administration is \$40,000 less than budget. There is a downward trend but projected year end net income is \$86,000.

OPEN AGENDA

Indemnity Agreement - Kevin has met with the different condo associations regarding signing this agreement approved by the Board at the last meeting. He will have a meeting today at 2:00pm with Harbor Pointe Condo Association (HPCA). Kevin stated that the concern of HPCA is that they may be liable for something and thinks that SWRA as the management company should have discovered and informed them of. The HPCA Board was informed that they are legally responsible for their complex and that SWRA only works as directed by their board. Villas on the Harbor Association is also pushing back on signing this agreement. Kevin noted that when new owners are purchasing some of these condos, they are not receiving disclosures and, in many instances, inspections are not done prior to closing. If SWRA no longer manages these properties, it will affect the yearly income for SWRA which will in turn affect employment numbers since some salaries are paid from the management fees.

Business Continuity Plan Update - Gene and Kevin have reviewed the input from Board members for the Business Continuity Plan. Gene will compile all the data make a summary report and send it to board members as well as giving each Board member a hard copy. He noted that the first pages with the Executive Summary will be the most important part to study and the rest will be supporting documentation. The next step after distribution will be for the board to review it and address a strategy for accepting the risks involved. Lee Eastman suggested looking at BOX as a means of communication for Board correspondence and document storage. This would be in the cloud and would eliminate the need for members of the Board to use personal emails.

Pineview Pool Issues - There continue to be issues at the pool. Last Tuesday night vandalism occurred and both doorknobs were broken and had to be replaced and faucets were damaged. Repair costs were about \$150. Kevin locked the doors for a few days with a sign that they were closed due to vandalism. After talking to one group, he learned that two males who ride a golf cart and live at Martin Terrace could be the ones responsible for damages. He learned that their mother might work at Coppers. He hopes to talk to them soon. Kevin hopes that the vandalism and after-hours parties will go away once school starts back.

Masks at SWRA Building - Kevin has implemented a mask mandate inside the building after a report of Covid-19 by a SWYC member last week.

Reflectors at the 49 Gate - These have been installed and greatly enhance the lighting along the roads as you enter and exit StillWaters.

McDonald Wastewater - Kevin has contacted several companies regarding a replacement pump company after the death of owner Jim Lamb. McDonald Waste Water (Steve McDonald) has agreed to do this and was previously used by some of the timeshares. They will take over the sewer pump maintenance at the sub-associations managed by SWRA. The other companies that were contacted do not do work on this side of the lake.

Pointe Broadband (PB) – They are continuing to install their fiber optic network. Last week, Kevin and Tom Nicholson met with representatives from Pointe Broadband and Robin East from Walnut Hill Water. In the future, weekly meetings will be held to go over plans for upcoming week's work. Originally, PB had stated that most of their installations would be on poles or micro trench in the roads. Hagan had previously reviewed the plans that had been submitted and was ok with it. It was discovered that the fiber optic was not being installed per submitted plan. PB said they cannot do anymore installation on poles and that micro-trenching was cost prohibitive. Originally, they had planned on only doing installation in one section but now seem to be all over the area. They may be receiving compensation for rural installation. During installation, they have cut several water lines with 20% of the work completed and Walnut Hill has informed Kevin that they are not required to do immediate repairs as they normally do inside StillWaters. PB offered to do water repair, but Walnut Hill will not allow this. Hagan has made recommendations for installation changes on Cardinal Heights. Hopefully the weekly meetings will prevent any future deviation in the installation process.

NEW AGENDA ITEMS

Frances Witherspoon Property - Ms. Witherspoon owns property adjacent to the Pineview Pool and has contacted Kevin about selling property to SWRA. The property is a little less than 3 acres and it appears half the property is unbuildable. It was included in the auction/deeds program and an office building had been proposed on the site, but 87 covenants prevent that. She stated that her asking price is \$60,000 but Kevin thinks value is closer to \$20,000 - 25,000. He said that he feels it will eventually sell and asked the board to consider the purchase. No action was taken.

New plat for 5 lots at Cabins in the Green - **A motion was made to approve a new plat for the first five lots for development by the owner.** He plans to build cottages similar but larger than the existing ones that will probably range between \$225,000 and \$250,000 in price. **Motion was seconded and approved unanimously.** Tom Nicholson and Penny Alexander will sign the new plat.

Drainage issues on Cardinal Heights – The area in discussion is just north of where Redbird and Cardinal Heights intersect and from the end of Cardinal Heights at the intersection of North & South Cardinal Heights. A drawing is attached showing this area and proposals. Jay and Amy Alexander own lots 8, 9 and 10 on Cardinal Heights Road and have written SWRA asking us to pay for some of the necessary work to correct the drainage issue in this whole area. This area has always had drainage issues. Hagan has looked at this area previously and has now recommended a concrete flume be put in to replace the existing drainage ditch due to increased development in the area. He also pointed out the area where the drainpipe goes under the road appears to be a wetlands area that should be confirmed before any work is performed on the

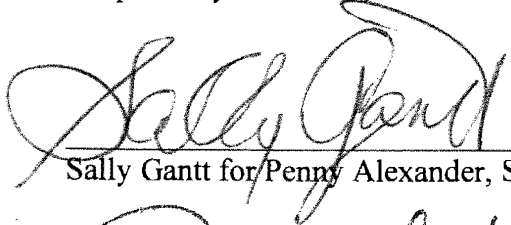
drainage. Other owners have had drainage issues as well in the past. We don't have cost estimates at this time, but Kevin had an estimate of \$23,000 from 2017, which would include the concrete ditch as well as other changes. Lee posed the question whether owners of lots 54, 55 and 56 could be asked to pay for some of these costs due to the fact of increased drainage from their building. Options will be explored.

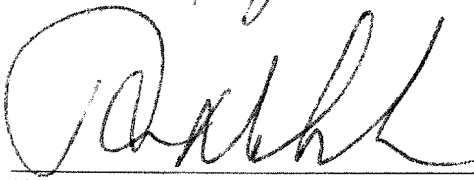
Dying tree at SWRA Building - A motion was made to approve the removal of a double trunk, large oak tree at the SWRA building. Kevin had a retired forester exam it. It is hollow inside, has a bad odor coming from it and many bees swarming around it. It may take it up to 3 years to die but it is at risk of falling on top of the SWRA building. The cost to do this is \$3,000.00. **Motion was seconded and approved unanimously. The cost will come out of the operation budget at this time.**

Newcomers Club - Kay Dickey had spoken with longtime resident Thelma Pitts about the need to involve new residents in Still Waters. She has proposed a Newcomers Club and volunteered to head this up and Thelma is also willing to help. She has proposed to have monthly meetings during the day and determine the interests. Previously, we held monthly socials at night. Kevin asked her to submit an article for the newsletter that would be going out soon and said that he would also discuss it at his General Manager's meeting that will be held on September 14th at 6:00p.m. We thanked Kay for taking on this task and are hopeful that there will be interest in it. She pointed out that this could be a means to educate people on the need for changing some of the covenants and what is required to do so.

A motion to adjourn Regular Session and to move into Executive Session to discuss legal issues was approved at 10:15am

Respectfully submitted,


Sally Gantt for Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: *Sept. 7, 2021*

Minutes
SWRA Board of 20 Directors Meeting
July 20, 2021

Call to Order - President Tom Nicholson called the meeting to order at 8:56 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Lee Eastman and Sally Gantt were present. Tom Dyne was excused. General Manager Kevin Eason was present to report.

Guest: Aleem Gilliani representing the Still Waters Yacht Club attended the meeting. He stated that he was here to answer questions about a letter sent by the SWYC. President Tom Nicholson explained that the letter was delivered late yesterday to Kevin at the office. SWYC member, Dave Andrews stated upon delivery to Kevin that he (Dave) was the author of the letter even though it is signed by Commodore Mike Maxey. The letter was included in the current Board Member's packet therefore the Board had not yet discussed it.

Aleem responded by expounding upon items included in the letter addressing what they believe are interpretations of SWRA governing documents and other points. He stated that his objective was to be helpful. He asked if there was anything that the Board wanted to ask or discuss he was here to answer.

The Board thanked him for attending and Mr. Gilliani left the meeting.

At the request of the Secretary the Board it was agreed that the approval of the last meeting's minutes would be moved to the end of the meeting agenda.

General Manager's Report - Kevin Eason

GM July 4th weekend Report

Gate 34 Slide Gate Damaged - Two males attempted to enter gate 34 at 2:32am Sunday morning, July 4th. Upon trying to enter StillWaters they lifted and opened the exit slide gate damaging the barrier arm gear box. Our FLOCK camera system and video cameras captured the license plate and video of them damaging the gate. With a picture of the vehicle and the license plate number we were able to locate the SUV at Stoneview Summit by 7am and placed a boot on the vehicle with a note to contact Kevin to discuss damage to the gate. We placed the boot because we did not want them to leave StillWaters without them paying for the damage.

The owner of the vehicle and his father met Kevin at the booted SUV to discuss the damage. His father was very concerned about SWRA signing a warrant for vandalism and criminal mischief. At the time of our meeting, Kevin did not know the cost of the repairs. We obtained all information on the driver, and he agreed to pay the damage as soon as we confirmed the repair cost.

After working on the gate, it has been determined that the gear box will have to be replaced. Staff time involved in the incident and repair costs will be paid by the driver of the vehicle. The total costs have yet to be determined.

Since this incident the young man's father has been diligent about contacting Kevin to follow up to be sure that SWRA sends him an invoice to cover all the cost of repairs. He has stated that they will take responsibility for the damages.

Condo Pool Incidents - We had a couple of incidents at the condo pools but not major ones. SWRA employees have picked up bags of trash from the roadsides and someone had a party with fireworks at the park that had to be cleaned up.

Firework Complaints - SWRA received several reports of fireworks in StillWaters last night but due to the large number of incidents, callers were instructed to contact the Sheriff. The deputy on patrol in StillWaters discussed with Kevin the large number of reports. Due to the deputy being the only one who was able to respond to the reports, Kevin told him to contact the owners who witnessed the use of fireworks. There was nothing the deputy could do if he does not actually see someone using fireworks if the neighbor that reported them does not want to sign a complaint.

Golf Cart Parade - We had a very successful golf cart parade on Saturday morning. We left the SWRA office parking lot at 10:30am after everyone sang the national anthem with 13 decorated golf carts lead by the sheriff's deputy on duty and followed by the SW fire department truck. We picked up and lost a few golf carts along the route, but everyone had a good time. Some of the golf cart owners gave away candy and flags along the route. David and Patti Reeves organized the parade and have committed to organizing one around Christmas. You may recall we tried this a few years ago and would only have a couple of carts participate. They did a good job of getting the word out. They may be a couple who could get the recreation committee re-energized.

GM update July 13, 2021

Landscape Updates

Gate 49 Entrance - Clark Burton (Burton Landscaping), who has started performing the landscape work at the entrance gates, suggested ground cover cloth be installed in the pine straw islands at gate 49 because he thinks that the grass/weeds in the pine straw could be controlled better with the cloth. R&R Landscape advised against the cloth because it deteriorates and is hard to clean and maintain, it must be replaced when it deteriorates. Claire prefers managing with herbicides. At this time, Kevin instructed Clark to keep spraying the grass/weeds.

SWRA Grass Cutting - Our landscape crew is working hard to keep the roadsides cut with the large amount of rain that has fallen in the last few weeks. Overall, the grass is in better shape than it was a couple of years ago. We are still trying to find employees for the landscape crew but until then we are using one of the maintenance guys to help with the landscape.

Internet Interruptions - The WIFI and internet has been intermittent at the SWRA office since last Friday afternoon. Spectrum has indicated it is a customer issue. Troy Sims has been working on the problem and he thinks lightning might have damaged the server switch. He has a new one ordered.

SWRA Fountain - The filter pump at the waterfall failed. The motor had been replaced about a month ago but now the pump has failed. This caused the fountain to turn green due to algae. Backyard Experience now only has one technician, and he will replace the pump as soon as possible. Once the pump is back working the green algae should clear up.

US Postman Retirement - Donald Phillips, the longtime mail delivery person, has officially retired. He will no longer be delivering mail in StillWaters. A new permanent person has not been assigned to the SW.

Deposits and closings

Deposits	\$24,337
Closings	4

TREASURER'S REPORT

Gene presented the P&L Budget vs Actual:

- Little less than \$5,500 over budgeted on SWRA Dues.
- Total Income is about \$94,000 over budgeted so still trending up from last month. Over \$51,000 of that income is from Transfer Fees this year.
- Total Income for 2021 is still about \$152,000 more than same period in 2020.
- Total Expenses are over approximately \$16,000 as budgeted for this period.
- Currently showing a projected Net Income of \$82,000.

OPEN AGENDA

Business Continuity Plan – Gene has received responses from several board members, and he requested that the remaining members send their Risk Analysis numbers to him so he can compile into one report. The Board briefly discussed the system.

