

Minutes
SWRA Board of Directors Meeting
December 9, 2008

Call to order – President Cal Johnson called the meeting to order at 9:10 a.m. Board members Buck Stevens, Tom Handley, Michael Carter, Penny Alexander and Debbie Nigh were present. Wayne Washburn was excused. Susan Thames and Travis Fincher were present to report.

Guest: None

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of November 12, 2008 Regular Session.

Community Administrator's Report: *Information/Action*

- Three lien releases have been filed
- Work has begun on 2009 billing with expectation of sending bills out on Dec. 29th.
- Property tax in amount of \$5,565.05 paid on common property and SWRA lots
- All but seven boat storage paid, following up.
- Money due SWRA was received from owners of Lot 60 which was bought at auction.

Maintenance Manager's Report: *Information/Action*

- November Traffic Count: Total of 23,723 entries recorded—11,739 at Gate 49 and 11,984 at Gate 34.
- ARC Report: Committee met and unanimously approved to waive impact fees on Buckskin lot, which will be purchased, and the home finished. Construction to begin in early January. Transfer fees will apply.
- Gate 34 Update: Gearbox malfunctioned and a new one has been ordered. Box under warranty; however, we will probably have to pay for the installation.
- Access Permit Receptacle: New receptacles ordered for each exit
- Pool Maintenance Contract: **The Board unanimously approved a resolution to renew the annual contract with John Gregory for pool and fountain maintenance, the only change being that October and November will be billed as summer months resulting in a net increase of \$200.**
- Gate Maintenance: Alabama Ornamental has started a new preventative maintenance program, which provides for quarterly inspections and will include lubrication, adjustments and replacement of worn parts. Board decided to wait for more details so cost comparisons can be made.
- Decals: The cost for 2009 decals will be the same as for 2008.

Treasurer's Report: *Information*

Treasurer Debbie Nigh asked Board for guidance regarding budgeting for 2009.

Meeting broke at 10:10 a.m. and resumed at 10:20 a.m.

OPEN AGENDA ITEMS

Drainage Task Force: Michael Carter reported that progress is being made and that things are coming together well. Task force members are Pete Arnold, Larry Brantley, Betty Litsey, Patti Richardson, Mike Carter and Penny Alexander. They will meet again on January 13, 2009.

Fireworks: Only two responses from residents received to date from the newsletter article. Neighborhood council seemed in favor of banning. Information has been sent to the condo boards for input. The Board will put this on the agenda for late January.

Nominating Committee: Buck Stevens to chair with Mike Carter appointed as second board member per the bylaws. Paul Gross, Patti Richardson and Carolyn Strother have agreed to serve. Alternates will serve at the discretion of the chairperson in case one or more of the primary candidates is unable to serve. They are: Thelma Pitts, Bob Bradshaw and Buddy McCrary.

Task Force to Implement Legislation for Law Enforcement: Cal and Tom will meet with Sheriff Abbett before developing a plan in order to determine what the Sheriff needs from StillWaters to implement legislation authorizing Sheriff to enforce StillWaters vehicle operating rules.

NEW AGENDA ITEMS

Comprehensive Signage Review: Cal Johnson mentioned two signs that need to be removed. He is continuing his review; signage is important in implementing legislation also.

Welcome Packet: At the request of the Publicity Committee, Jim Koeppen is drafting a letter from the fire department to be included in the welcome packet for new residents.

Neighborhood Council:

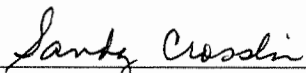
1. Good turnout and a productive meeting.
2. If a neighborhood watch group can be organized, Lt. Bill Hogg and David McMichael will assist in implementing the program.
3. Christmas tree at front gate was discussed; however, no one felt anything different from the wreaths was needed.
4. Fire Department is working on safety issues for those residents who live alone.
5. Roots are damaging pavement in front of Eagle Peak 11 & 12. Travis to check on.

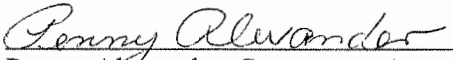
Christmas Bonuses: The Board approved Christmas bonuses for SWRA employees. Bonus checks will be issued to employees and the amount will be added to their yearly income as required by I.R.S.

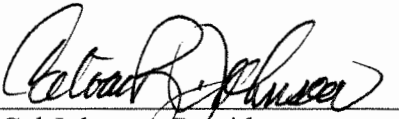
In accordance with prior Board Policy, the Board approved the COLA increase effective January 1, 2009 for all full time employees.

Motion to adjourn and enter into Executive Session to discuss legal cases carried unanimously.

Meeting adjourned at 10:45 a.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved 1/6/2009

RESOLUTION

WHEREAS: StillWaters Residential Association, hereinafter referred to as SWRA, is a nonprofit Alabama Corporation and Home Owners Association for the gated community known as StillWaters, located near Dadeville, Tallapoosa County, Alabama; and

WHEREAS: SWRA has the responsibility for enforcing StillWaters various covenants and maintaining the infrastructure including operating rules and speed limits on StillWaters' private roads;

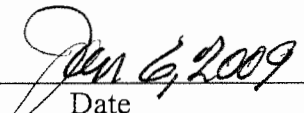
WHEREAS: The Alabama Legislature adopted Act Number 2007-340 which was signed into law by the Governor and approved as an amendment to the 1901 Constitution which authorized SWRA as a gated community to request the local Sheriff of Tallapoosa County to enforce motor vehicle and traffic laws.

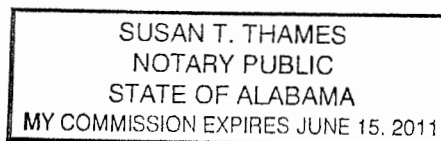
NOW THEREFORE:

1. SWRA through its Board of Directors hereby resolves and petitions the Sheriff of Tallapoosa County to enforce the motor vehicle and traffic laws on the private roads of StillWaters.
2. SWRA in conjunction with the local political subdivision has established speed limits on the thru roads of StillWaters at 35 mph. The speed limit has been set at 20 mph on all dead end roads. Speed limit signs have been posted at appropriate places within StillWaters including one at the entrance of each of the two gates.

This resolution has been duly adopted by the SWRA Board of Directors,


Calvin Johnson
SWRA President


Date




Jan. 6, 2009

Minutes
SWRA Board of Directors Meeting
November 12, 2008

Call to order – President Cal Johnson called the meeting to order at 9:15 a.m. Board members Buck Stevens, Tom Handley, Wayne Washburn, Penny Alexander and Debbie Nigh were present. Michael Carter was excused. Susan Thames and Travis Fincher were present to report.

Guest: None

Approval of Prior Minutes: Board approved minutes of October 28, 2008 Regular Session.

Community Administrator's Report

- Boat Storage Fees: Eight people have not paid. Several have turned in spaces, which will allow for a new layout with enlargement of remaining spaces.
- New Subjection Forms: Forms were mailed to real estate agents and closing attorneys.
- Paving: Paving has been completed and invoices paid in the amount of \$171,105.00

Maintenance Manager's Report: *Information/Action*

- Road Paving Update – D&J completed paving and patching work. Walnut Hill Water Authority had to dig up the pavement in two new locations so D&J may be called back to patch damaged areas when more areas need repairing. D&J did a very nice clean up of the staging area at Sunset Point. Residents continue to compliment the paving.
- Gate 34 Update: Damage from last two incidents resulted in undetected damage which has caused gates to fail; parts will be replaced this week.
- Gate 49 Update: New motor has been ordered and will be installed this week. If this doesn't fix the problem, new gates may have to be installed. These are old parts, as they were not replaced when the big renovation was done. **Motion made and seconded to authorize Travis Fincher to replace both gates at Gate 49 at his discretion. Motion carried unanimously.**
- ARC Activity: Permit approved to extend a rear deck and to partially cover it.
- Trailer Situation at Poplar Point: Trailers have been removed.
- Tree Mulch: Alabama Power's contractor has been trimming trees along StillWaters Drive and placing the mulch under the lines on the north side of Vista Wood Drive. Residents may take this mulch for their own use; however, they will need to spray it before placing it on their property.
- Moonbrook Park Lights: Several posts have been damaged and will have to be moved and the base welded. Two have been removed for repair. These have been

discontinued so they cannot be replaced.

- **Waterfall Pond & Lights:** On Halloween foaming detergent was put into the water. A chemical was used to clear up the foam. Lights on the sign have been replaced with special outdoor lights and the wiring has been placed in conduit.
- **Building Permits:** Expired permits have been removed from the Building Log. Travis will draft a form/letter to be sent to owners to inform them if this occurs.

OPEN AGENDA ITEMS:

Drainage Task Force: No report. Cal asked Penny to work with Mike Carter to set up a meeting of the committee to include Pete Arnold and Larry Brantley who have volunteered to serve.

Cleanup of Lot 2 of area 12: According to Section 3.6 of the 1987 covenants, Board will obtain an estimate for removing the foundation and cleaning up this lot and will then send the owner a letter informing him that if he does not clean the lot, SWRA will have it done at his expense.

Cleanup of Home on South Cardinal Heights - According to Section 3.6 of the 1987 covenants the owner will be contacted by written notice to have the cleanup done within 30 days or SWRA will have it done at the property owner's expense. Cal and Travis will handle.

Fireworks: Penny Alexander reported that from a fire prevention standpoint, Chief Darby would advocate any measure to reduce the risk of fire in the District. However, he wants to be sure that residents understand that there is no enforcement authority on the part of the fire department. If a policy is put into place, SWRA needs to be sure that the Sheriff's Department supports it since they will be responsible for enforcement. Board decided to ask the neighborhood council and the condo boards for input to determine where residents stand on fireworks.

Office Building at 34 Entrance: Penny reported that in response to the Board's verbal request, the grass has been cut; shrubbery trimmed and trash containers and trash removed. The owner is planning to advertised the trailers for sale with the provision that the buyer puts down a deposit, removes trailer and cleans up the lot.

Annual Meeting – Will be held Saturday, March 14, 2009 at 10:00 a.m. at Camp ASCCA.

NEW AGENDA ITEMS

Nominating Committee: Board members submitted a list of people they felt would be capable and willing to serve. The names were tallied and the list furnished to Buck Stevens and Michael Carter who will serve on the committee as board members. Buck

will contact those on the list in order to find 3 who agree to serve.

The Board approved a motion to move into Executive Session at 10:10 a.m. in order to meet with Attorney Mark Allen Treadwell to discuss several legal cases.

The Board moved back into Regular Session at 1:10 p.m.

Comprehensive Sign Review: Cal and Travis will work on this and report to Board.

Traffic Enforcement Task Force: President Cal Johnson appointed Tom Handley to work with him on the drafting of documents, guidelines and working in a concerted effort with Sheriff Abbett since Local Amendment #2 concerning law enforcement in StillWaters passed with the recent vote.

Newsletter: A list of articles for the next newsletter was started.

- Sale of trailers at gate 34
- Fireworks input
- Free mulch for residents is under the power lines and should be treated before use.
- Holiday Office schedule
- Nominating Committee
- Amendment #2 – Cal's article.
- Report from Long Range Planning Chairman

Committee Reports (as necessary):

Motion made and seconded to adjourn.

Meeting adjourned at 1:20 p.m.

Sandy Crosslin
Prepared by Sandy Crosslin

Penny Alexander
Penny Alexander, Secretary

Cal Johnson
Cal Johnson, President

Date approved 12/9/08

Minutes
SWRA Board of Directors Meeting
October 28, 2008

Call to order – President Cal Johnson called the meeting to order at 9:04 a.m. Board members Buck Stevens, Tom Handley, Wayne Washburn, Michael Carter, Penny Alexander and Debbie Nigh were present. Susan Thames and Travis Fincher were present to report.

Guest: Pat Praytor

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of October 14, 2008 Regular Session.

Community Administrator's Report: *Information/Action*

- Liens Update: Liens mailed with letter; funds received from two already
- Empire Financial: Stoneview Summit has paid all fees on 30 properties and their additional lot. One unit has closed and the closing attorney will send the fees due to SWRA.
- Cabins on the Green: Riverwoods was billed with no response yet; due by October 31, 2008
- Boat/Trailer Storage Fees: \$6400 received thus far.
The spacing is too tight and the Recreation/Maintenance Committee has recommended that some spaces be removed and the layout redone to alleviate this problem. Motion made and seconded to leave six spaces unleased in order to improve layout and provide more room for existing spaces. Motion carried unanimously.
- Twenty additional transmitters ordered for gate

Maintenance Manager's Report: *Information/Action*

- Road Paving Update – D&J will finish patching October 28, 2008. We hope to have enough left over to fix the drainage problem at Poplar Point. There have been many positive responses on the paving.
- Gate 34 Update: Slide gate is out of balance and is currently turned off until Alabama Ornamental can come to adjust it, which should be later this week.
- Excavation at Gate 34: Due to replacement of power feed to fire station.
- ARC Activity: Two permits approved—one to modify a dock and one to add landscaping features.
- Trailer Situation at Poplar Point: Trailers have been removed.
- Vandalism Update: Installation of new signs to begin this week starting with Greenview Lane
- Office Alarm System: Two quotes secured to include door detectors; motion detectors; smoke alarm units, and heat detector units for the attic space. **After**

review and discussion a motion made and seconded to accept the Furlong bid and to be pay the invoice from the contingency fund. Carried unanimously.

- Power Line property: Scheduled to be cut the second week in November.
- Alabama Power Right-of-Ways: RDA is a contractor hired by Alabama Power to clear the power lines and will do so for the next couple of weeks. The chips will be placed on SWRA property under power lines north of Vistawood and offered to residents as free mulch.

Treasurer's Report: Information/Action

Treasurer Debbie Nigh announced that with the Cost of Living adjustment fees would be \$345.45 per parcel for 2009. According to current figures the budget for next year will be short \$50,000 and this would most likely have to come from the roads budget. **The Board voted unanimously in favor of an \$100 assessment on each parcel for 2008, to be billed with the 2009 association annual maintenance fee and will be due by January 31, 2009. This was based on anticipated and projected budget needs for 2009 in order to maintain the current service level for property owners and to maintain and preserve SWRA assets.**

Open Agenda Items:

Drainage Task Force: Michael Carter updated the board concerning drainage task force. Board members suggested several people who they feel would be good additions to this committee. Road drainage is not the responsibility of the task force but comes under the Roads Committee. This is a committee to discuss and recommend policy.

Legal: Four judgments entered in favor of SWRA on collections; one pending; one had to re-issue summons for complaint; Covenants provide that SWRA can foreclose judicially and transfer ownership so these transfers will be handled through the court rather than a Sheriff's Foreclosure Judgment.

Landscaping: Bid was presented in amount of \$5,465 to replace trees that were removed with shrubs that will not grow high enough to affect power lines. **Motion made and seconded to approve landscaping of Gate 34 area due to Alabama Power's required removal of trees. The cost estimate is \$5,500 with money coming from contingency fund. Motion carried unanimously.**

Neighborhood Council: Buck Stevens reported that it was the best meeting he has attended with record attendance and very positive remarks. Several issues were addressed and Buck will take these answers and suggestions back to the Council. The Council is sponsoring a Christmas Decorating Day for StillWaters at the Executive Center on the first Thursday in December (December 4th) at 3:00 p.m.

Fireworks: Penny and Susan met with Chief Darby who has consulted with the Ed Paulk

State Fire Marshal, Scott Pilgreen Assistant State Fire Marshal and others and the bottom line is that he cannot issue a “no burn” order just for StillWaters (it must be a statewide order). However, state law prohibits activating fireworks within 600 ft. of a building so SWRA may be able to regulate fireworks use. Signs would have to be posted citing the law. The 1987 Covenants state that no noxious or dangerous activities are allowed. Board asked for a written report at the next meeting in order to make a decision.

Comprehensive Signage Review – Cal asked that this be placed on the next agenda.

Construction on Buckskin – Michael Carter will contact the owner to follow-up again on clean up of the lot, completion of construction, removal of porta-let, and the issue of a silt fence to control drainage.

Michael Carter had to leave at this point.

Meeting broke at 10:50 and resumed at 11:00.

New Agenda Items

Signage for Boat Trailers at Condos/Villas: New 18-inch sign will say “No Parking of Boats or Trailers. Towing at owner’s expense.” At this point, Travis Fincher was excused from meeting.

Office Building at Gate 34: Motion made and seconded to have Penny contact Todd Rodgers, Mr. Zettler’s representative, to discuss the poor condition of the trailer at Gate 34 and requesting that it be kept in good repair as specified in their Deed. A letter will follow if a positive response is not received. Motion carried unanimously.