Poplar Point Owners Meeting - Docks at Poplar Point - The Poplar Point Villa meeting was very successful. There were 26 of the 50 villas represented. 49 people attended the meeting. It lasted about two hours. We discussed parking, boat docks, sewer, and forming an association. About half in attendance were interested in forming an association the other half was not. Several new owners attended.

Kevin explained the issues with the docks. Alabama Power will probably limit the footprint of docks to what is currently there. Alabama Power will notify the owners.

Point Broadband Update – Hagan Wagner and Kevin met with the Point Broadband representatives. They will soon have fiber optic in a section of StillWaters from 34 gate down StillWaters Dr, Lakeview Ridge, Dogwood Trail and The Landing. Then service lines off this main line as customers request the service. They previously could not confirm they would still be moving forward with their service in StillWaters due to “working something out with Alabama Power”. This issue has been resolved.

Hagan was satisfied with their micro trenching process when they have to install the fiber optic line down the center of the road, the process may actually help some of our roads by helping crown the road for water runoff. Hagan was also satisfied with their process for underground installation.

Pointe Broadband will utilize Alabama Power poles as much as possible, bore underground in some areas, and micro trench when needed. They will provide distribution maps for Hagan to review before beginning construction of each section of fiber optic. Based on what they explained to us, there will be very little disruption to StillWaters owners. They plan to have fiber optic in the aforementioned areas within 60 days, if all goes as scheduled.

Representatives from Point Broadband attended the Poplar Point meeting. They informed those attending that Phase One of their internet service will be available to some SW property owners by the end of September.

NEW AGENDA

Cecil Duffee's 97th birthday and dedication of alter at Church of the Living Waters.

Cecil Duffee invited the SWRA Board to attend the Church of The Living Waters alter dedication service on Sunday, July 11th starting at 9am. His daughter, Linnie Dortch invited the Board to Cecil's 97th birthday party at 11am on July 11th after the church service at her house in StillWaters. Several Board members attended.

Closing on sale of Jim Russell property at Gate 34 - John and Alyson Mitchell from Montgomery closed on their purchase of the Jim Russell property that is adjacent to the fire department and the boat storage lot July 8, 2021.

Kevin reported that he had spoken with the Mitchells and they plan to start cutting the underbrush, they understand they will need approval from ARC to cut larger trees. Their plans have changed a little and they do not plan on constructing their house until some future date.

Cabins on the Green Addition Preliminary Plat - The Board reviewed a copy of the preliminary plat that shows 30 new lots that will end in a cul-de-sac. Lots 13 and 14 will be accessed individually from Palmer Drive. The owner, Innes McIntyre plans to offer about five Craftsman style designs for homes.

Tom Dyne joined the meeting at 9:48 a.m. via conference call in order to present and explain the following:

The Landing –The Board had a copy of an Alabama Power letter addressing the proposed docks to the Federal Energy Regulatory Commission (FERC) along with a map of the property of The Landing. This was given to Tom by Fred Weaver. Tom reviewed the map with the Board and questions and discussion followed.

The Conference call ended at 10:14 a.m. when Tom Dyne left the meeting.

Tennis Courts – Kevin reported that a Lowry Brothers representative came by to look at our courts as they are currently working in Auburn on tennis courts. He advised that he would not paint new lines (\$2000) at this time. He stated that it appeared that we are going to need to resurface the courts next year. Kevin estimates \$12000+ to resurface. Last time we spent \$19,000 - \$20,000 which included additional work. The resurfacing has a normal life span of 7 years. Next year will only be the 5th year since we had them refinished. There has been an unusual amount of rain/water in this cycle.

Pineview Pool Issues – The bathrooms are cleaned daily, however the area is being trashed. Kevin stated that this is happening at night according to residents at Eagle Peak who can see the pool, it seems to be happening after 9 p.m. Empty cans, watermelon rinds and messy bathrooms. The Board discussed options to address the problems.

It was agreed that Kevin will contact our insurance agent and attorney about the proper signage for “no trespassing”, if arrests can be made, other enforcement tools and if SWRA is protected when people jump the gate or are at the pool. We are particularly interested in after hour limitations and options for control and protection.

The Pointe at Sunset Point Condo Association Meeting – Kevin stated that he had attended more than the first hour of their two plus hour meeting. Topic of debate was a proposal to change their condo documents to limit the amount that the Pointe Board could spend to \$7,500 per quarter outside of the budget without the approval of the entire membership. It passed so now everything that is not in the budget over \$7500 would have to be approved by the entire membership. It will be a cumbersome process, but some felt there have been some issues.

A motion to adjourn into Executive Session to discuss minutes sections of Robert’s Rules of Order was approved at 11:04 a.m.

The Board moved back into Regular Session at 11:15 a.m.

Approval of Prior Minutes

The Board approved the minutes of the July 1, 2021, Regular meeting as revised.

SWRA Lot Sale – Troy Warren - Lunker Ct. – Mr. Warren is no longer interested in purchasing the lot. He declined the Board’s counter proposal.

Mid-year review of SWRA 2021 Goals - The Board reviewed the list of 2021 goals to evaluate our progress. We are making good progress on many of the goals, some have been completed. It has been very hard finding employees and SWRA needs additional staff. This has affected some of our progress on landscape items, repairing/repainting of signs and posts. Covid restrictions have also limited some of our social and member meeting goals. Overall, we are doing well with these goals and other issues as they have arisen during the year. We will strive to complete as much as possible in a timely manner.

At 11:40 a.m. a motion to move into Executive Session was approved.

The Board resumed Regular session at 11:48 a.m. Tom Dyne was attended via conference call.

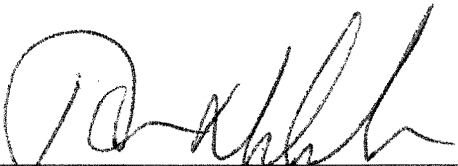
SWYC Revised Offer to Purchase Lots 1&2 Greensview S/D – The Board reviewed the letter from SWYC. Their first offer was to purchase 3 lots, they are now making an offer to purchase 2 lots. Board members reviewed the prior discussions. A motion was made to reconfirm our decision, SWRA will decline the offer to purchase Lots 1 & 2 of Greensview S/D. Motion 2nd. The motion was approved. Kay Dickey abstained.

Tom Dyne and Gene Akers were excused from the meeting.

A motion to adjourn Regular Session and to move back into Executive Session to complete legal case reports was approved at 11:50 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *August 3, 2021*

Minutes
SWRA Board of Directors Meeting
June 15, 2021

Call to Order - President Tom Nicholson called the meeting to order at 8:57 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the June 1, 2021, Regular meeting as presented.

Guest: Aleem Gillani attended representing the SWYC to discuss the SWYC offer to purchase three lots on Knollwood Drive owned by SWRA. He stated that there is no asking price for the lots. They are offering \$1500 per lot. Aleem stated that Kevin had told him that there is a number we have in mind. All three lots were deeded to StillWaters by three different people all from the same family. They decided they would never build in SW and deeded the lots back in 2014. They were not past due on any fees at the time just did not want to continue paying fees.

Kevin had forwarded the Board a copy of the yacht club letter and offer for the three lots prior to the meeting (attached). There are 3 lots totaling approximately 1.29 acres. The offer was for \$4,500 for the three properties plus transfer and HOA fees. The Board had not discussed the letter or offer or covenant implications prior to Mr. Gillani attending the meeting.

Aleem stated that the yacht club would not purchase lot #3 if SWRA wanted more money per lot. They would purchase only two. He feels that one of the lots is not buildable, there is a water shed that runs through it.

There is a road that was never cut that shows on the County GIS plats. (Note: SWRA does not add new roads, we just maintain what we were deeded in the Bankruptcy Auction.)

Up to this time the Board had listened without questions.

The question as to the purpose of the SWYC purchasing this land was asked. Mr. Gilliani responded as follows:

- A place for the SWYC Commodore to live or spend the night after club events.
- It is a decent time to own property and good time to own as we might be interested in selling the property.
- A place where the SWYC members could get together like we do in the room downstairs for social gatherings and meetings.
- They are considering a 2-bedroom, 2 bath house with a large living space where the members can gather together. He stated that at first, they were thinking single story but might now have a basement. They plan to
- House would be in the name of the SWYC.
- They would build a loop driveway for parking as the street is not wide enough for parking.

- SWYC doesn't have the funds to build yet. He stated that his guess is that fund raising will take 2 years to raise and they would start construction in 2023.
- Tax assessment values are \$8000 each. Sell as a package.

A motion to move into Executive Session at 9:10 a.m. was approved. Mr. Gilliani was excused from the meeting.

The Board moved back into Regular Session at 9:42a.m.

Aleem Gilliani had been waiting in the office so he was called into the Board room to inform him that SWRA after discussion the Board would await answers on a few questions from Attorney Odom before discussing further.

Mr. Gilliani made a few more statements and assertions from his personal research as to what the SWRA Board should do.

The President thanked him for coming and he was excused at 9:45a.m.

General Manager's Report - Kevin Eason

APCO Power Pole Clean Up - The sub-contractor for Alabama Power started last week removing underbrush and trees that interfere with APCO power poles. Kevin requested that they cut the brush and trees rather than applying the herbicide that turns everything brown. The agreed to cut where they can but will still have to use the herbicide in areas where they cannot use their equipment.

Gate 34 Slide Gate – We are still having an issue with the exit side slide gate. Parts came in; however, they were wrong size. The replacement parts are on back order for another couple of weeks. The gate contractor is going to try to retro fit a different brand roller the end of this week. If this works gate will operate.

Landscape Employees Needed - We are still looking for help with landscape crew, other employees will help as needed to keep landscape on schedule.

New Sign East Alabama Health - EAH installed part of their sign last week. The rock base and sign frame will be completed by the contractor. It is currently on unfinished metal post.

Noise Complaints - The Sheriff's department responded to two calls concerning loud parties this past weekend. One on Friday night on Whisperwood and one on Saturday in Poplar Point. Kevin received several phone calls concerning both parties and instructed the callers to contact the Sheriff's department.

Power Pole Replacement - Pike Electric reports that the first phase of replacement for Alabama Power in StillWaters has been completed. There are two more phases of poles that need replacing in StillWaters. The Pike foreman did not have a schedule to start the second phase but indicated it would probably be fall before they return to StillWaters. The transferring

of the power lines from the old poles to the new poles is scheduled to be completed by June 18. Other utilities will transfer their lines also.

Deposits and closings since last meeting

Deposits \$13,775

Closing 6

TREASURER'S REPORT

Gene reviewed highlights of the P&L Budget vs. Actual

- StillWaters is still over budgeted amounts on SWRA dues by approximately \$5,500.
- Total Income is about \$94,000 over budgeted, so is still trending up from last month. Over \$51,000 of that came from Transfer Fees this year.
- Total Income for 2021 is \$152,000 more than the same period in 2020.
- Total Expenses are over \$16,000 as budgeted for this period.
- Currently showing a projected Net Income of \$82,000.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance – Sally continues to follow up on the landscaping and lighting at Gate 49. It is almost complete.

Landscape Maintenance Contract Gate 49 – Kevin is gathering bids based on the recommendations of R&R Landscaping on the maintenance of the new landscaping. Auburn Grounds and Burton Landscape have both looked at the project. Kevin will bring the proposed bids back to the Board for review and approval.

Business Continuity Plan - Kevin and Gene have finished the initial Business Impact Analysis (BIA) review of all the SWRA business processes as part of our business continuity planning. Gene has finished the initial draft. Kevin will review and they will forward to the Board for review.

Risk Analysis – Gene sent this to board members who are working on reviewing it. As part of this planning process, Gene has collected risk factors from all the Board members over the past weeks. Gene has consolidated all the risk factors into a single worksheet. It is now time to proceed to the next step in the risk assessment process which is the analysis step. Gene sent a MS Excel spreadsheet and PDF instruction sheet to Board members asking all to use the spreadsheet to capture and save their input before returning to him to compile.

Gene explained the process and what he needs from the Board members. He acknowledged that it would take some considerable amount of your time to complete. There is no right or wrong answer. Experience, knowledge and common sense as best one can are the tools. Feel free to ask anyone else for help except another Board member.

Poplar Point Owners Meeting - Docks at Poplar Point - Notice of a meeting was sent to all Poplar Point owners of record. Kevin has set up the meeting with owners for July 10th at 10:00a.m. to discuss the dock issues and changes proposed by Alabama Power Shoreline Management, sewer pump issues and to explain the advantages of forming an Association for their Poplar Point Townhomes. Board members are invited to attend.

Moonbrook Villa has formed their own sub-association. Kevin will present the benefits of having an association and the risk of not having one.

NEW AGENDA

SWRA eflash Newsletter Frequency – Kevin proposed moving to publishing every two months unless there is timely content that would require a monthly issue such as nominations or elections. Events or things that come up in between publications can be publicized through the email eflash. More and more people are accessing the electronic version so we can utilize or email system of notification.