Report on Meeting with Condo Boards: Great turnout; only The Pointe at Sunset Point was not represented. Condo boards are pleased to be working together. Stoneview Summit will be sent a letter by SWRA requesting their area be cleaned up. Minutes of the meeting will be sent out along with requested information from the meeting.

Amendment No. 2 on Ballot: Emails and newsletter will ask residents to support this amendment, which will allow traffic laws to be enforced inside StillWaters.

Holiday Office Hours: Motion made and seconded to allow the SWRA office staff to take vacation days the week of Thanksgiving and Christmas, resulting in office being closed those weeks. Motion carried unanimously.

Annual Meeting Date: March 14, 2009 at 10:00 a.m. is first choice with March 7, 2009 being second choice. Susan has contacted Camp Aasca and is waiting on a response of availability.

New Subjection Form: Copies of new form provided to board; board members

suggested several small modifications. **Motion made and seconded to approve the new form as modified. Motion carried unanimously.** A letter will be sent to closing attorneys and real estate agents along with new forms asking them to explain to buyers the option of subjecting to 1987 Covenants.

Nominating Committee: The next board meeting will be on Wed. November 12th due to Veteran's Day. Board members will bring names for recommendations of people to serve on the Nominating Committee. They must be under the 1987 Covenants to serve and not interested in running for election to the board.

Committee Reports (as necessary):

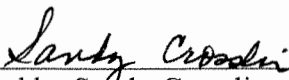
None

Letter from Resident: A letter was received from a resident concerning the recent vandalism. Board decided to respond thanking resident for his concern and advising him that the letter will be referred to Neighborhood Council to share his comments as he volunteered to help.

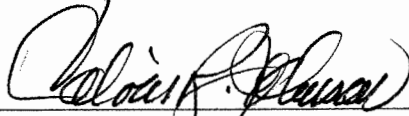
Pat Praytor addressed the Board with the issue of errors on the community map with street names not being consistent. Her street sign shows "Greensview" and the post office and courthouse have "Greenview." Susan stated that the registered plat of the subdivision is named one and the street another according to our documents. The Board will research further and send Mrs. Praytor and other residents on this street a letter showing the correct spelling.

Motion made and seconded to adjourn and enter into Executive Session in order to discuss pending legal cases and updates. Motion carried unanimously.

Meeting adjourned at 11:55.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved Nov. 12 2008

Minutes
SWRA Board of Directors Meeting
October 14, 2008

Call to order – President Cal Johnson called the meeting to order at 10:40 a.m. Board members Buck Stevens, Tom Handley, Wayne Washburn, Michael Carter and Debbie Nigh were present. Penny Alexander was excused. Susan Thames and Travis Fincher were present to report.

Guest: Bob Hamby and Herbert Bruce

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of September 30, 2008 Regular Session.

Community Administrator's Report

- All boat storage has been billed – total \$14,460
- 14 liens filed; will be going to legal proceedings on a few cases
- Property tax bill has been received and Personal Property Tax form has been forwarded to the accountant.
- Billed 4 additional properties for maintenance fees & assessment
- Villa owners were mailed an update letter from the meeting

Maintenance Manager's Report: *Information/Action*

- Road Paving Update – D&J completed overlay work. We were able to pave the lower parking lot and ramp and still be within the budget. Patching work is almost done.
- Gate 49 Update: Two of the barrier arms are a little balky but working.
- Gate 34 Update: Pear trees cleared and stumps will be ground down. (Note: the trees were removed per Alabama Power due to proximity to power lines.)
- Moonbrook Park/Walnut Hill Water: Water authority will wait until they have six months of history on the new system and then look at adjusting the bill.
- ARC Activity: One home permit approved
- Trailer Situation at Poplar Point: Five left—one to be removed this week—remaining four are on private property. The covenants require that these be moved also.

Open Agenda Items:

Long Range Planning: Board members were provided copies of a letter dated October 2, 2008, from the attorney who drafted the 1987 Covenants. Board directed Susan Thames to invite Herb Starzner to the next board meeting to advise board of Long Range Planning Committee thoughts and recommendations.

Drainage Task Force: Deferred

Villa Owners Meeting: Very positive and owners want to continue with meetings. They requested that each set of villas have a member on the Neighborhood Council. Dick Merrifield, NC Chairman has been contacted and he will handle this.

New Agenda Items

Harbor Pointe Meeting: Harbor Pointe homeowners will meet on November 1, 2008, and would like to have a board member present.

Gate 34 Landscaping: Alabama Power Company cut the trees free of charge due to their proximity to the power lines. The area will be landscaped and Debbie expects to have a proposed design and price at next board meeting.

Treasurer's Report: *Information/Action*

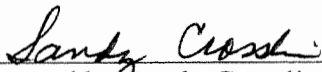
Debbie Nigh distributed copies of financial statements and advised board that she expects transfer fees and building permits to be significantly less next year due to the slowdown in the economy. **Motion made and seconded to begin legal proceedings against four properties (Account numbers 41084, 41050, 41051 and 28057) that were delinquent since efforts to contact owners have been unsuccessful. Motion carried unanimously.**

Committee Reports (as necessary):

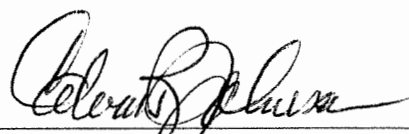
Recreation/Maintenance: Debbie Nigh will be speaking with the Neighborhood Council about Christmas decorations.

Motion made and seconded to adjourn and enter into Executive Session to review legal issues. Motion carried unanimously.

Meeting adjourned at 12:05 p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved 10-28-08

Minutes
SWRA Board of Directors Meeting
September 30, 2008

Call to order – President Cal Johnson called the meeting to order at 9:03 a.m. Board members Buck Stevens, Tom Handley, Wayne Washburn, and Penny Alexander were present. Michael Carter was absent. Debbie Nigh was excused. Susan Thames and Travis Fincher were present to report.

Guest: None

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of September 9, 2008 Regular Session.

Community Administrator's Report

- Community Administrator appeared in court in the Patillo case; Ray case moved to October 23. Patillo did not appear.
- Newsletter third quarter ads billed
- Lien spreadsheet prepared in Excel, which will enable better tracking of liens
- Prepared folders of each owner's property for Villas meeting Saturday Oct. 4th.

Maintenance Manager's Report: Information/Action

- Road Paving Update – D&J began on September 8; majority completed.
- Moonbrook Park Irrigation: Watering cycles cut to once weekly which will result in a savings; Travis has written to the water authority requesting some relief for the large bill caused by broken heads and frequent cycles
- Swimming Pool: Pool will close on October 1 for the season; John Gregory will inspect pool weekly until spring.
- Gate 49 Update: All four cameras at Gate 49 are recording
- Gate 34 Update: Wiring problem caused remote receiver to malfunction—problem resolved; a car became trapped between the slide gate and the bar gate requiring Travis to open the gate manually and reset the computer for the slide gate
- ARC Activity: Approved plans for two small storage buildings and one boat lift
- Trailer Situation at Poplar Point: Letters have been sent to property owners informing them that if trailers are not removed by October 15, they will be towed to an impound area.
- Sign Vandalism: Dogwood Trail signs vandalized; estimated cost to replace is \$1,000.
- Toilet at Moonbrook Park also vandalized.
- Teams Sports Played at Moonbrook Park: Complaint regarding young people playing team sports was discussed and resulted in a board decision regarding existing policy. **Motion was unanimously approved that rather than absolute prohibition of the use of Moonbrook Park for team sports, the rule of reason should prevail and that the maintenance manager may, at his discretion, determine whether a particular activity should be allowed.**

Open Agenda Items:

Magnolia Crest Complaint: Mostly resolved with one small item still to be addressed

Long Range Planning: Still awaiting 1987 Covenant interpretation from attorney.
Motion was unanimously approved that Tom Handley be authorized to hire an attorney to render an opinion as to whether Herb Starzer's interpretation of 1987 Covenants is correct. A friendly amendment to place a \$2500 cap on motion was accepted.

Drainage Task Force: Deferred

Villa Owners Meeting set for October 4, 2008 at 10:00 a.m.

Condo Board Meeting set for October 25, at 10:00 a.m.

New Agenda Items

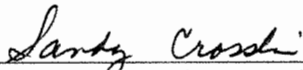
- **Door-to-Door Solicitation:** No policy in place
- **Dumping of Debris at Sunset Point:** Debris will be cleaned up
- **Beaver Lake Signage:** Fishing is allowed from the parking lot area

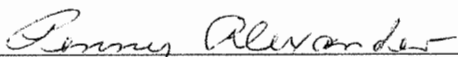
Committee Reports:

Neighborhood Council Meeting – Attendance was high and discussions positive.
Questions from Council have been addressed.

Motion made and seconded to adjourn and enter into Executive Session to discuss ongoing legal issues. Motion carried unanimously.

Meeting adjourned at 10:15 a.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary

Date approved 10-14-2008


Cal Johnson, President

Minutes
SWRA Board of Directors Meeting
September 9, 2008

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

Guest: None

Approval of Prior Minutes:

The Board reviewed and unanimously approved the Minutes of the August 19th Regular Meeting and the September 4th Special Meeting.

Community Administrator's Report

- Letters mailed to villa owners – October 4 meeting 10:00 a.m.
- Tax Filings – Federal, State, and Corporate tax filings prepared and paid, estimated 2008 taxes paid year-to-date
- Holloway Credit Update: SWRA 2008 collections to date total \$11,356.02

Maintenance Manager's Report: *Information/Action*

- Road Paving Update: Weather permitting, patching will begin September 10
- Gate 49 Update: Loop detector installed and working. One camera input to the DVR not working but is believed to be a computer glitch, which Travis can fix via phone
 - **The Board unanimously approved a motion for Travis to purchase a backup DVR for the gate system at the best price and have it programmed and ready for installation.**
- Moonbrook Park Irrigation Leak: Vision Landscape will check to determine if pressure from water meter is too high and make necessary repairs.
- Storm Cleanup: Main road cleared of debris; three blocked culverts cleared; tennis courts blown off and weeded
- August Traffic Report: Total of both gates was 30,466. **A spreadsheet with an accompanying article will be written for the October newsletter to illustrate the use of the gates since installation in May 2007.**
- ARC Activity: Committee met regarding status of ongoing projects. No new home starts.
- Gate 49 Septic Tank Update: Maxwell Engineering located the right of way on the side of the road at Gate 49 and performed Perc tests at two locations.

Committee Reports (as necessary):

None

Future Agenda Items

Drainage – deferred

Right-of-Way Clearing – no requests for special attention have been received

The Board approved a Motion to go into Executive Session and then adjourned its regular session at 11 am. Motion made and seconded to adjourn and enter into Executive Session. Motion carried unanimously.

Meeting adjourned at 11:00 a.m.

Sandy Crosslin
Prepared by Sandy Crosslin

Susan Thames
Susan Thames, Community Administrator

Date approved Sept. 30, 2008

Cal Johnson
Cal Johnson, President

Report for Sept. 9, 2008 Board Meeting – From Penny Alexander

Sorry that I cannot be with you today! Please let me know if you have additional topics for these meetings.

Condo Board meeting Oct. 25th 10 a.m. at Executive Center

ALL Board members, PLEASE mark your calendars!!

Topics so far are:

- Pools/Trash receptacle abuse and use by non-condo owners or guests
- Problems caused by renters can be better addressed through their Rental Agencies
- Fireworks – regulations and dangers
- Boat trailers parking in lots –where to store, how to notify renters and implementing towing if necessary.
- Landscape and common areas, - blowing off roads, Vision does occasionally, however streets are not in their contract. Up to each area.
- Status of Stoneview Summit
- Status of the 10 cleared acres adjacent to Sunset Pt Drive
- Status of rebuilding of Bldg 100/SSP II
- Harbor Pointe Marina - letting non -stored boats launch
- Covenants consolidation?

I have heard from several condo board members that they will attend. Some have sent in items for the agenda. I will touch base with them again, via email as the date approaches.

Villa Owners Meeting Oct. 4th 10 a.m. at The Executive Center

Cal and Penny will meet with them. All Board members are welcome!

Topics in invitation letter were:

- Interest in forming individual condo/villa associations
- Communication of common concerns
- Common Areas
- Open discussion
- Other items similar to Condo meeting list

Fireworks in StillWaters

I have been in touch with Fire Chief, Joey Darby who shares our concerns.

From his emails:

8/26/08 Unfortunately, there are not a lot of enforcement/restriction options that we have unless a No-Burn Order has been issued for the State by the State Forester and signed through the Governor's Office. This type of Order is rare, and we only experienced one last year during the severe drought. We have not been close to such action this year, even though conditions have seemed dry at times. I will check with my friends/colleagues at the State Fire Marshal's Office for any other information that they might be able to provide.

8/27/08 I'm still researching the fireworks issue, just in case there's a loophole or grey area that we might be able to take advantage of. I will also be at the Alabama Fire Chiefs Conference next week and can talk to other Chiefs and officials about their experiences with this.

I will contact Joey when I return to see if he has anymore information and I will report at our next meeting. Thanks!

Minutes
SWRA Board of Directors Meeting
August 19, 2008

Call to order – President Cal Johnson called the meeting to order at 9:07 a.m. Board members Buck Stevens, Debbie Nigh, Tom Handley, Wayne Washburn and Penny Alexander were present. Michael Carter was excused. Susan Thames, Community Administrator, was excused. Travis Fincher was present to report.

Guest: None

Approval of Prior Minutes:

Motion made and seconded to insert the following sentence into August 5, 2008, minutes. “On departure, Mr. Caudill stated that he understood the handling of the awarding of bids and costs associated with the 34 gatehouse rebuild and that he would put something out on the open forum email to explain it to others.” Motion passed by acclamation with no objections. Motion made and seconded to approve August 5 minutes as amended. Motion carried unanimously.

Maintenance Manager’s Report: *Information/Action*

- Road Paving Update – D&J will begin paving before the end of August.
- ARC: 3 new home permits approved; 1 deck extension approved
- Gates: New slide gate at Gate 34 installed; Gate 49 video should be repaired before end of August.
- Golf Cart/ATV Enforcement: New surveillance program has begun
- Moonbrook Park Irrigation: Significant leak, perhaps a valve, caused a huge water usage; water is shut off at meter until leak can be found and problem resolved.
- Golf Cart Safety: No violations found since implementation of new program.

OPEN AGENDA ITEMS:

Mission Statement:

After discussion a motion was made and seconded to adopt the following mission statement: “Although StillWaters Residential Association (SWRA) is not a developer, its Board will (a) preserve and improve where possible StillWaters’ infrastructure and (b) preserve and protect StillWaters’ residential areas and home values of its residents through an orderly and efficient administration of the Covenants.” Motion carried.

Drainage Task Force:

Copies of the original letter from Cal to the Task Force were distributed and the Board

members agreed to review this along with the document handed out by Mike Carter at the last meeting in order to be prepared to discuss this at the next meeting.

NEW AGENDA ITEMS

Fireworks:

Memo was received from a resident concerning fireworks and asking if a policy exists concerning use of fireworks within StillWaters. Consensus of Board was that Penny Alexander would contact the volunteer fire department chief, Joey Darby and see if anything can be done through the SWVF&R to regulate use of fireworks.

Board Meeting Policy:

Board has been asked by a resident to rethink the policy on board meeting attendance by non-members. Board directed Tom Handley to re-draft the paragraph addressing attendance and to add a review by SWRA Board counsel to executive session minutes. He will bring proposed changes to next meeting.

Treasurer's Report: Information/Action

Treasurer Debbie Nigh presented budget adjustments as previously approved, plus one new adjustment needed in maintenance. **Motion made and seconded to move an additional \$17,300 from the contingency fund to the cost center budgets as requested. Motion carried unanimously.** \$13,400 will be moved to the Gates Center, \$2,500 to Landscape Center, \$700 to Moonbrook Park and \$700 the Executive Center. (Copy attached.)

Legal collection cases were reviewed and discussed as per the updated list.
Mid-year report on Profit and Loss submitted and adjustments to the budget made and approved by Board.

Condo Association Board Meeting

Dates were discussed for a meeting between SWRA Board and the condo association boards. All will check calendars for Saturday, October 25th. Topics so far would include:

- Pools/Trash receptacle abuse and use by non-condo owners or guests
- Problems caused by renters can be better addressed through their Rental Agencies
- Fireworks – regulations and dangers
- Boat trailers parking in lots –where to store, how to notify renters and implementing towing if necessary.
- Landscape and common areas, - blowing off roads, Vision does occasionally, however streets are not in their contract. Up to each area.