The amount of revenue from advertising is not significant. It would save on staff time, costs of printing and contain more pertinent information for property owners. It is sometimes hard to come up with articles of interest. The Board agreed that trying every other month would be fine and that some associations only publish quarterly.

Second UTV Accident – Another UTV flipped, and a person was injured. We are continuing to have these supped up UTV's in StillWaters. Kevin spoke to the Sheriff's department today and they will try to patrol through SW at night to maybe catch these types of vehicles on the road. They will stop them if they see one. The insurance company attorney was also contacted for advice.

HOA Life Covenant Violation Software – Kevin had sent some information to Board members between meetings via email, however after he investigated the software more and he feels it is not a good option.

Dog Complaints - There have been several complaints concerning two American Bull dogs around the intersection of Vistawood and StillWaters Drive. The owner of the property is renting the house to someone who is out of town and their dogs break out of their pen. The owner and the tenant have both been contacted about the dogs. Kevin suggested that the Board turn this issue over to the SWRA attorney and the Board agreed.

Golf Carts on Roads – The Sheriff 's office contacted Kevin concerning the golf carts on the roadways in StillWaters. SW property owners are supposed to register golf carts with the association. Kevin spoke with Sherriff Jimmy Abbett concerning this issue who stated that this is an increasing problem all over the county.

Kevin spoke with our insurance attorney. SWRA has insurance if they wreck on the roadways, but we do not have insurance if they are not on our property.

Research shows that to make golf carts street legal it is not that difficult but could cost \$500-600 for owners to upgrade their golf carts. There is a \$200 fee charged by the state to

come out and inspect the vehicle (low speed vehicle) and issue vin # for the golf cart. It was suggested that we have the SW Golf policy reviewed by our attorney.

Tennis Courts – A board member had one person ask about the cracks in the courts. Kevin reported that every 5-7 years SWRA has the cracks filled and the courts resealed. We had it done about 2 years ago. The only way to eliminate the cracks would be to completely rebuild the courts.

A motion to adjourn into Executive Session was approved at 10:43a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *July 1, 2021*

Minutes
SWRA Board of Directors Meeting
June 1, 2021

Call to Order - President Tom Nicholson called the meeting to order at 9:03 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the May 18, 2021, Regular meeting as presented.

General Manager's Report - Kevin Eason

Gate 34 Slide Gate Damaged - We were able to access the video of the truck and trailer that hit the exit side of gate 34. A large pickup was pulling a pontoon boat on a tandem axel trailer. The truck stopped before turning onto County Rd 34. The whole rig was so long the gate caught the end of the boat as it closed. The gate opened after it hit the boat as it is designed to do but caught on the trailer. The owner then tried to pull forward breaking the rollers that hold the gate. The owner got out of his truck removed the gate from his trailer and drove away. We have heard nothing from the driver.

Vandalism at Moonbrook Park - Someone vandalized the women's restroom at the park last week. We had to replace the tops of the toilet tanks and do a heavy cleaning. This was probably Monday or Tuesday night.

Vandalism – Several street signposts have been broken and signs were stolen.

Pineview Pool After Hours - In responding to a report, Kevin discovered a group of high school seniors not from StillWaters at the pool after 11pm. The sheriff's department was notified; however, after about 15 minutes Kevin called them back and told them not to come because all the people had left within a few minutes of his arrival. There was not damage to the pool area.

Employee Issues - We have had no luck hiring landscape or an office employee. Though we have received a few landscape applications, they are either from older people who want to ride a tractor or truck but cannot run a mower or weed eater or the applications have been from young people under the age of 16. We are a little behind on the grass cutting but should catch up after Memorial Day as we can move other employees to landscape.

HP Utilities Sewer Issue - Harbor Utilities worked on the sewer plant last week to help reduce the amount of decaying material in the bottom of the processing section of the plant. Kevin understands that this material when aeriated cause the odor to be worse. By removing this material less gas will be omitted until the sludge builds up again.

Deposits and closings since last meeting

Deposits	\$17,566
Closings	9

TREASURER'S REPORT

Nothing to report.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance – We have received several positive comments about the landscape work at the entrance gate. Everyone that has commented has liked the landscape work around the fountain. The lighting work will be completed in the next couple of weeks.

Kevin is gathering bids from landscape companies for the maintenance of the front and back entrances. He has been waiting for the work to be completed. R&R Landscaping will provide maintenance guidelines. Kevin will gather bid information and provide it to Board members.

Family Fun Day – It was very successful. There seemed to be more people attending than in previous years. It worked well with the Fire Department Open House. Bill and Robbie's Excellent BBQ Adventure food truck owners were very pleased with their sales.

Paving Cuts/Utility Work - Ingram Paving completed about 75% of the scheduled road patching work. They had a few days because they were waiting on the state to inspect another paving project, so they were available. They have completed the striping and will install reflectors at the main entrance once the landscape work is completed.

Business Continuity Plan - Gene reported that he and Kevin are continuing work on this.

Poplar Point Owners Meeting - Docks at Poplar Point - Kevin will put out a couple of dates for a meeting with Poplar Point owners to discuss the dock issues and changes proposed by Alabama Power Shoreline Management, sewer pump issues and to explain the advantages of forming an Association for their Poplar Point Townhomes. (Approximately 50 villas)

NEW AGENDA

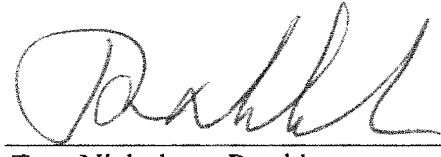
Golf Carts on Roads – The Sheriff's office contacted Kevin concerning the golf carts on the roadways in StillWaters. SW property owners are supposed to register golf carts with the association. The State guidelines require golf carts are supposed to be street legal which are more stringent requirements in order to drive them on roads. It was suggested that we have the SW Golf policy reviewed by our attorney.

Cost of Deputy Security Patrol – For the past several years we have joined with the Condo associations to pay a roving patrol on holiday weekends. The rates are increasing about 20% however the Board agrees this is beneficial on holiday weekends.

A motion to adjourn into Executive Session was approved at 10:02 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *June 15 2021*

Minutes
SWRA Board of Directors Meeting
May 18, 2021

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne and Lee Eastman were present. Sally Gantt was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the May 4, 2021, Regular meeting as presented.

Guests: Property Owners Bob Taffet and Allen Stern attended the meeting to observe.

General Manager's Report - Kevin Eason

Beaver Pond Cookout - Sunday a group of owners had a cookout at the Beaver Pond parking lot. Kevin received a couple of phone calls from property owners around the pond. He stopped and spoke to the owners with the grill, they were the same owners as previously had a grill set up in the same location. They cleaned up and did not do any damage.

Covid-19 Restrictions - Based on the number of vaccinated people and relaxed government requirements, Kevin plans on removing the "mask required and one person in the office at a time" requirement at the end of May.

Gate 34 Repairs - The main computer board for 34-gate failed and had to be replaced. The memory chip was also damaged and was replaced. We think either lightning or power surge. Cost was \$3,000 for both.

Gate 34 Repair - The lighted exit gate barrier arm at 34-gate broke due to usage, not damage. We have replaced it with one of the old style non-lighted barrier arms. We have received several calls about the lights not working.

Gate 34 Slide Gate Damaged - Someone hit the exit slide gate causing the rollers to break. The gate itself was not damaged but is inoperable until the rollers can be replaced. The rollers have been ordered. The cameras appeared to be working but they were not recording when the damage occurred, only real time visual was working. The FLOCK safety cameras were out due to lightning damage but are now repaired.

Gate 49 Lighting/Landscape Project - HDD Services will bore a hole for new electrical conduit at 49 gates for the new lighting being installed with the new landscape. The landscape company may also need new conduit for the irrigation but hope to be able to use the existing

conduit. The old electrical conduit was not usable it was full of mud and broken. This will be less expensive than cutting the asphalt as previously discussed.

Radar Speed Limit Sign - This arrived and is now programmed and in use. It is towed from location to location and is put back in the Storage unit at night.

SWRA Centre Community Room Usage - As of last week, all the groups that use the community room have returned. In the past Kevin made the mistake of spoiling these groups by unlocking the doors, turning on lights, setting the ac, setting up their tables, etc. With six groups now meeting during the week he no longer has the time to set up or cleanup for them. Our new policy is now a member of the group will come through the front door and go down to the community room to unlock, set up tables how they like them, clean up after themselves, etc. These are based on the SWRA Use of Facility Policy.

SWRA Office Staff - Anita Gardner has requested to work only Wed-Fri. Kevin asked board members to let him know if we know anyone wanting to work a couple of days a week Monday and Tuesday in the SWRA office to have them contact him.

Deposits and closings since last meeting

Deposits	\$12,335
Closings	8

TREASURER'S REPORT

Gene Akers reported on the Profit & Loss Budget vs. Actual:

SWRA is approximately \$6,000 over budgeted on SWRA Dues Income.

Total income is \$84,000 over budgeted up from \$81,000 last month. Most of that is coming from Transfer Fees and building permits. Total income this year is approximately \$152,000 more currently than the same period in 2020.

Total Expenses are within \$1000 of what was budgeted for this year
Therefore, projected Net income is currently showing \$88,000 at this point. SWRA continues to be in a positive position.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance - We are going to do a directional bore rather than cutting the asphalt. The electrician is waiting on a few lighting boxes. They have been successful in pulling out old wiring and conduit.

The tree closest to the gatehouse was not in great shape and they dug up too many roots on this tree. The landscape company foreman says it will grow back and be okay, however Kevin has concerns. We will ask Sally to work with R&R Landscaping to research and come up with a reasonable adjustment to the project plans if needed.

Traffic cones are being used to block off one lane on each side of the islands for safety.

Family Fun Day - “Bill and Robbie’s Excellent BBQ Adventure” will be the food option at the park for the festival on May 29th. 10 -4 No face painting DJ OZ will be there. The hayrides to the SWVF&R fire station for their Open House.

The food truck will be selling sandwiches, chips, drinks, and ribs. They are not taking pre-orders. SWRA will provide free snow cones and water, a nurse will be there.

Paving Cuts/Utility Work - Ingram Paving completed about 75% of the scheduled road patching work. They had a few days because they were waiting on the state to inspect another paving project, so they were available.

A motion to adjourn into Executive Session for a scheduled legal conference call was made, seconded and approved at 9:55 a.m.

The Board thanked Mr. Taffett and Mr. Stern for attending the meeting and invited them to come back after Executive Session today or to come again anytime they are interested.

The Board reconvened the Regular Session at 11:30 a.m.

Business Continuity Plan - Gene reported that he and Kevin continue work on this.

Harbor Pointe Utility Complaints Update - Nothing to report. Tom Nicholson will follow up on researching solutions to the odor problem from the sewer treatment ponds.

Poplar Point Owners Meeting - Docks at Poplar Point - Kevin will set up a meeting with Poplar Point owners and the SWRA Board in the next few weeks to discuss the dock issues and changes proposed by Alabama Power Shoreline Management and to explain the advantages of forming an Association for their Poplar Point Townhomes.

NEW AGENDA

Cabins on the Green - The entire parcel is under currently under contract. They are proposing a single unit townhouse community (stand-alone condominiums) with units like the ones there now. The realtor did an excellent job of explaining the 1987 covenants and all Stillwaters and developer Mr. McIntyre has spoken with Attorney Russell Balch.

Hidden Heights Parcel and Lot 19 - This large parcel owned by the Zettler’s is under purchase contract, a Stillwater’s’ owner wants to develop it.

Residential Plat Change – A request by two adjacent lot owners to move the property lines between a small portion of their properties in order to address drainage issues was presented. The change would record the sale of a portion of Herb Starzer’s lot to John Alexander. The Board reviewed the redrawn plat. **A motion to approve the change in lot lines as presented was made, seconded and approved. Penny Alexander abstained.**

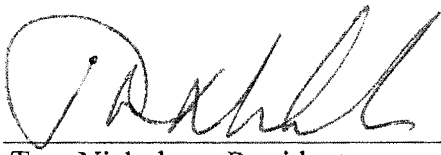
SWRA Lot Sale – An offer to purchase a lot that SWRA acquired from a tax sale was reviewed. The lot is now free and clear. This is the tax appraised value. Autumn Lindsey offered the appraised tax value for the purchase. Kevin recommended to her that she have a perk test done. This lot is adjacent to Ms. Lindsey's home. She is interested in preserving her privacy. As per SWRA policy, she will pay a transfer fee and all closing costs on the sale.

A motion to accept Ms. Lindsey's offer to purchase was made, seconded and approved unanimously.

A motion to adjourn into was approved at 11:42 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *June 1, 2021*

Minutes
SWRA Board of Directors Meeting
May 4, 2021

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Lee Eastman and Sally Gantt were present. Tom Dyne was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the April 20, 2021 Regular meeting as presented.

General Manager's Report - Kevin Eason

Roadwork - The road striping and reflector replacement has been completed. We were able to save some money by not removing the old reflectors and only replacing the missing reflectors. Also, a slight change in our striping saved several hundred dollars.