Old Agenda items were reviewed:

- Pond Rules – Travis has talked to Todd Rogers, ^{he} ~~his~~ does not mind people fishing, only safety concern is that they stay away from the dam area.
- Long Range Planning/Starzer Proposal – Tom will check with the attorney in Birmingham.
- Fire/Gate Emergency plan – On agenda meeting after next, Buck and Penny to review.
- Meeting with the Villa Owners – Cal and Penny will work on this.
- Emergency Procedures – Cal will add a disaster plan to the office manual notebook in order to cut down on duplication.
- 1974 Solution – All Board to review covenants for discussion at next meeting.

Motion made and seconded to adjourn. Motion carried unanimously.

Meeting adjourned at 11:05 a.m. so that Board could enter Executive Session in order to review pending legal cases and correspondence.

Sandy Crosslin
Prepared by Sandy Crosslin

Penny Alexander
Penny Alexander, Secretary

Cal Johnson
Cal Johnson, President

Date approved 9/09/08

MINUTES
SWRA Board of Directors Meeting
August 5, 2008

Call to Order – Vice President Buck Stevens called the meeting to order at 9:05 a.m. and then led an opening prayer. Board members Debbie Nigh, Penny Alexander, Wayne Washburn and Mike Carter were present. Cal Johnson and Tom Handley were excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Approval of Prior Minutes:

Motion made, seconded and carried unanimously to approve July 22, 2008 Regular Session minutes as submitted.

Guests:

Buck Stevens welcomed the guests and requested that each guest have ten minutes to address the Board. Vice President Stevens stressed to all present that the meeting was being recorded, as is usual practice.

John Durr was the first to speak. His concern was a meeting between some of the board members and Larry Smith and Marian Edel. Board members who had been in attendance at said meeting addressed his concerns.

Ted Caudill spoke next and voiced his concern that what he considered the high cost of rebuilding the gatehouse at Gate 34 may have been the result of not soliciting bids. Debbie Nigh explained what was involved with finding licensed commercial contractors who are bonded, insured, have Workers' Comp and liability insurance, etc. SWRA workman's compensation insurance was canceled for the lack of using licensed and insured general contractors in the past. The Board assured him that the goal is to take bids whenever possible and to have long lasting quality repairs done. On departure, Mr. Caudill stated that he understood the handling of this and that he would put something out on the open forum email to explain it to others.

Marian Edel then spoke and questioned how the lots owned by SWRA came to be listed with a particular real estate agent and whether there had been negotiations as to the real estate commission. Board members explained the procedure used in pricing, listing, etc. The adjacent property owners are notified that a lot is for sale, it is put in the monthly newsletter then listed with an agent who does all the groundwork and pays for all the advertising of the properties. The Board stated that SWRA is getting a very good rate on this.

Judson Edel addressed the boat ramp issue and commented on Executive session procedures. Board members answered his concerns. He also stated his opinion on other issues that the Board is already working on and could not comment regarding on-going negotiations.

Lee Eastman asked the Board to re-think the attendance policy currently in place and thanked the Board for their hard work and dedication to the community.

The guests left and the meeting broke at 10:00 then resumed at 10:10 a.m.

Community Administrator's Report: *Information*

- Online accounting system with Warren Sasser is working extremely well. They are working on some suggested adjustments, which they will send to the Board.
- Email lists for different groups has been updated
- Additional spreadsheets being developed to track liens, collection cases, Deed For Debt properties, etc.
- New scanner installed

Maintenance Manager's Report: *Information/Action*

- July Traffic Report: Total traffic at both gates for July was 34,946
- ARC Activity: Approved placement of signs on the old Conference Centre sign directing residents and visitors to the new boat trailer parking lot. Approved two home improvement permits and two new home permits.
- Tennis Court Update: Final patching work on court surface is complete and will be painted shortly.
- Gate 34 Incident Claim: Check from insurance company received for full amount.
- Gate Repair Update: Slide gate at Gate 34 exit will be installed this week. Also, new detection loops will be installed at the Gate 49 entry gates.
- Gate 49 Camera Update: Cameras still not working; however, David Albright will try to be here this week to help Travis fix the problem.
- Road Paving Update: Work expected to begin this month.
- Trailer Violations: Violators have been notified and given 15 days to rectify the violations. Trailers left in violation of covenants will have stickers placed on the tongues or some other conspicuous location stating the date trailer will be towed; 14 days notice will be given in order to give the owner two weekends to address the issue.
- Magnolia Crest Complaint: Board members were presented with copies of a letter concerning a situation on Magnolia Crest involving covenant violations on a property being developed; Travis will attempt to meet with the developer and point out the particular items that need to be addressed. The lot will be cleaned up and the builder invoiced if this is not corrected quickly. Wayne Washburn agreed to contact the residents who sent the letter and assure them that the Board is taking action and hopes to resolve the matter.

Financial Report: *Information/Action*

Motion made and seconded to set up a \$75,000 CD account at Aliant Bank at a competitive rate. Motion carried unanimously.

Debbie Nigh distributed the SWRA Gate Expense Allocation report.

OPEN AGENDA ITEMS

- **Drainage Task Force:** Michael Carter handed out copies of a draft outlining proposed procedures for Board review. He asked for suggestions and ideas from the Board. Board agreed and the item will be on the agenda for the first meeting in September in order to give time for the committee to meet.
- **Golf Cart Safety:** Board members were provided with copies of a suggested incident report, which the roving patrol, or Travis will hand out to violators of the current policy. **Motion made, seconded and carried unanimously to revise the resolution of November 27, 2007 dealing with motorized vehicles to add the words “and common areas” after the word road. The resolution will read, “all motorized vehicles (golf carts, ATV’s, etc) on StillWater’s roads and common areas be operated by licensed and insured drivers as required under Alabama Motor Vehicle Traffic Code”.** Board agreed to begin using the amended form immediately and so directed Travis Fincher.
- **Stillwater’s Legislation Vote:** Debbie Nigh reported that the issue would be on the November ballot, according to the Probate Judge of Tallapoosa County.

NEW AGENDA ITEMS

Recreation Committee:

Drainage at Moonbrook Park: Bids will be secured for the rectifying of the drainage problem plus painting of the gazebo.

Playground Equipment: Debbie Nigh and Penny Alexander met with Cameron Rawls regarding possibly addition of new playground equipment. Cameron is working on a proposal for the Recreation Committee.

Right of Way Maintenance:

Penny Alexander and Debbie Nigh have started a list of trimming/clearing needs and asked other board members to pay attention to where trimming is needed and to report those areas to Travis Fincher.

Newsletter Responses:

Several positive responses concerning the August newsletter were shared.

Outgoing Correspondence:

Buck Stevens brought up a new item that had just been brought to his attention regarding letters sent from SWRA. **Motion made, seconded and carried unanimously that letters from SWRA to anyone who is involved in litigation or negotiations with SWRA should**

be reviewed by the Board first and then if the Board deems necessary, letter is to be reviewed by legal counsel.

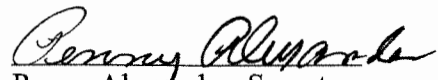
Reserve Funds:

Treasurer Debbie Nigh brought up the issue of reserving money for the replacement of the existing pool, which will be required at some point since the pool is around twenty years old. Rob Corum built the Pineview pool and he will work up some estimates in order for the board to plan for the future.

Motion made, seconded and carried unanimously to move into executive session in order to address legal issues.

Following the Executive Session, meeting adjourned at 11:55 a.m.

Prepared by Sandy Crosslin


Penny Alexander, Secretary

Buck Stevens, Vice President

Date approved 8/19/08

Minutes
SWRA Board of Directors Meeting
July 22, 2008

Call to order – Vice President Buck Stevens called the meeting to order at 9:15 a.m. Board members Debbie Nigh, Tom Handley, Wayne Washburn and Penny Alexander were present. Cal Johnson and Michael Carter were excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Approval of Prior Minutes:

Motion carried unanimously to approve June 24 Executive Session minutes as submitted.

Motion carried unanimously to approve July 9 Regular Session minutes as submitted.

Motion carried unanimously to approve July 9 Executive Session minutes as submitted.

Community Administrator's Report: *Information:*

- \$ 911.00 received from garnishment of Tresko's wages for Circuit Court case on damage to SWRA truck.
- \$7,957.98 received from Holloway Credit in the last two months.
- \$7,472 collected in July for six legal cases through our local collection attorney, Don Harrison.

Maintenance Manager's Report: *Information/Action*

- Tennis Court Update: Cracks will be finished this week and after the filler cures for a week, the court will be painted.
- Gate 34: Gate should be finished and installed by the end of July.
- ARC: Three small projects at Poplar Point approved.
- Roads Update: Contract signed with D & J Enterprises and work to begin first of August.
- Charlie Phillips has completed the agreed upon work. **Motion made and seconded to cancel the legal proceedings against Charlie Phillips. Motion carried unanimously.**
- Gate 49 – loop detectors has been replaced.
- Office Manuel – Travis will print a chapter on the gates for this.

OPEN AGENDA ITEMS:

Unity 1971 Project/'74 Solution: Was discussed briefly and will be put on next meeting agenda. 177 of the 1971 & 1974 property owners paid the 2007 voluntary assessment. Nine of the 1971 property owners paid the full maintenance fee rather than just \$100.

Drainage Task Force: No report, scheduled to report next meeting.

Golf Cart Safety: Cal Johnson and Penny Alexander have drafted a notice which will be presented to the Board for review and which, upon approval, will be duplicated and provided to the roving guard for handing out to violators.

Cemetery Task Force: The Task Force is still investigating the situation after meeting with Mr. Temples on the history of the cemetery and the existing unmarked graves.

Treasurer's Report: *Information/Action*

- Three legal cases settled for a total of \$6,365.61
- Three others have been settled generating an expected income of approximately \$1,100.00.
- Holloway Credit Solutions has returned the Sy McLain property accounts due to a cease communication notice. **Motion made and seconded to follow standard policy by directing Attorney Don Harrison to proceed with legal action against Sy McLain regarding collection of past due fees. Motion carried unanimously.**

NEW AGENDA ITEMS

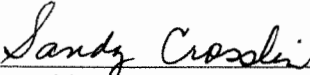
Mission Statement: Board members were provided copies of the current mission statement along with proposed changes. Members will review and bring suggested changes to next board meeting.

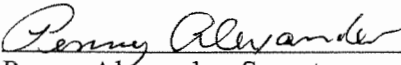
StillWater's Legislation Vote: Debbie will check with Probate Judge Gloria Sinclair to be sure that this will be on the November ballot.

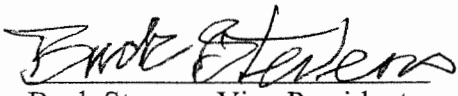
Neighborhood Council Report: An update on the last meeting was given. The Neighborhood Council representatives discussed the SWRA residential boat ramp issue at length and overwhelmingly passed a resolution. They agreed that the Board had researched, discussed and addressed the boat ramp issue thoroughly and that the Neighborhood Council would discuss this issue no further. The Council also discussed, as has the past and current SWRA Boards, the cost of adding to our infrastructure, which includes not only the building of a facility but the cost of management, insurance, taxes and maintenance that would be passed on to all property owners regardless of whether they use the facility or not.

Motion made and seconded to adjourn. Motion carried unanimously.

Meeting adjourned at 10:55 a.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, Vice President

Date approved Aug. 5, 2008

Minutes
SWRA Board of Directors Meeting
July 9, 2008

Call to order – President Cal Johnson called the meeting to order at 9:10 a.m. Board members Debbie Nigh, Michael Carter, Tom Handley, Wayne Washburn and Penny Alexander were present. Buck Stevens was excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Approval of Agenda: Motion made and seconded to approve agenda; approved by acclamation.

Approval of Prior Minutes:

Motion made and seconded to approve June 24 regular session minutes as submitted; approved by acclamation.

Motion made and seconded to approve Executive Session Minutes of June 24 as submitted. Discussion resulted in a motion made and seconded to have Attorney Mark Allen Treadwell review June 24 and any future executive session minutes which deal with litigation before they are entered into record. Motion carried unanimously.

Community Administrator's Report:

- Vendors have been billed for gate cards.
- Newsletter advertisers have been billed for ads.
- Monthly copies have exceeded contract amount several months this year so Berney Office Solutions has been contacted regarding pricing to increase the to see if would be a cost savings to increase the monthly copy amount and also for pricing on a scanner module.
- Walnut Hill Water agreed to a one-time reduction due to the leak at the shower at the pool. The credit was \$137.
- New accounting system should result in significant savings; meeting set for July 10.

Maintenance Manager's Report: Information/Action

- Tennis Court Update: Repairs are underway
- ARC: One permit issued for a deck extension and cover
- Roads Update: Bids have been received for paving and patching work
- StillWaters Drive Damage Incident: "The Sky is the Limit" has agreed to pave Hart Lane as an alternative to repairing the damage on "StillWaters Drive.

Travis was commended for the outstanding job he has done with the new flags and with the display of flags over the 4th. Many residents have commented positively on them.

Open Agenda Items:

Cemetery Task Force: Will meet this week. Debbie spent 2 hours with Joseph Wayne Temples (brother of Billie Amason) who has relatives buried here and had much interesting history that he shared.

Golf Cart Safety: Newsletter will publish the motorized vehicles policy again. Penny and Cal will work on implementation form for roving attendant.

Office Manual: Much work has been done – there are still a few items to be added. Penny asked the Board members to review the manual and make suggestions on additions to it.

Meeting adjourned at 10:00 a.m. to hold the Executive Session in order for Attorney Mark Allen Treadwell to update the Board on two legal cases.

Regular Session resumed at 11:10 a.m.

New Agenda Items

County Records on StillWaters properties: Recently the county upheld our previous agreement concerning the enforcement of StillWaters covenants in regard to the combination of lots.

Gate 34 Incident: Gate 34 exit gates were damaged over the July Fourth holiday. Both the exit barrier arm and the slide gate will have to be replaced. Travis's time will be documented and added to the bill. Claim has been submitted to driver's insurance company and our insurance company will be put on notice. Cal signed the repair order with Alabama Ornamental.

Paving Phase I: Travis presented paving bids to the Board. **After review and discussion, a motion was made and seconded to award the 2008 Phase I road paving and patching contract to D&J Enterprises based on their low bid. Motion carried unanimously.**

From Executive Session Minutes of 6/24/08:

Residential Boat Ramp - The addition of a ramp and the formation of a committee was discussed. After discussion, it was agreed that it would not be a good idea due to the various issues raised during the neighborhood beach discussion several years ago. For example, the close proximity of residential units, the liabilities associated with a "public" or residential area for a specific use (beach, boat ramp, insurance, apportioning of the cost to each and every resident, etc), the access and control of the common area (such as the community pool) and the use rate, which would be uncharacteristically low. The cost associated with building and maintaining a boat ramp would be too much even if there were a good location for one. The only property available, according to the covenants is the area behind the tennis courts, which is owned by SWRA however, this is adjacent to residential. It would be a major investment for the benefit of a very few

residents.

Motion made and seconded to adjourn. Motion carried unanimously.

Meeting adjourned at 12:05 p.m.

Sandy Crosslin
Prepared by Sandy Crosslin

Penny Alexander
Penny Alexander, Secretary

Date approved 7/22/08

Cal Johnson
Cal Johnson, President

Minutes
SWRA Board of Directors Meeting
June 24, 2008

Call to order – President Cal Johnson called the meeting to order at 9:05 a.m. Board members Buck Stevens, Debbie Nigh, Michael Carter, Tom Handley and Wayne Washburn were present. Penny Alexander was excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guest: Charlie Phillips was present to discuss an agreement with the Board to clear up the debt owed SWRA. He offered to do clearing, grading, ditches, landscaping, etc. as directed in order to offset the amount asked for in the pending lawsuit. Board agreed with stipulation that work will be done under direction of Covenant & Maintenance Manager Travis Fincher. Mr. Phillips then left the meeting.

Approval of Agenda:

Buck Stevens moved to approve agenda with removal of all “deferred” items from the agenda, deletion of the word “deferred” after “Golf Cart Safety,” moving the “Residential Boat Ramp” agenda item to Executive Session, and deletion of the “Gate 34” item under “Open Items.” Tom Handley seconded. Motion carried unanimously.

Approval of Prior Minutes:

Buck Stevens moved to approve June 10, 2008 regular session minutes with a correction in the last paragraph, which was changed to read, “one new loop detector was installed at the residents’ exit gate.” Debbie Nigh seconded. Motion carried unanimously.

Debbie Nigh moved to approve June 10, 2008 executive session minutes as submitted. Tom Handley seconded. Motion carried unanimously.