Fountain - The fountain filter pump has been replaced but there are several seals leaking in the pump and pipe joints. We think that because the fountain was turned off for several weeks the seals dried out. We are going to watch the leaks for the next couple of weeks to see if they re-seal themselves.

SW Golf Irrigation Leak - There is a golf course irrigation leak on the right side of Moonbrook Drive as you enter the from Highway 49 just a little past the gate. The golf course is "looking into it" but does not have a repair date. Kevin understands the repair will require digging down to the main irrigation line that feeds the golf course.

AL Power Pole Replacement - Pike Utilities still has several weeks of work left to install the new power poles. The old poles will remain in place until all utilities have moved their lines to the new poles. This may take months before the old poles are removed.

Landscape - The pine straw installation has been delayed, again. It was last scheduled to start on April 28th but a shortage in pine straw by the SWRA provider has delayed the installation, probably for another week.

Deposits and closings since last meeting

Deposits	\$39,661
Closings	8

TREASURER'S REPORT

Gene Akers reported on the Profit & Loss Budget vs. Actual:

SWRA is approximately \$6,000 over budgeted on SWRA Dues Income.

Total income is \$81,000 over budgeted up from \$62,000 last month. Most of that is coming from Transfer Fees, which are up another \$10,000 to \$38,500 over Projected Budget. Building permits are up \$23,000 for the year.

Total income this year is approximately \$140,000 more at this time than the same period in 2020.

Total Expenses are \$16,000 less than budgeted for this point in time, so within margin. Therefore, Net income is currently showing \$101,000 at this point. SWRA continues to be in a positive position.

The Board has briefly discussed adding a few Reserve accounts in the past. It has been suggested that we add an Insurance reserve and an Equipment Replacement reserve account. The Board will incorporate this into the Business Continuity plan discussions. Also we will keep in mind this goal rather than spend on optional items that come up during the year.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance - R&R Landscape is scheduled to start this week. Rain may delay it a bit. We have traffic control devices ready to deploy at the 49 gates when the landscape company starts work. They hope to finish the entire project by Memorial Day.

Family Fun Day - "Bill and Robbie's Excellent BBQ Adventure" will be the food option at the park for the festival on May 29th. They plan on selling sandwiches, chips, drinks, and ribs. They are not taking pre-orders. SWRA will sell only drinks this year. There will be free snow cones, a nurse will be there and SWVF&R will hold its Open House the same day.

Paving Cuts/Utility Work - There have been additional utility cuts since the first of the year. These will require patching and the original estimate for the patching will be higher than originally anticipated; however, we were able to reduce the road striping by about \$4,000, which will assist with the additional patching cost. Consultant Hagan Wagoner estimated that we are going to need approximately \$15,000 for the patching and he is gathering information for bids.

Business Continuity Plan - Gene reported that he has received some responses to the risk management items from other Board members to work on. He requested that other members send him their ideas so that he and Kevin can move forward on the next step.

Harbor Pointe Utility Complaints Update - Nothing to report. Tom Nicholson is investigating solution options to the odor problem from the sewer treatment ponds.

NEW AGENDA

County Tax Sale - Kevin reported that SWRA change our tax sale process because the entire County tax sale property program has changed. Properties no longer go to the state if they are not purchased. It is now done online.

Kevin explained that if taxes were \$100 people would start the bid at that and then go up because they would earn 12% back. You reverse the percentage that you are going to pay. Buyer bids 0% then you pay the \$100 and the taxes. A live bid online and you have 30 seconds to bid. If it is a tie then you go to the courthouse to draw a card. If you draw the "yes" card then you win the bid.

If nobody acquires the property, it doesn't go to the state but instead it goes to a private sale by the County. If it isn't purchased then, it goes thru the annual sale again. In the past we received a tax deed after 3 years. You now own the lien and after paying taxes for 3 years (have to bid every year) you go to the courthouse and foreclose the lien. This has to be done within 10 years.

The original owner can still foreclose our lien off but they have to notify us. SWRA paid the tax on four lots at the County Tax Sale. Kevin will send a copy of the Tax Sale instructions to the Board, check the policy handbook and ask Russell Balch's opinion.

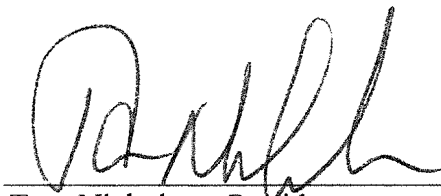
Tennis Court Repairs - Kevin spoke with Lowry Brothers concerning the SWRA tennis courts. If they can work it in when they come down to do the Auburn courts they will repaint the lines for approximately \$600-\$700.

Docks at Poplar Point - Kevin will set up meeting with Poplar Point owners and the SWRA Board in the next few weeks to discuss the dock issues and changes proposed by Alabama Power Shoreline Management and to explain the advantages of forming an Association for their Poplar Point Townhomes.

A motion to adjourn into Executive Session was approved at 9:55 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: May 18, 2021

Minutes
SWRA Board of Directors Meeting
April 20, 2021

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the April 6, 2021 Regular meeting as presented.

General Manager's Report - Kevin Eason

Contractors / Quiet Hours - Several contractors in different areas of StillWaters were working this past Sunday. Kevin spoke to several contractors and most left but some returned later in the day. The builders feel that the sooner they can complete the work the sooner the neighbors will not have to hear the construction noise. All claimed it would not happen again. Residents can contact the Sheriff's Department with a noise complaint if they choose.

Fishing at Beaver Pond - This past Saturday some people had a cookout at Beaver Pond and they were fishing. Kevin received a call from a resident concerned that they did not live in StillWaters. Kevin stopped by. The SW property owners had several friends with them and had a grill set up next to the water. They cleaned up the area when they left.

Gatehouse Awning Damage - A box truck belonging to Sunshine Floors from Opelika hit the exit side of the gatehouse awning. The truck was too tall to fit under the awning and was traveling at a high rate of speed. The truck broke the height warning sign, damaged the fascia board, and punctured a small hole in the ceiling under the awning. The truck did not stop. We contacted the office and we are working with the company to repair the gatehouse.

Landscape Pine Straw - Southeast Straw was scheduled to start installing the pine straw this week. Due to wet weather they are now about two weeks behind schedule. They hope to start installing pine straw by the end of April.

Power Line Pole Replacement - PIKE Utilities, the sub-contractor for Alabama Power, has started replacing old power poles in StillWaters. SWRA has no input as to what poles get replaced. APCO had a pole inspector in StillWaters for several weeks determining what poles needed replacing. We have discussed traffic control issues with PIKE and they will correct.

SWRA Collection of Past Due Fees - SWRA received over \$2,500 in unpaid fees from Sybil Bowie when she sold her house. She had not lived in the house for several years.

SWRA Liability Insurance - The current agent at Assured Partners contacted Kevin concerned about the Gleason UTV wreck lawsuit. According to the agent, should SWRA not be released from the case and a liability claim filed by SWRA, SWRA will lose insurance coverage on our private roads for any type of motorized vehicle that is not registered and approved by the state to operate on public roads, even though our roads are private. As part of the trial discovery, SWRA had to send copies of insurance policies to the plaintiff's attorney and the attorney contacted our insurance company concerning the case. Golf carts do not meet the Low speed vehicle requirements to register as a motorized vehicle.

SWRA Office Covid-19 Policy - Staff is not policing the mask wearing or social distancing of the groups that use the community room during the day; however, if one of their members come into the business office we are requiring them to wear a mask.

SWRA is still limiting the number of property owners at a time in the office and requiring all that enter the business office to wear a mask. There has been some resistance with the mask requirement in the business office policy from property owners. SWRA will continue to follow current CDC guidelines.

SWRA Welcome Centre Roof - The roof replacement on the Welcome Center building has been completed. It matches the other SWRA brown metal roofs and improves the look of the building along with correcting the leaks.

Deposits and closing since last meeting.

Deposits	\$18,901
Closings	7

TREASURER'S REPORT

Gene reported on the Profit & Loss Budget vs. Actual:

SWRA is still about \$6,000 over budgeted on SWRA Dues income.

Total income is \$62,000 over budgeted with Building permits that are up \$23,000 and Transfer fees that are \$29,000 above what we projected. SWRA has collected \$8,700 in non-payment fees thus far this year.

Total income this year is approximately \$127,000 more at this time than the same period in 2020.

Total Expenses are \$52,000 less than budgeted for this point in time. Therefore, Net income is currently showing \$116,000 at this point. SWRA continues to be in a positive position.

OPEN AGENDA

GM Meeting on April 17th - About 30 people attended the meeting at the COLW church. Christine Glenn, Nurse Practitioner at EAH clinic presented some information about the clinic. They are open M-F, 8:00- 4:30 with a lunch break 12:00-12:45p.m. and treat all ages.

Todd Holt and Bruce Schoonover, Point Broadband representatives attended the meeting to make a presentation of proposed services and then answered questions.

Kevin responded to a few questions from those attending. There were no major issues.

Lighting Landscape Committee Hwy 49 Entrance - Sally Gantt reported on the Landscape and Lighting project. R&R Landscape has scheduled to start work on the project the first week of May. They have asked about traffic control plans. SWRA will publicize and ask residents to use Gate 34 as much as possible. Gate 49 will be reduced to one lane entering and one lane exiting. The goal is to have the project completed by Memorial Day.

Business Continuity Plan - Gene reported that he and Kevin would work on it this week.

Harbor Pointe Utility Complaints Update - Nothing to report. Tom Nicholson is investigating solutions to the odor problem from the sewer treatment ponds.

Weather Siren Removal - At our last meeting the Board approved the removal of the damaged weather siren in the SWRA Centre parking lot. After considering the cost to remove it, Kevin recommended leaving it in place for now. We will have the power to it disconnected. To remove the pole, haul the pole away, remove the electrical wires, etc.. would cost \$2,800 and that is with SWRA donating the pole to the contractor. The Board agreed.

Cabins on the Greens -The property owner interested in one of the SWRA lots decided she was not interested.

The Highlands in Stillwater's - ARC approved the requested sign and *Mark Schroeder* agreed to the rental proposal.

NEW AGENDA

Docks at Poplar Point - Alabama Power Shoreline Management had been discussing the increasing number of issues at Poplar Point concerning boat docks. Alabama Power requires a 15-foot setback from each side of the property lines of a property where there is a boat dock.

Poplar Point was grandfathered in when APCO enacted this requirement several years ago. Currently Poplar Point boat docks can touch the property lines. Most of the docks would not be allowed or would have to be a small finger pier to meet the 15 foot set backs due to the narrow water front of the Poplar Point units.

Kevin's discussions with APCO have been to set a date, probably December 31, 2021, that after that date Poplar Point stationary docks will be limited to their current foot print and cannot be changed. They could be rebuilt but must keep the same configuration. Floating docks could be added to the end of a stationary dock that would extend the existing stationary dock provided neither the 62-foot nor the 1/3 rule is violated. The other option APCO is considering is to make them comply with the 15-foot setback requirement but APCO will consider recommendations to keeping the same footprint if that is what SWRA would prefer.

It is difficult because as ownership of the unit changes, new problems arise. Some docks take up the whole waterfront of a particular unit and some are in need of repair. With

larger boats and the addition of multiple wave runners/boats/water toys, it is overcrowded and presents safety problems.

The Poplar Point units do not have an Owners' Association. This is just one of the issues that should be managed. The Board discussed the problems, suggested solutions and agreed that it would be a great opportunity to meet with all Poplar Point owners to discuss and to encourage them to form a HOA so they would have some input into issues that effect all owners.

Fountain - The new underwater lights in the fountain worked for two nights. They appear to have shorted out due to improper installation. Backyard Experience installed the lights and will replace them at no additional cost. The issue is it will probably be another 4-6 weeks before we receive the replacement lights. The lights above the water are working as designed.

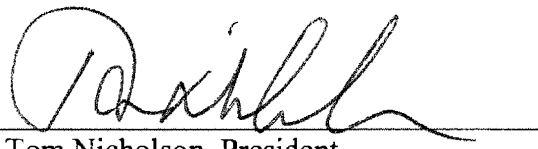
Backyard Experience might be able to just replace the light fixture by raising it above the water and use the same electrical wiring so we will not have to drain the fountain again. They think an O-ring was left out of both lights by their technician where the electrical cord enters the base of the light fixture allowing water to slowly leak into the fixture.

Rob Corum (pool advisor) agreed that 12-volt underwater lights would be a good solution.

A motion to adjourn into Executive Session was approved at 9:38 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *May 4, 2021*

Minutes
SWRA Board of Directors Meeting
April 6, 2021

Call to order - President Tom Nicholson called the meeting to order at 8:59 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the March 16, 2021 Regular meeting as presented.

General Manager's Report - Kevin Eason

Automobile Accident - This past Friday night someone driving a black Chevrolet blazer tried to drive down the power line easement between Vistawood and Stillwaters Drive. They did not see the ten-foot deep ditch about half way and went nose over into the ditch, and the back wheels were off the ground. It took two tow trucks to finally get it out on Saturday.