Community Administrator’s Report: *Information*

- Tax sale properties were invoiced with no response except a question from StillWaters Investors.
- Holloway has remitted \$5,890.54 in collections
- Zenith – A workman’s comp refund has been received.
- Accounting – Payroll has been entered into Quick Books
- Jeremy Freeman issue is settled, SWRA has received his quit claim deed under the deed for debt program.
- SWRA has received June Dennis properties pending final order from the appeals court.

Maintenance Manager’s Report: *Information/Action*

- Gate Update: Barrier arm was knocked off of Gate 34 on June 15. The offender

called the gatehouse and reported the incident. The arm was quickly reinstalled as the nylon bolts were all that had to be replaced. **Tom Handley moved to send an invoice for \$500 damage to the person who knocked the arm off. Buck Stevens seconded. Tom Handley moved to send a letter advising the offending party that the charge was waived because the damage was promptly reported, but that if it happens again an invoice will be sent for the customary \$500 charge. Buck Stevens seconded. Motion carried.** Travis will write a letter as a warning to offender about the charges for gate damage. Cal will sign letter.

- Video Update at Gate 49: New camera for residents' entry gate is here and will be installed this week.
- Roads Update: Board was provided copies of the work plan and cost analysis for paving and patching work. **Buck Stevens moved to accept the Road Committee patching and paving plan for calendar year 2008 Phase I as a preliminary plan. Michael Carter seconded. Cal Johnson amended motion to state that said work would be put out for bids as soon as possible. Buck Stevens accepted the amendment to his motion. Motion carried unanimously.**
- Moonbrook Park Irrigation: Walnut Hill installed a new meter at the park and it has been hooked to the irrigation system. **Buck Stevens moved to use Walnut Hill water to irrigate Moonbrook Park and to approve the additional expense with the budget to be adjusted accordingly. Tom Handley seconded. Motion carried unanimously.**
- Flags and Flag Poles Update: Flags, poles and all accessories are in and will be installed before July 4th holiday.
- Street Sign Update: All signs are in and installation will begin soon.
- Tennis Court Update: New headband, new center hold-down straps, and crack patching material have been ordered. Courts will be shut down and cracks will be pressure washed and patched.
- ARC: Two new building permits issued—one on Vista Wood and the other on Hart Lane.
- StillWaters Drive incident: An employee of The Sky is the Limit, pulling a trailer with two blown tires and loaded with concrete blocks, drove on rims making grooves on the pavement on StillWaters Drive, Vista Wood and to building site at the end of Hart Lane. **Tom Handley moved to propose to "The Sky is the Limit" that the company could pave Hart Lane as an alternative to repairing the damage done by their employee to the roads. Michael Carter seconded. Motion carried unanimously.**

Debbie Nigh moved to re-affirm the "quiet hours" approved by the 2006 Board which are the hours between 10:00 p.m. and 7:00 a.m. seven days a week. Tom Handley seconded. Motion carried unanimously.

Break at 10:45 a.m.

Meeting resumed at 10:55 a.m. and upon arrival of Attorney Mark Allen Treadwell went into Executive Session.

Regular meeting called back into order at 12:30 p.m.

OPEN AGENDA ITEMS:

Golf Cart Safety: Debbie Nigh reported that she met with Sheriff Abbett and he feels that since legislation has not been passed, the idea of giving drivers of motorized vehicles under the age of license a note to take home is the proper action to take. An article addressing this issue was published in a previous newsletter and will be published again.

From Executive Session - Gate Fees – Marina and Golf course:

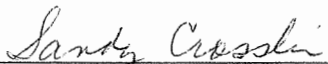
Recently the Board considered charging an admittance fee to each Golf Course and Marina patron or visitors, in general, to StillWaters, however, not employees. After discussion, the Board voted that option as unacceptable during Executive session. The Board is contemplating other methods to equably assess gate fees of those who enjoy the same benefits as SWRA residents.

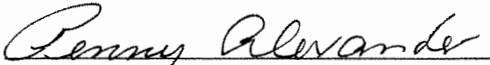
NEW AGENDA ITEMS

Accounting Contract: Debbie Nigh reported that several companies were contacted. Two do not work with homeowners associations; two indicated some interest but never followed up in writing; one was not interested. Debbie Nigh, Penny Alexander and Susan Thames met with and interviewed the company that submitted a bid and Debbie presented a proposed contract with Warren, Sasser and Associates to the Board for approval. References were reviewed and checked via phone by Budget Committee Chairman, Gary Crumpton and the report is very favorable. **Buck Stevens moved to approve the contract as presented effective July 1, 2008. Michael Carter seconded. Motion carried unanimously.**

Wayne Washburn moved to adjourn. Buck Stevens seconded. Motion carried unanimously.

Meeting adjourned at 1:00 p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary

Date approved 7-09-08


Cal Johnson, President

Minutes
SWRA Board of Directors Meeting
June 10, 2008

Call to order – President Cal Johnson called the meeting to order at 9:15 a.m. Board members Penny Alexander, Buck Stevens, Wayne Washburn, and Michael Carter were present. Debbie Nigh and Tom Handley were excused but arrived later. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Approval of Agenda: Agenda approved by acclamation.

Approval of Prior Minutes:

Buck Stevens moved to approve May 28 regular session minutes with one correction (Albright changed to Nichols). Wayne Washburn seconded. Motion carried unanimously.

Buck Stevens moved to approve May 28 executive session minutes as submitted. Michael Carter seconded. Motion carried unanimously.

Community Administrator's Report: *Information/Action*

- Zenith approved the letter and job description for Covenant & Maintenance Manager and will adjust premium accordingly.
- Holloway has collected approximately 20 accounts.
- S&S Pest Control submitted a contract for Gate 34 building at a cost of \$250 for first year and then \$125/year. **Penny Alexander moved to accept contract. Buck Stevens seconded. Motion carried unanimously.**
- Payroll entries are being entered into Quick Books by journal entry rather than the automatic download so that allocations to our Cost centers will be accurate.
- Warren, Sasser & Associates, LLC has aggressively pursued our account and the Board reviewed a presentation packet. They work with many non-profit associations. Several other accounting firms indicated some interest during phone calls however did not respond with any written proposals. An interview is set with Derek Warren, CPA and Letha Hinote, CPA for 11:00 a.m. June 12. All Board members are invited to attend. A recommendation will be presented at a future board meeting once current references are checked.

Maintenance Manager's Report: *Information*

- ONE* *WOW* *The Ranch's' Exit Gate, Gate 49*
- Gate Update: ^{*ONE*} New loop detectors ^{*WOW*} have been installed at ~~both gates~~ ^{*The Ranch's' Exit Gate, Gate 49*}. The flagpoles and flags are in and will be installed before the week of July 4. Computer at Gate 49 was reinstalled and we now have 24/7 recording at Gate 49. A new modem was installed at Gate 34. Gate personnel can see all 4 cameras at Gate 34.

- **ARC:** Chairman Don Belew submitted his verbal resignation due to health problems. A replacement has not been named. ARC has approved revisions to the building permit application dated June 5, 2008.
- **Drainage:** Michael Carter requested documents showing obligation and responsibilities of SWRA concerning roads. He has invited the director of property services at Sandestin Resort to come for a visit and will ask his guest to observe the drainage situation and possibly recommend a course of action.
- **Street Signs:** New street signs are ready for installation. Ralph Hutson will have his workers install signs when they are available.
- **Water Fall Repair:** Wiring problem has been fixed and the time clock has been replaced.
- All fire extinguishes were serviced for another year.

Debbie Nigh arrived at 9:55 a.m.

Treasurer's Report:

Invoices for tax sale properties are being prepared. Fees are due and payable every year during the three-year redemption period per Attorney Mark Allen Treadwell, Attorney Don Harrison and collection Attorney Richard Moxley. In addition Mr. Moxley has advised that SWRA fees incurred before a tax sale are due, whether property was lienied or not before the tax sale. This billing will be approximately \$15,000.

Open Agenda Items:

1974 Covenant Solution: Deferred. Tom is getting his committee together.

Long Range Planning: Letter was sent to Randolph Lanier, Attorney with Balch & Bingham regarding the theory advanced by Herb Starzer as to the correct interpretation of 1987 Covenants. No response yet.

Tom Handley arrived at 10:04 a.m.

Cemetery Task Force: Plat located; no survey needed at this time. Debbie will meet with the other members next week and will bring recommendations back to the Board.