County Sponsored Dumpsters - George Carleton, our County Commissioner contacted Kevin last week about the county dumpsters being placed at the Welcome Centre the first of May. Kevin explained to him we might be staging landscape material at the same time and may have to skip this time. He has a list of areas that would like to have the dumpsters placed on their property. We agreed Kevin would let him know by April 23rd if SWRA would have a site for the dumpsters. Kevin asked if he could just wait another month and he will also consider waiting.

Fallen Tree - A rotten tree fell across North Cardinal Heights this past weekend. It was a large heavy pine tree and our employees removed the tree. It blocked one owner's access to her house. We removed it as quickly as possible but it was not fast enough for that owner.

GM Meeting on April 17th - Point Broadband will be included in the GM quarterly meeting at the COLW church. Christine Glenn at EAH clinic would also like to present some information about the clinic.

Landscape - Pine straw installation is scheduled to start next Monday. The front entrance will not be done at this time due to the landscape improvements scheduled for next month.

Landscape Equipment - SWRA had over 250,000 bonus points that had built up on the company credit card. We were able to order two cordless pruning shears, several hand tools, cordless drill, cordless saw, and several other small items we needed for the landscape and maintenance crew at no cost.

Moonbrook Park - The park restrooms need painting again. Kevin is obtaining bids to get them painted. It has only been three years since they were painted but they are already looking

rough. The toilets in the women's restroom will need to be replaced again. They were replaced three years ago.

Radar Speed Sign - The quote to have a frame built for the approved radar speed limit sign would cost \$1,500, then plus the cost to refurbish the old trailer we planned to use to move the sign. By the time we paid for the sign, the frame, and trailer repair we could almost purchase a portable sign for \$4,500. The sign company had a \$500 off sale so Kevin ordered a portable self-contained radar speed limit sign for \$4,023. It should arrive in 3-4 weeks. This saved SWRA over \$500.

Road Striping - The road stripe contractor has painted the stripes and has started on the stop bars. There have been some rain delays. The work looks good and much improves visibility and safety.

Stop Sign Damage - Someone has been installing signs that look like stop signs under our road stop signs. The signs say "In The Name Of Love". The issue is they are using a very strong double-sided tape so when we remove the sign, some of the paint on the wood signpost is pulled off causing us to repaint.

SW Fountain - The fountain has been cleaned, repair parts are in and it should be back working today.

The Harbor Pointe Marina - The owners have been approved by FERC to install new floating docks with a total of 40 wet slips at the new boat storage building. The docks are the same as the ones at Harbor Pointe Marina. Most of the parts for the docks have been delivered and as soon as all parts are delivered they will start installing.

Waterline Breaks - This past Friday night, there was another water line break on Lakeview Ridge across from Stoneview Summit. Water service was off for most of the area around the marina and was not restored until around 2am. There are been several post from uninformed people on social media concerning the recent water leaks. Kevin has addressed several owners' questions concerning the problem. The only solution to correct the frequent water leaks is to replace all the water lines and Walnut Hill Water has no plans to replace existing water lines.

Welcome Centre - The roof on the Welcome Centre is leaking again. Kenny McBride has the replacement metal roof on his schedule. He asked if they could work on a Sunday since the building was outside the gate. Kevin agreed they could work on a Sunday to speed up the roof replacement. The medial clinic had to close one of their exam rooms due to the roof leaking.

Deposits and closings since last meeting

Deposits	\$64,228
Closings	7

TREASURER'S REPORT

Gene reported that collections are coming in above average for this time of year. He reviewed the P&L versus the Actual numbers.

SWRA is about \$6000 over budgeted dues. Total income is \$56,000 over budgeted with building permits that are up \$20,000 and transfer fees that are \$22,000 above what we projected. SWRA has collected \$7,700 in non-payment fees thus far this year.

Total income this year is approximately \$113500 more at this time than the same period in 2020.

Total Expenses are \$73,000 less than budgeted for this point in time. Therefore, Net income is currently showing \$130,000 at this point. SWRA is in a positive position after the first quarter of 2021.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance - Sally Gantt reported on the Landscape and Lighting committee bids that were emailed to the Board. The Board had suggested using Emerald Zoysia rather than the Bermuda grass. Landscape Designer Claire Goldman told Sally that Bermuda was a good option but Zoysia would be a better look. It is \$1250 more if we wanted to add the Zoysia. They are anxious to get started. R&R Landscaping has several crews and they anticipate 3-5 weeks for the project. They will need a staging place for materials and equipment. There should be plenty of room at the far end of the Welcome Centre parking lot. Tristan Albertson is already scheduled for the tree removal in the islands. The Board members asked questions and discussed options and budget.

It was suggested that SWRA add Reserve accounts for Beautification and D&O Insurance. This will be discussed in more detail at another meeting.

Discussion included whether or not to repair the irrigation system at Gate 49. Kay responded that the Landscape Committee felt that repairing the irrigation system would insure proper watering of the new trees. The system opens up options for the future, is a more professional look and reasonable option and that the consensus was to go ahead and do it all at this time.

Sally stated that she was not proposing that any of the work that had previously been discussed be done at Gate 34 at this time. We need to spend more time on exploring options and costs. The bids for the back gate seemed high and the same goals of improving lighting can be accomplished for less. The SWRA staff may be able to handle the improvements here. She and Penny will do some more research on this.

Board members acknowledged the tremendous amount of time that Sally and committee members had spent on this project and thanked her for all the time, effort and research that she had put into it. The proposal that Sally presented outlined the detailed costs by area. Details had been discussed at previous meetings and quote information had been emailed to Board members prior to the meeting.

A motion to accept the recommendations of the Lighting sub-committee and the Landscape Committee as presented in the written proposals that were discussed by the Board and to approve the signing of the contracts with funds to be taken out of the budgeted accounts with the remainder from the operating budget at this time. The

remainder of funds will be allocated from accounts once the project is completed. The motion was seconded and unanimously approved.

Business Continuity Plan - Gene had emailed documents to the Board for the first step in developing the continuity plan. He and Kevin had completed the Critical Business Identification Questionnaire. They had broken out the key Operational Unites as step 1. They then developed primary critical business analysis processes under each of these areas to identify the purpose of each unit and the responsible person.

The Board reviewed the areas and thanked Gene and Kevin for the time they spent on this. Gene stated that he will continue the process and in the future will be sending questions to Board members to respond to in preparation of the long-term plan.

Harbor Pointe Utility Complaints Update - Tom Nicholson is investigating solutions to the odor problem from the sewer treatment ponds. He has not heard back but will call back again.

NEW AGENDA

Cabins on the Greens - SWRA owns a few adjacent lots. One of the cabin owners has inquired about purchasing a lot that fronts Palmer Drive. **After discussion, a motion to agree to offer to sell the lot to this owner for \$15,000 was made, seconded and approved.**

Weather Siren - The siren in the parking lot of the SWRA Centre was hit by lightening. The Tallapoosa Alert System is operated by the Emergency Management Agency. The cost to repair the siren is very expensive. The siren can only be heard in a small area of SW and the emergency alerts have moved to electronic notifications. **The Board agreed that SWRA would take down the siren rather than repair it.**

Tax Sale Lot - Mike Ingram told an owner that she should have gotten a resolution where the Board agreed to sell a tax sale lot to her. The title company may have requested the resolution. **A motion to sign the resolution as requested by the attorney that the SWRA Board agreed to sell the lot adjacent to Susan Forbus was made, seconded and approved.**

The Highlands in Stillwater's - Mark Schroeder purchased 7 lots and a parcel near Gate 49 from the Zettler's/ Riverwoods. Attorney Balch says that ARC cannot approve or just let him put up a sign but that SWRA could rent him the space for a temporary sign to advertise. Kevin proposed that SWRA approved renting him the land space for a temporary sign approved by ARC.

After discussion, a motion to rent space to Mark Schroeder for \$100 a month with a 12-month contract with SWRA and Mr. Schroder having the right to void it with 30-day cancellation clause, subject to ARC approving the sign and payment being made a year in advance was made, seconded and approved.

Dogwood Trail - Kevin asked Hagan Wagoner to review the traffic and road deterioration on Dogwood Trail, which is used as a cut through by many. Hagan suggested that a speed hump where you come in on the curve and another where the cart path crosses by the cart part might

help. The Board discussed that there had been a speed bump on Dogwood previously and that the residents who travel that road had overwhelming signed a petition to remove it. The last time that Dogwood was repaved the speed bump was removed. No truck signs have been added to reduce some traffic. The road is very narrow in places. The Board discussed widening the road in spots as has been done in other areas and putting the radar sign there to see if that might help reduce speed. It was noted that emergency vehicles prefer not to have speed bumps. A speed table would be less intrusive.

Construction / Noise Issues - Board member Gene Akers proposed that contractors not be allowed to work on Saturdays and Sundays between Memorial Day and Labor Day. He expressed concerns about noise levels and an increased number of people walking.

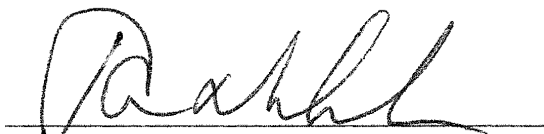
A motion was made by Gene Akers that SWRA prohibit weekend and holiday construction between the periods of Labor Day and Memorial Day. The motion was seconded and discussion followed. The motion failed with three in favor and four voting against the motion.

Gene suggested that SWRA prohibit any kind of broadcast media on any construction site. Some sub contractors play radios loudly all day. After discussion, Gene Akers made a motion that SWRA Prohibit the use of broadcast media on all construction sites. The motion died due to the lack of a second.

A motion to adjourn into Executive Session was approved at 11:22 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *April 20, 2021*

Minutes
SWRA Board of Directors Meeting
March 16, 2021

Call to order - Treasurer Gene Akers called the meeting to order at 8:59 a.m. at the SWRA Centre. Board members Penny Alexander, Kay Dickey, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report. Tom Dyne and Tom Nicholson were excused.

Approval of Prior Minutes

The Board approved the minutes of the March 2, 2021 Regular meeting as presented.

The Board approved the Annual Report dated March 6, 2021 as presented.

General Manager's Report - Kevin Eason

Gate Repairs - The entrance side slide gate at Gate 34 failed last week. It would not close for a couple of days but it has been repaired. The exit side slide gate has also been repaired after several months of waiting on parts.

Pineview Pool - We have started getting the pool ready for the season a little early. It will be ready to use by this weekend. We received several requests at the end of last week.

Noise Complaint - This past Saturday morning around 3am Kevin received two phone complaints concerning noise from a party in the Restful Cove/Marina Point area. He instructed both callers to contact the Sheriff's Department. Kevin was able to hear the music /noise from outside his house at 3:04am Saturday morning.

Quiet Hours/Construction - Sunday two contractors at The Hideaway were working and were informed that they could not work outside on a Sunday without prior permission. Both agreed to work inside and to obtain permission in the future. There was a report of a contractor at The Landing that same day but when we investigated the report we did not find anyone working.

East Alabama Health - Kevin spoke to East Alabama Health Friday afternoon and they seemed pleased with the number of appointments and walk-ins they had their first week without any advertisement. They will have an article in the April *SWRA eflash*.

Deposits and closings since last meeting

Deposits \$43,113 and Closings 5

TREASURER'S REPORT

Gene reported there are no major changes to report since our last meeting. Collections are coming in above average for this time of year.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance - Sally Gantt reported. She distributed copies of the proposed design from R & R Landscaping which the Board had contracted with to develop a plan for the SW entrance. Sally reviewed the details of the proposal and answered questions. The types of plants and sizes have been verified by some of the Master gardeners on the Landscape Committee. Others have visited other locations where similar plants/designs were used.

The Board agreed that the two large trees in the islands that are dying need to be removed. Kevin will contact Tristan Albertson to clear the islands of the trees that are to be removed based on a previous quote for the work.

Irrigation of the islands to include new piping, add 4" sleeves at \$5700 and additional \$1,000 for one drip zone for the tree irrigation was discussed.

Additional lighting and some landscape at Gate 34 were discussed. Sally will ask R&R Landscape to look at the area in order to issue suggestions and a quote. The Board discussed removing the pine bed in front of the rock wall and replacing it with grass which would be less expensive in the long run and easier to maintain. A spot light on the wall located along Hwy 34 as well as up-lighting a tree on the other side of the entrance should provide enough light to improve visibility for people when approaching from Highway 34. There is a large tree there now that has lost many limbs. R & R can evaluate the tree and make a recommendation as to whether to take it down and replace it or if they believe what is left of it may grow and fill out.

Lighting- The bid includes commercial fixtures, antique brass finish to uplight all the trees and replace the old pole lights. The quote of \$13,283 does not include any updates for Gate 34.

Landscape Committee - Claire Goldman of R&R Landscaping was invited to attend a meeting Monday afternoon 1:00 p.m. in order to explain her design. Board members are invited to attend. Sally will notify the Committee members to see if those from last year wish to continue to serve and to let them know of the presentation.

SWRA Annual Meeting March 6, 2021 - The meeting was held outside at the Church of The Living Waters at 10:00a.m. The Board felt that it went well. Attendance was less than last year due to Covid restrictions and it was a cold day. The set up worked well as it allowed plenty of space for attendees to spread out.

Business Continuity Plan - Gene and Kevin will work on.

Harbor Pointe Utility Complaints Update - Tom Nicholson is investigating solutions to the odor problem from the sewer treatment ponds.

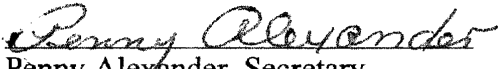
Radar Sign - Kevin is working on finding another welder to build the frame for a sign or ordering a different one if the cost is not reasonable for the frame. Kevin will follow up with some additional research since the first one we ordered did not work out and was returned.

NEW AGENDA

Clean up of SW Rock Signs - Wet and Forget has been sprayed on all the directional signs and rock walls for clean up.

A motion to adjourn into Executive Session was approved at 10:38 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Gene Akers, Treasurer - Acting President

Date approved: *April 6, 2021*

**Minutes
SWRA Board of Directors Meeting
March 2, 2021**

Call to order - Vice President Tom Nicholson called the meeting to order at 8:59 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander and Sally Gantt were present. General Manager Kevin Eason was present to report. Tom Dyne, Lee Eastman and Ken Ledbetter were excused.

Guest of the Board: Kay Dickey, Property owner and Board candidate attended at the invitation of the Board.

Approval of Prior Minutes

The Board approved the minutes of the February 23, 2021 Regular meeting as presented.

General Manager's Report - Kevin Eason

Moonbrook Park - The septic tank at the park was pumped last week.

Landscape - Auburn Grounds applied pre-emergent and fertilizer to the common areas last week. This included an insect deterrent for ants.

Harbor Pointe Marina Renovations - They are renovating their restrooms and the ship's store.

Deposits and closings since last meeting

Deposits	\$4,013
Closings	1

TREASURER'S REPORT

Gene reported there are no major changes to note since our last meeting.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance - Sally Gantt reported that they should have the plans by the end of the week. If so, the Board can look at them after the annual meeting.

SWRA Election Committee - Board Election Ballots - The Election Committee will meet today at 1:30 p.m. today to count the votes. Appointed Election Committee members are

Debra Knight, Rita McCollister, Cherie Stephenson, Chuck Lehman, and Rhonda Jones. Myrna Lehman agreed to serve as an alternate for Linda Hickey who cannot attend today.

SWRA Annual Meeting March 6, 2021 - The meeting will be held outside at the Church of The Living Waters at 10:00a.m. The Board reviewed and discussed the agenda for the Board to report to membership.

Business Continuity Plan - Gene and Kevin will work on.

Harbor Pointe Utility Complaints Update - Tom Nicholson and Kevin met with Don Allen concerning issues with the sewer plant odors and the duck weed to work on finding a solution to the overwhelming smell generated from the sewer plant. Tom N. is researching some options and proposed that we pursue sharing what we find in a meeting with the sewer treatment management company.

The sewer company has started planting evergreen trees in front of the plant to help shield it from view. It will take a few years for the trees to grow.

NEW AGENDA

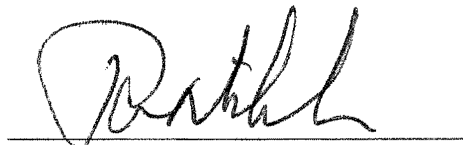
Irrigation for golf course and front entrance - SW golf course has not had irrigation on the lower holes for many years, the system was leaking years ago and it was cut off. Keith Hiatt is planning on putting in a new line to service this area. They could put a tap for SWRA off their 4" irrigation line that runs under our road, which means that SWRA would not have a meter there and would not have a monthly water expense. Keith spoke with Kevin but does not have details yet. SWRA might want to share in the cost of installation with a water agreement, which would save us on costs long-term. They will have to bore down 20 feet deep in order to get below all the electrical lines. A meter is roughly \$70 a month if we put one in attached to Walnut Hill Water Authority.

Covenants Enforcement Position - Kevin is exploring a grant or sponsorship from an insurance company for large homeowners associations. It is similar to a hero vehicle. There are grants from insurance company available. One HOA representative that Kevin spoke to explained that they use this grant to have a person who mainly documents and handles covenant violations but also helps with locked cars/ battery jumps, etc.

A motion to adjourn into Executive Session was approved at 10:00 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, Vice-President

Date approved: *March 16, 2021*

Minutes
SWRA Board of Directors Meeting
February 23, 2021

Call to order - Vice President Tom Nicholson called the meeting to order at 9:05 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report. Ken Ledbetter was excused.

Guest: Kay Dickey, Property owner and Board candidate attended at the invitation from the Board. Tom N. welcomed her to the meeting.

Approval of Prior Minutes

The Board approved the minutes of the February 9, 2021 Regular meeting as presented.

General Manager's Report - Kevin Eason

Annual Dues Non-Payment - A \$125 nonpayment fee was assessed on all property accounts not paid by the close of business on February 15th.

Fountain Repair Update - There are still a few issues obtaining replacement parts for the waterfall/fountain. Originally, we thought everything would be shipped by the end of February. We just received notice the underwater light has been delayed until April 7th. The fountain has to be drained to install the light. It cost us about \$1,000 to fill up the fountain.

Property Liability Insurance - The insurance premium for the liability and collateral coverage will increase by an average of 5% starting in April for the next policy year. We currently have the SWRA insurance through Assured Partners. Quotes from J. Smith Lanier/Marsh & McLennan Agency came in slightly higher.

SWRA Community Room Lock - An electronic code lock has been installed on the main entrance door to the community room. This will solve the issue of people forgetting to come pick up their key for an event over a weekend. Codes can be changed between events for security.

SWRA Family Day Rentals - Ballard's Party Rentals (rental company for the water slides) has changed their rental policy due to business struggles they have had with COVID 19. Their new policy requires payment for the rental when items are reserved rather than just putting down a deposit. If we have to change the date like we did last year, we wouldn't lose any money but we cannot get a refund. We can use the same inflatable items on another date as long as the ones we want are available or we can choose other ones. Kevin checked with Space Walk and All About the Bounce. One was the same and one cost more.

The Board agreed. Kevin will move forward with reserving and paying for the generators and larger water slides. The smaller bouncy houses can be picked up closer to the event.

SWRA Truck Repair - One of the front wheel bearings in the Ford truck failed. We are having a Dadeville mechanic replace both wheel bearings on the Ford as this was something our employees were not comfortable doing. The mechanic will also replace worn front suspension parts. The total cost will be just under \$900.

Deposits and closings since last meeting

Deposits	\$109,012
Closings	5

TREASURER'S REPORT

Gene reported that we are showing an \$80,000 increase in income from this time last year. He stated that there is a \$31,000 increase in collected dues, \$30,000 increase in gate fees and \$10,000 increase in permit fees. Kevin estimates that thus far we are running at approximately 90% on collections.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance - Sally Gantt reported that they have communicated with the landscape company that is working on the master landscaping design. The designer has stated that they will have a proposal in by the end of the first week of March.

SWRA Election Committee - Board Election Ballots- Completed ballots have started arriving with a few questions. The Election Committee will meet March 2nd at 1:30p.m. to count the votes in order to allow time for those postmarked by Friday, February 26th to arrive. Appointed Election Committee members are Debra Knight, Linda Hickey, Rita McCollister, Cherie Stephenson, Chuck Lehman, and Rhonda Jones. Myrna Lehman has agreed to serve as an alternate.

SWRA Annual Meeting March 6, 2021 - The meeting will be held outside at the Church of The Living Waters at 10:00a.m. The agenda was discussed and it was agreed that it would be handled the same as before with Covid-19 restrictions followed. Questions or comments from the floor will be limited to 3 minutes rotating between attendees.

The SWVF&R Fire Chief Tim Peterson will be invited to make a short presentation.

Harbor Pointe Utility Complaints Update - Lee Eastman and Tom Nicholson agreed to meet with Don Allen to find a solution to the problem of the smell generated from the sewer plant tomorrow.

Business Continuity Plan - Gene had sent out a proposal and he is offering to get with Kevin and start on after the annual meeting has concluded and the new board is seated.

The Board approved a motion to move into Executive Session at 9:52 a.m. to discuss a legal issue.

The Board moved back into Regular Session at 10:21a.m.

NEW AGENDA

Architectural Review Committee (ARC) Appointment -Tom Dyne made a motion to appoint Mike Dean who is willing to serve on the ARC. **The motion was seconded and the Board approved a motion to appoint Mike Dean to serve on the ARC.**

Vote of SWRA Properties - As has been done in the past, the SWRA Board completes the Board election ballot for the properties owned by SWRA. This is added to the count at the end of the counting session for total votes cast. In the past it has never changed the outcome of the vote. **A motion to case the SWRA votes for the three candidates as recommended by the Nominating Committee was made, seconded and approved. Lee Eastman and Sally Gantt abstained.**

A motion to adjourn into Executive Session was approved 10:34 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, Vice-President

Date approved: *March 2, 2021*

Minutes
SWRA Board of Directors Meeting
February 9, 2021

Call to order - Vice President Tom Nicholson called the meeting to order at 8:58 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Sally Gantt were present. Ken Ledbetter will arrive later. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the January 19, 2021 Regular meeting as presented.

General Manager's Report - Kevin Eason

Alabama Power Interruptions - They contacted Kevin to inform him that they would interrupt service in order to work on a line to service sewer service on Moonbrook. An eflash was sent to inform property owners.

Architectural Review Committee (ARC) - The ARC has over 30 permit requests to consider this coming Wednesday. Eight are new homes. Everyone is gearing up for better weather to build.

There were two incidents last week where trees were cut down without ARC approval. In both cases it was discovered in time to stop the tree removal. Only a couple of trees were removed from either area before they were stopped. One was Cabins on the Green, the developer decided not to ask for a permit to take any more trees down and on Fernbrook an owner had planned to remove all the trees from his front yard. The property owner cut down two trees close to his house before he was stopped. He might request a permit for the removal of more trees.

EAMC Clinic - They informed Kevin that they would not be able to open the clinic by April 1st as planned. This delay is due to the government increase in getting people vaccinated as quickly as possible. All available medical personnel will be moved to the COVID vaccine clinic. EAMC does not have a projected opening date however they have started moving equipment into the building.

Fountain at Hwy 49 - There was a leak at the water meter on both sides of the meter that will require Walnut Hill Waters to repair the one on their side of the meter and SWRA the leak on our side of the meter. There was a leak in the waterfall pool. With Rob Corum's instructions, our employees successfully repaired the leak in the pond of the waterfall. It will now hold water. As soon as the lights are replaced, we will fill it back up and start the waterfall. Smith Electric has ordered the replacement lights. We are also performing other needed maintenance issues at the fountain/waterfall while it is dry.

Gate 34 Keypad - The keypad used by contractors to enter Gate 34 has been repaired. The delay was due to waiting on parts.

Gate 49 Computer - The computer for the main entrance gate has failed. It was about five years old. We will also be replacing the monitor and router. This computer is used to monitor Gate 34.

Money Market Rate - River Bank and Trust reduced our money market rate they had agreed to pay SWRA when we originally moved the main money market account to them a couple of years ago. The original agreement was they would pay SWRA a rate of 2% for a minimum of two years. That agreement ended January 28th. Kevin has asked them to provide SWRA with a new rate quote. If they cannot meet what APCO credit union charges, SWRA will move our funds back to the APCO credit union.

Pineview Pool - The sand in the Pineview Pool filter had to be replaced. Due to the high amount of usage over the past year and debris falling from the trees, the sand did not last as long as normal. We usually get about two seasons with each sand change.

SWRA Centre Lock - At a recent board meeting we briefly discussed installing a code lock for the community room to make it easier for people to access. After some thought, Kevin will install a combination electronic code lock on one of the doors for the community room. This will prevent users from having to contact a SWRA employee if they lose or forget the door key.

SWRA Centre Rental - The StillWaters Yacht Club has rented the community room again for their Friday evening get-togethers under the same agreement as before where they will be bumped if SWRA or another property owner rents the room.

SWRA Centre Repairs - Several boards on the walkover into the SWRA office were rotten and had to be replaced. The new boards will be unpainted for a couple of weeks so they can season.

Theft at The Hideaway - A concrete cutting saw valued at \$3,500 was reported stolen off a truck at The Hideaway on January 17th. According to the contractor it was on the back of his truck when he came to The Hideaway that morning but while he was working inside a house the saw was stolen. A stolen property report has been filed. However, according to our camera video footage a saw, this is a large saw, is not visible in the bed of the truck when it entered StillWaters and according to the video the truck was only in StillWaters for a few minutes. Just long enough to drive in gate 49 and back out gate 34. The truck does not return until Tuesday, January 19th when the theft was reported.

Water Main Break - Recently a water main broke on Cardinal Heights after 5pm. A large section of new pavement had to be removed to replace the broken pipe. Unfortunately, this area of the road is several inches thick and will cost more than most patches. We received several complaints about the water leak but Walnut Hill Waters had water service restored by 11pm Friday. Walnut Hill Water installed a new water line along Lakeview Ridge to

service a new house and a house that was having issues with water pressure due to a collapsed pipe. They repaired the roadside and placed seed and straw on the roadside.

Deposits and Closings since last meeting

Deposits	\$301,225
Closings	5

TREASURER'S REPORT

SWRA is about \$33,000 over the amount of Annual Association Fees collected this year verses the same time as last year. The last large influx of payments will be next week, right before the February 15th late charge assessment.

Gene reported that SWRA Reserve allocations are now \$363,000 after allocations of \$110,000 into accounts from last year. Balances looking good and he has completed the adjustments to the budget that were proposed at our last meeting.

OPEN AGENDA

Lighting Landscape Committee Hwy 49 Entrance - Sally Gantt reported that she and the other subcommittee members Debbie Nigh and Debra Knight are continuing to gather bids from lighting and landscape companies. They have also worked with the Tallapoosa County Extension Service representative and met with Kevin Eason and Tim Peterson. They have met with several companies from Birmingham, Wetumpka, Auburn and Opelika and approached several others. Some have not sent bids back.

The Facilities Maintenance and Landscape Committee (FMLC) met to review options and discuss estimated ranges on costs. After discussion, the strong unanimous recommendation was that the project was very important, would improve property values as well as perceptions or first impressions of StillWaters and that property owners would be in support of improving the infrastructure correctly and completely for the long-term if possible. The front and back gate areas have been on their list for improvements for several years now. It was suggested during the committee meeting that lighting be improved at the Hwy 34 gate, as it is hard to see where to turn into StillWaters.

Ken Ledbetter arrived at 10:05 a.m.

The Facilities Maintenance and Landscape Committee felt it was necessary to have the irrigation system repaired or replaced. The proposal will include removal of pole lamps, installation of up lighting on trees, and flagpole with a light inside the cupola of the gatehouse. The Committee is focusing on long lasting products, low maintenance and deer resistant plants for long-term savings including reducing maintenance costs.

The smaller trees in medians are dead and the stumps need to be removed along with old irrigation pipes and old wiring. A good bit of dirt should be removed also. The sub-committee wanted to update the Board to be sure that the money is available to support the scope of the proposed project before moving forward with any more meetings or plans with companies. Discussion continued. Gene stated that SWRA has \$35,000 set

aside in CAPEX and there is \$12,000 in the budget for the lighting project. He stated that he looked at this project as an investment rather than an expense. SWRA also has funds in the Gate Reserve and the Fountain Reserve accounts. Other Board members agreed that it should be done right and that it adds value to our community while we of course want to approach this project as we do all others to be sure we are saving where we can while obtaining a quality product in the end.

The sub-committee will move forward with having the landscape company draw up a proposed overall plan and finalizing the multiple option bids from lighting companies.

Vice President Tom Nicholson turned the chair of the meeting over to President Ken Ledbetter at 10:32 am.

SWRA Election Committee - The Board appointed Debra Knight, Linda Hickey, Rita McCollister, Cherie Stephenson, Chuck Lehman, and Rhonda Jones. Myrna Lehman has agreed to serve as an alternate. The Committee will meet Tuesday, March 2nd at 1:30pm to count votes at the SWRA Centre.

Election Letter & Ballot - Prior to our meeting Kevin sent a draft out to the Board for comments and has now redrafted the letter. These have to be mailed as per the by-laws. The Board reviewed the ballot and the revised letter to property owners. **After discussion, the Board approved both as presented.**

SWRA Annual Meeting March 6, 2021 - The Church of The Living Waters has offered their facilities to SWRA at no cost for the annual meeting.

Harbor Pointe Utility Complaints Update - Lee Eastman and Tom Nicholson agreed to meet with Don Allen to find a solution to the problem of the smell generated from the sewer plant. Kevin will set a meeting up for last week in February.

UTA Accident Lawsuit Filed by Yedidiah Brosseau - SWRA had been named in a lawsuit. Yedidiah Brosseau, Courtney Gleason, John Shull, Nolan Roe, and Steve Quisenberry have filed a lawsuit against SWRA and StillWaters Golf, LLC to recover damages for injuries they suffered on June 21, 2020 when they wrecked a borrowed Polaris Ranger on the closed Legends Golf Course.

SWRA should be exonerated, as SWRA does not own the property where the accident occurred. The plaintiffs went around barricades to get to the golf course. SWRA attorney will file a Motion to Dismiss the case.

D&O Insurance Bids - The SWRA D&O Insurance annual premium increased to \$21,117 and the deductible remained \$75,000. 2020 premium was \$18,000. This was the best quote and is with our current provider. Other quotes had premiums as high as \$30,000 and deductibles as high as \$100,000 with limits of only \$500,000.

The increase in premium and no decrease in deductible were mostly caused by SWRA now having three pending lawsuits. At last renewal SWRA had only one pending

lawsuit. The two additional lawsuits were Vaughn Wahl, a Waters Edge Covenant violation and the UTV accident (above) with SWRA as a named defendant.

NEW AGENDA

Business Continuity Plan - Gene had emailed some documents to Board members. He explained that the first part of the project was not difficult to complete. The Board thanked Gene for the information and all will review to discuss at our next meeting.

Architectural Review Committee (ARC) - Member Butch Myers has resigned from the ARC due to health issues. Mike Dean who has a background in construction, is President of the Villas on the Harbor Association Board and lives here full-time has expressed an interest in serving as an ARC member. He has been invited to attend the ARC meeting tomorrow to observe. There are a very large number of active projects at this time. A question was asked if SWRA Board could add members to this committee to help with the large volume. The governing documents state that "the ARC is made up of at least 3 but not more than 5 individuals designated by the Board". We have 5 members currently. It was suggested that the five appointed voting members might each have an assistant to help them monitor or review the work sites.

The Landing Plat - The board has received a letter from property owners Fred and Sherry Weaver concerning the approval of Phase 2 of The Landing. This letter was also sent to The Landing developer. A copy of that letter is attached and was reviewed by the Board. The Weaver's home is backed up to one of the new lakefront houses in The Landing and they expressed concerns and disappointment over the location of the new house. They are concerned about water drain off, as well as the alteration in their water view.

SWRA Staff Annual Meeting on March 6, 2021 at 1:00p.m. - Kevin will hold a mandatory employee safety and policy meeting the same day as the annual meeting. Board members are encouraged to attend.

Board Meetings - The next meeting is February 23rd and Kay Dickey will be invited to attend.

A motion to adjourn was approved at 11:01 a.m.

Respectfully submitted,


Penny Alexander, Secretary

Ken Ledbetter, President

Date approved: *February 23, 2021*

Minutes
SWRA Board of Directors Meeting
January 19, 2021

Call to order - President Ken Ledbetter called the meeting to order at 8:58 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman, Sally Gantt and Tom Nicholson were present. General Manager Kevin Eason was present to report.

Guests:

State Representative Ed Oliver and SW property owner Jim Calhoun attended the meeting to present the idea of creating a new town with city limits that would encompass Stillwaters, Susana Crossings, Paces Point and Quail Hollow. Mr. Calhoun lives in Sandy Creek but owns property in SW.

Ed stated that he is not advocating one-side or another. Mr. Calhoun asked for his assistance in looking at a particular portion of Lake Martin and to determine what residents want. Ed works with Kevin and Stillwaters' residents on many issues. He stated that Jim has worked hard to come up with a plan for annexation to form a city to be considered. There is speculation that other cities are looking into annexation.

Jim presented some information. He stated that though he is a member of the Chamber of Commerce board that he was acting as a private citizen and only representing himself. They had met with the League of Municipalities. Jim shared a map showing unincorporated parts of Tallapoosa County. The area of focus is South of Young's Ferry Rd., North of Hwy. 50, West of Hwy 49 and East of Lake Martin. Cities usually provide schools, police, fire and roads. He is here to ask the board about supporting their attempt to create a new town. Mr. Calhoun is concerned that Dadeville may annex this area.

They are suggesting a city that is run by volunteers just like Jacksons Gap. Jacksons Gap city council and mayor are volunteers. Ed Oliver stated that being in the city limits does not change property tax, only sales tax. There might be a few nominal increases for services. The Paces Point voting box, which includes Stillwaters, is the largest voting box in Ed Oliver's district.

Mr. Calhoun stated that advantages for Stillwater's and the other proposed areas would be a different zip code and that it would be one of the richest zip codes in the State of Alabama. He felt property values would increase. He felt it would insulate us from any city or town annexation with no cost to residents.

The proposed area already has County schools, a County Sheriff's department, and three active fire depts. And Stillwaters already pays for its own roads.

Ed explained that there are three ways for annexation to take place:

1. Through a constitutional amendment, a vote of citizens in the affected area to be annexed.
2. By signature from owners wanting to join a city - the usual reason is to gain a city service.
3. Our state representative would introduce a piece of legislation.

Jim stated that if the Board is interested enough to continue in pursuing in forming the Town of Lake Martin that he could invite the League of Municipalities to meet with the SWRA Board.

When questioned as to whether he was proposing an incorporated or unincorporated township he did not seem to understand the differences.

The Board thanked them for coming and will take it under consideration.

Approval of Prior Minutes

The Board approved the minutes of the January 5, 2021 Regular meeting as presented.

General Manager's Report - Kevin Eason

Covid 19 Vaccine - Kevin asked Lake Martin Hospital to request approval to have our employees vaccinated that for COVID 19. It was Kevin's understanding that organizations where their employees are in contact with large numbers of people can make a request to have its employees vaccinated. The request may take a week to ten days before an answer is received.

Dadeville Gas - They have asked for permission to install a gas line for the North and South Turkey Trot area. They understand they will have to repair the right of way and have been doing a better job since the issues we had with them in 2019. Kevin told them as long as they followed SWRA's repair right-of-way agreement they could proceed.

Employee - Clyde Ware's mother passed away due to COVID 19. Unfortunately, his brother from Texas who had come to their mother's funeral had a wreck while he was in Alabama for the funeral and died. Clyde has been taking some time off and Kevin has told him to take as much time as he needs.

Gate 34 Damage - Custom Concrete Walls delivery truck hit the entrance side of Gate 34 this past week. Kevin talked to the owner of the company and he is reluctant to pay the fee we charge. SWRA has invoiced him and sent him pictures of the truck speeding up to try and tailgate behind a car. His excuse is there was no one at Gate 34 to open the gate. Kevin explained to him that all his driver had to do was call Gate 49 or the office for the construction code. Kevin also sent him a picture of the sign listing the instructions on how to open the gate.

Harbor Pointe Marina Docks - The Harbor Pointe marina owners received their approval from FERC to install docks at the new boat dry storage facility. They have started on the construction of the docks and are trying to complete construction before the water level rises.

Keel Concrete Traffic Safety Issues - Kevin reported that he had a discussion with Mike Keel at Keel Concrete concerning his truck drivers not obeying StillWaters traffic

laws. Our employees including Kevin have witnessed Keel's trucks speeding and not slowing down for stop signs.

SWRA Annual Fees - These are coming in as expected. SWRA has collected 47% of the amount of fees invoiced as of January 14th. There have been very few questions concerning the increase in the transmitter fee and annual fee.

The Landing Phase 2 - The Landing developers sent phase two plans for the Board's review. They have reduced the number of houses to be built due to the cost of land preparation. They have told Kevin that they plan to have an area for possible future development but will not sub-divide that area at this time.

Welcome Centre Repairs - There was an issue with the electrical panel at the Welcome Centre building. After some discussion with the tenant, both parties agreed that the tenant added additional lighting, outlets, etc. that required more power than the existing electrical panel could handle. The tenant is replacing the existing electrical panel with a larger one since the tenant decided to add the additional electrical devices.

Deposits and closings since last meeting

Deposits	\$498,823
Closing	3

TREASURER'S REPORT

Gene had emailed detailed financial information to the Board members prior to the meeting. If adopted, this proposed budget projects that there would be \$17,000 revenue projected at end-of year next year, with several expenditures to discuss. Gene gave a general overview and then went through the reports.

Gene had prepared a detailed 2021 Proposed Budget Summary in a notes format. Reserves, "Unrestricted Cash" and addition of CAPEX expenditures for 2021 were reviewed

After discussion, a motion to approve the Reserve accounts as presented with additions discussed by the Board to include a new category for the Storage/Maintenance Building was made, seconded and approved unanimously.

The Board reviewed and discussed the 2021 Proposed Budget prepared by Gene with Kevin's input and assistance. A few corrections/changes were agreed to. A motion to approve the 2021 Proposed Budget with changes as discussed was made, seconded and unanimously approved. Gene will make the adjustments/corrections and send it to Board members back to us.

A motion to move into Ex. Session at 10:56 a.m. to discuss the General Manager's evaluation was made, seconded and approved.

The Board approved a motion to move back into Regular Session at 11:50 a.m.

OPEN AGENDA

Landscape and Lighting at Hwy 49 Entrance - Sally Gantt reported that she and the other subcommittee members Debbie Nigh and Debra Knight had met with several companies from Birmingham, Auburn along with Tim Peterson and Kevin attending some of them.

The pole lights are outdated and in need of repair/replacement or removal. If we are going to get new lights we first need to clean up landscaping at the fountain area and in the islands. The Landscape Committee will meet Thursday to discuss options. Discussion has been to remove the pole lights, remove holly bushes/other shrubs while leaving large trees and replacing the little skinny trees. Leave as a natural area under those trees. Front of fountain clean up, take out some planting and add more grass. May use well lights for an up lighting look and the goal is for it to be as low maintenance as possible.. Board members felt that this is an important project; a long-term or overall plan is needed, as this area is the first impression for anyone entering Stillwaters. They felt that if we are going to invest in a large improvement project then we need irrigation.

SWRA Named in Lawsuit - Still Waters Golf Club LLC has not been served their notice of the lawsuit, which includes SWRA and the people injured driving on the Legends golf course. Kevin spoke to Keith and made him aware of the lawsuit. Attorney Balch hopes to have SWRA removed from the lawsuit quickly. Unfortunately, SWRA had to list this lawsuit as an addition legal issue on the application for the renewal of the D&O insurance. Even though SWRA will probably be released it will affect the renewal of the D&O policy and our ability to reduce the deductible by a substantial amount. The timing is not good and will hurt all property owners through the increased costs.

D&O Insurance Renewal - It is time to bid the SWRA D&O insurance. Preliminary talks with insurance companies indicate a reduction in the deductible but no deduction in the premium. This is due to two active lawsuits and one pending lawsuit. In order to reduce the premium, we would need to settle the lawsuits or at least reduce the number.

SWRA Welcome Centre - Shortly after our last meeting EAMC notified Kevin that SWRA could announce their new clinic. The EAMC representative, Curtis, stated that the start date is still up in the air due to their clinical staff being pulled for COVID purposes (specifically, the Nurse Practitioner who will be working in the clinic has been pulled to work in their COVID infusion area). The renovations may be completed this week so they are arranging for furniture & equipment to be delivered the last week of January. At this point, they do not foresee opening up before March 1st. The clinic will be called ***East Alabama Health Lake Martin Clinic***. They will have a full-time primary care Nurse Practitioner in this location; and, Pinnacle Cardiovascular Associates will have a Cardiologist rotating to this clinic location once every 2 weeks.

Their Director of Public Relations is John Atkinson. Curtis said that he would think it is okay to share the news that EAMC will be the ones placing a primary care clinic in this location; however, our opening date has not been finalized yet due to the

ongoing COVID efforts. At this point, though, he is very hopeful we will be seeing patients in this location no later than April 1st.

Harbor Pointe Utility Complaints Update - Kevin spoke to Don Allen concerning the smell from the sewer plant. He is aware of the smell and has looked into ways they could improve the smell.

According to Don, they cannot construct a building over the plant without special filtration systems because the chemicals released in their treatment process would destroy a metal building and a wood building will rot. They have looked into a fan system that blows the smell up and away but it is very costly.

The sewer plant is a “bug” system similar to a large septic tank and there are only a few chemicals they can use that will not kill the “bugs” that eat the bacteria/waste.

ADEM does not require them to control smell from the sewer plant.

The green on top of the settlement pond is beneficial to the treatment of the water. It is duckweed that only can live in water with a high bacteria count and helps clean the water in the settlement pond.

Don stated that he would contact the company that operates the sewer plant for them and ask if they have any suggestions to help reduce the smell. Don said he was also willing to sit down with a couple of board members one afternoon and discuss what options he might find that will work to control the smell.

Lee Eastman and Tom Nicholson agreed to meet with Don Allen. Kevin will set a meeting up.

Radar Speed Limit Sign - This has been on backorder, Kevin will check on it.

Paving Update - D&J Paving has completed the two-year paving and patching project started in June 2020. The final amount owed to D&J is \$166,350.55 and is due the end of January. We still have the reflectors and road striping work to be complete-this is all part of the original plan the board approved in 2020. The reflector and striping work will start after temperatures rise to a daily average of 55 degrees, probably first part of March.

NEW AGENDA

The Landing Phase II Plat Change - The Board reviewed and approved a new plat that will be taken to the ARC meeting. This plat reduces the number of homes from 12 homes to 9 homes. There are some underground springs coming down the fairway area that would cause high infrastructure costs to develop.

Election Letter - At a previous board meeting the board discussed changing up the letter that accompanies the election ballots. Kevin will draft a letter and send it out to the Board members for input.

SWRA Member Annual Meeting - March 6, 2021 - The Board offered suggestions and Kevin will explore options for where to hold the meeting.

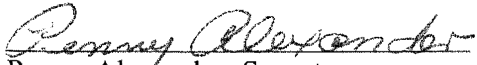
SWRA Staff Annual Meeting - March 6, 2021 - Kevin will hold a mandatory employee safety and policy meeting after the annual meeting. Board members are welcome to attend.

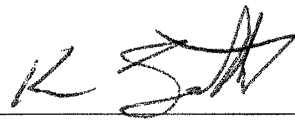
SWRA Election Committee - The Board appointed Debra Knight, Linda Hickey, Rita McCollister, Cherie Stephenson, Chuck Lehman, and Rhonda Jones. Myrna Lehman as an alternate. The Committee will meet March 2nd at 1:30pm. to count votes.

Board Meetings - The February schedule will be changed to meet February 9th and February 23rd.

A motion to adjourn was approved at 12:45 p.m.

Respectfully submitted,


Penny Alexander, Secretary


Ken Ledbetter, President

Date approved: Feb. 9, 2021

Minutes
SWRA Board of Directors Meeting
January 5, 2021

Call to order - Vice President Tom Nicholson called the meeting to order at 9:06 a.m. at the SWRA Centre. Board members Penny Alexander, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report. Gene Akers and Ken Ledbetter were excused.

Approval of Prior Minutes

The Board approved the minutes of the December 8, 2020 Regular meeting as written.

General Manager's Report - Kevin Eason

Gate 34 - Affordable Fence out of Phenix City has informed Kevin that they will not be returning to StillWaters to repair the exit-side sliding gate at Gate 34. This has been an ongoing issue. Kevin spoke with the owner over the phone last week and he provided Kevin with the names of his suppliers where SWRA can purchase repair parts. It is his opinion that they have fulfilled their warranty work by repairing the gate twice, after they built and installed the slide gate. Kevin stated that he has looked at the gate issue and with the proper parts our maintenance crew should be able to repair it.

Gate Communication System Replaced - The contractors working on the Welcome Centre building cut the internet/cable service bridge line that provides the gate-34 camera video for the gate-49 gatehouse again. It has been repaired and the line was placed in conduit and attached to the main wiring bundle under the building in hopes to help prevent this from happening again. This allows the attendants at Gate 49 to see cars at Gate 34 and communicate with them.

Hunting Concerns - Kevin has received a few calls from owners reporting that they saw someone wearing hunting clothing and carrying a bow and arrow in Stillwaters. He also has received reports that owners had heard gunshots. No one has been able to produce a picture. All reports have been in the Vistawood, Stagecoach, and StillWaters Drive area. Kevin stated that the gunshots could also be from across the water with the sound carrying.

WHWA Road Paving Cuts - Due to two large water main breaks, Walnut Hill Water had to cut the brand new asphalt that was installed this past August on Dogwood Trail and Holly Ridge. We will try to get these two areas patched while D&J Paving is still in StillWaters. They have been waiting on warmer weather in order to patch.

SWRA Annual Fee - A few owners have already paid their 2021 annual fee and assessment. We have had a few questions concerning the \$6 fee or the \$10 transmitter increase.

SWRA Window Decals - The 2021 window decals are in production. SWRA mails the window decals with the annual board member election ballot after owners have paid their annual fees. We mail two decals to owners; however, owners can obtain more decals by request.

Vandalism - Someone threw eggs at the Christmas decorations, the restroom building, some of the light globes, and the playground equipment at Moonbrook Park this past weekend. Most of the eggs are on the park side of the decorations. Unfortunately, egging is a common occurrence, though it has been mostly in the summer months. It may be due to kids being out of school more. It is not only a nuisance but costs the association money in staff hours and replacement of damaged items.

There will be an article in the newsletter and Kevin has spoken with the sheriff. Security patrols are costly and our insurance coverage would have to have additional coverage. Also laws in Alabama have changed since we used security patrols in the past. SWRA will prosecute offenders if identified. There are a couple of cameras at the park but more may be installed.

The Christmas decorations that were damaged will have to be repainted.

Water Line Breaks - Kevin spoke with Robin East at Walnut Hill Water concerning his opinion on the recent water line breaks. Robin confirmed the recent breaks can be attributed to the same issues as in the past, sub-standard pipes and shifting rocks. As the ground shifts the rocks push against the pipes and break them. WHWA replaces a portion of a broken pipe not the whole pipe.

The recent valve failure at the Lakeview Ridge and Sunset Point intersection are an exception. A 40+ year-old valve failed there causing the water to be off for several hours.

Welcome Centre Tenant - Members of the community continue to ask what is happening at the Welcome Centre but SWRA signed a non- disclosure document when the new lease was agreed to.

The new tenant has asked SWRA to continue to wait until they are ready to announce their opening. They are behind on completing the renovations. They have done more extensive repairs and replacements than they first planned. Originally, they had hoped to open the first of January but will be delayed a few months. SWRA will announce with details once they are ready.

Deposits and closings since last meeting

Deposits	\$32,633
Closings	11

TREASURER'S REPORT

Kevin reported that SWRA finished 2020 with approximately \$170,000 in funds above budgeted income. The PPP loan proceeds of \$85,000 were a boost and the other came from the collection of permits and fees associated with construction. Gene will discuss our recommendations for these funds at the next board meeting. He will also send some information to board members prior to our next meeting.

OPEN AGENDA

Gate 49 Entrance Pole Lights - The pole lights in the median leading from the fountain to the gatehouse are not working. There is an electrical shortage that we cannot locate. Smith Electric is scheduled to repair them next week.

Kevin reported on a quote for 16 ft. pole lights with the dark sky feature so light defects down with banner holders and receptacles at bottom. The 4 poles would be \$6,200 and they would match the poles we have at the park.

Discussion followed and it was agreed that it was time to explore all options on the entrance lighting. It was suggested that instead of pole lamps that we look for a more updated look such as up lighting. Sally will contact Debra Knight and Debbie Nigh to serve on a sub-committee with her to explore options and report back to the Board.

Christmas Committee Update - Sally Gantt reported that the SWRA staff members and Christmas Committee members are now inspecting, cleaning, sorting and storing the decorations. The main damage from the eggs was on the metal objects and the new wooden painted trees and house. The staff and committee members did a fabulous job this year.

Paving Update - Paving - D & J Paving hopes to complete the final patching this week including the new utility cuts made by Walnut Hill Water repairs. The weather has warmed up so they will try to finish patches.

NEW AGENDA

ACC Members for 2021 - Tom Dyne, Duane Paggen, Mike King, Darin Nesbit and Ray Donaldson are willing to serve on the Architectural Control Committee for the Waters Edge area. The Board appointed Tom Dyne and Mike King to serve as per the documents and the other members will be on the ballot, which will be mailed to all 45 Water's Edge property owners.

Landscape Work - Kevin is reconsidering doing any additional landscape work for condominium association properties. Stoneview Summit (SVS) is the only one that SWRA is handling now. Kevin is recommending that SWRA not contract to handle SVS in 2021. He explained that after gathering bids from landscape companies for comparison he is concerned about our cost projections. He also does not feel that we are

ready for this scope of work due to staffing shortages we had last summer. The Board agreed with his analysis and supported his recommendation.

Harbor Pointe Utility Complaints - The odor in the Holly Ridge area due to the sewer treatment mixing area (15 x 15) is causing more complaints. Property owners feel that there are remedies for this such as covered areas, a small building to control the buildings. The smell increased after the new aerators were installed. Chemical additives or rubber membranes are another option. The complaints are increasing over the smell and the green pond.

The Board would like to be proactive and preemptive in order to resolve this issue if possible without petitions and legal actions. Board members agreed that it is unacceptable and damaging to the quality of life and property values.

The Board suggested inviting the managing partner from Harbor Pointe Utilities or a representative from the management company they contract with to attend a board meeting for discussion.

Kevin will contact Don Allen and report back to the Board.

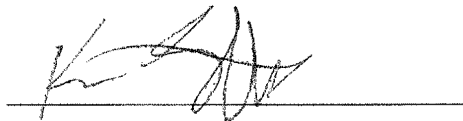
A motion to adjourn into Executive Session to discuss legal issues was approved at 10:32 a.m.

Respectfully submitted,



Penny Alexander, Secretary

Date approved: *Jan 19, 2021*



Ken Ledbetter, President