Villas Meetings: Cal and Penny will organize these.

Community Access for General Public: Cal and Travis will meet with Todd Rogers of the Golf course concerning the ponds, to be sure we are on the same page.

Board Meeting Policy: Copies of recommendations were previously forwarded to members. **Tom Handley moved to adopt modified document as provided at the meeting. Penny Alexander seconded for discussion. Lengthy discussion resulted in**

modification of recommendations by insertion of a sentence to read, "At the call of the chair, an executive session may be set (quorum approved)." President Johnson called the question. Motion carried 4 to 3. Cal Johnson, Tom Handley, Michael Carter and Wayne Washburn voted "yes" while Penny Alexander, Debbie Nigh and Buck Stevens voted "no." In accordance with the approved recommendation, President Johnson directed Susan Thames to post the agenda 24 hours in advance of a board meeting whenever possible with the note that it is a draft and agenda items may be added by any board member prior to the meeting.

Gate Fees: Several ideas were discussed concerning how golf course and marina visitors should contribute to cost of contributing to gate costs, etc. Golf course and marina owners have been asked to pay a yearly sum based upon the number of visitors to each facility and will be offered the option of paying quarterly or monthly if desired. Consensus of the Board was that should the owners reject this proposal, a charge per car would be implemented. **Tom Handley moved to implement a \$5 per car gate entrance fee for golf course and marina visitors with a friendly amendment implementing this charge July 14, 2008. Buck Stevens seconded. Motion carried 5 to 2 with Tom Handley, Cal Johnson, Buck Stevens, Penny Alexander and Debbie Nigh voting "yes" and Michael Carter and Wayne Washburn voting "no."** Board agreed that handouts will be provided informing visitors of the gate entrance fee and informing them of the option to purchase gate access cards at \$50/year as stated in current policy.

Emergency Procedures: Deferred

Office Manual: Continuing to document tasks.

Golf Cart Safety: Board is concerned about safety of residents and visitors due to children being allowed to drive golf carts and other motorized vehicles on streets. An article will be placed in the newsletter stating existing policy that all motorized vehicles (golf carts, ATV's, etc.) operated on StiiWater's roads be operated by a licensed and insured driver as required under Alabama law. **Penny Alexander moved that Travis Fincher direct the roving patrol to stop violators, hand them a letter to be taken to their parents (or grandparents) stressing the need for safety, and ask for the name and telephone number of their parents/grandparents. Travis will then contact the parents/grandparents. Motion carried 5 to 2 with Cal Johnson, Penny Alexander, Debbie Nigh, Wayne Washburn and Buck Stevens voting "yes" and Michael Carter and Tom Handley voting "no."**

New Agenda Items:

Living Waters Birthday - Celebration of 35 years will be June 22, 2008.

Signage on Docks/Piers – There are several real estate signs on piers and trees on empty lot near the water. The policy was reviewed and it was agreed that these are not

allowed in StillWaters. They should be replaced with the approved real estate boxes. Travis will notify the agents to remove these.

Boats/Trailers Illegally Parked – This issue was raised by the Condo Board members during the joint meeting. As summer has arrived it is an increasing problem in the condo lots as trailers take up multiple parking spaces. After discussion it was agreed that Penny would notify the Condo Board members of the following suggestions. The condo associations own the parking lots. A flyer or card be placed on the trailer giving notice that it will be towed if not moved to an appropriate storage location within 24 hours. The list of available storage sites could be listed here also. The Condo members can call the towing companies that will charge \$75 to tow and \$15 per day for storage. The gate personnel will have the contact information at the gate and there will be cards available for the Condo owners to distribute themselves.

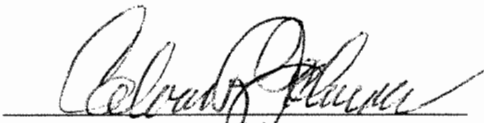
- Price Wrecker, Mark and Ray Price at 256-749-7281
- Terry Mathis at 256-749-5578

Committee Reports - deferred.

Meeting adjourned at 11:50 a.m.

Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved 6/24/08

Minutes
SWRA Board of Directors Meeting
May 28, 2008

Call to order – President Cal Johnson called the meeting to order at 9:20 a.m. Board members Penny Alexander, Debbie Nigh, Tom Handley, Wayne Washburn, and Buck Stevens were present. Michael Carter was absent. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Approval of Prior Minutes:

The May 13th Executive Session Minutes were distributed for review. Buck moved that they be approved as amended, Debbie seconded and motion carried unanimously.

The May 13th regular session Minutes were reviewed. Debbie made a motion to approve as presented, Tom seconded and motion carried unanimously.

The Agenda was reviewed and approved with no changes.

Community Administrator's Report: *Information/Action*

- The letter and invoice to StillWaters Investors, Inc. has been sent.
- Keith Maxwell – the property in question is adjacent to his current lot and is located under the power lines near Dogwood Lane and Myrtle Rd. Tallapoosa Maps lists it as his property. **Tom made a motion that it be recorded that SWRA would not charge fees on this small triangle of land due to the fact that this is declared to not be a build able lot and is under the power lines. Wayne seconded and the motion carried unanimously.**
- The Contingency Fund has been set up with \$40,000.
- The telephone directory has been published and is being distributed as soon as possible. **Susan will email the Neighborhood Council representatives to let them know they are ready for pickup should any NC reps want to deliver these to their neighbors.** The Board sincerely thanks Brenda Heath who took the picture on the cover and did a very nice job.
- Zenith Worker's Compensation responded that they have forwarded our objection of charges to their department that settles disputes.
- Emergency Procedures – There is a need to set up an emergency plan and notebook for weekends with a point of contact for different types of situations. **Cal will draft a document with Travis and Susan.**
- The gate hit the car of a resident and the claim is less than \$500. Susan contacted our insurance agent and they have recommended that we pay the damages rather than filing a claim due to our deductible.

Maintenance Manager's Report: *Information/Action*

- Gates – There continues to be a recurring problem with clickers at gate 34. Travis has contacted David ~~Albright~~ ^{Nichols} and the receiver unit will be moved inside the

will get back to us. Tom will update Herb Starzer on this.

Drainage Task Force – Michael – Cal will contact Michael Carter, Chairman, to see if we can get this committee to meet and begin the process since we have several drainage issues before us. Pete Arnold drafted a starting document, a set of guidelines, for the Task Force. They will coordinate with the Roads Committee and report back to the Board. Travis will coordinate with the Task Force as well in order to ensure continuity.

Tax Sale Update – Debbie

SWRA paid taxes on three properties that we have under legal action in order to keep these properties “in title” to allow us to protect the financial interests of SWRA.

SWRA Owned Properties – Debbie

A report was reviewed and options discussed on these areas. **Penny made a motion that the board authorizes Cal and Penny to prepare a briefing and to set up meetings with the Moonbrook Villa, Eagle Peak, Redbud and Poplar Point owners to discuss the options available to them as owners of the common property. Motion was seconded by Debbie and approved unanimously.**

Treasurer’s Report:

- Profit and Loss and Balance Sheets were distributed and reviewed.
- There will be a Mid Year Report in the SWRA Newsletter.
- We will make budget projections for income and expenses and there are not many mid year adjustments to be made.
- Funds collected from the Teresko claim will be put into the truck expense account.
- The contingency fund account number 1550 has been established.

NEW AGENDA ITEMS:

Community Access for General Public: Cal - Deferred

Ponds adjacent to Golf Course - Cal and Travis will meet with Todd Rogers of the Golf course to make sure that we are on the same page about the ponds and enforcement policies.

Report on Neighborhood Council Meeting of 5/21/08 – Buck

Buck reported that he, Penny, Debbie and Cal attended the meeting. Buck reported that the meeting was a good one and that the council is working on filling vacant positions and reviewing its goals and guidelines. The group is interested in being a positive force within the community. Neighborhood Council members agreed that both the Board and the Neighborhood Council want to work for the betterment of StillWaters.

Fire Hydrants – deferred.

Cemetery Task Force – There were three cemeteries within StillWaters. One was moved from Sunset Point. One is a small one by the golf clubhouse and the largest one is

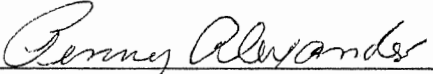
- Moonbrook Park - a major drainage issue to be addressed, the committee strongly advised that professionals be brought in for evaluation.
- Pineview Pool – a few cracks to be repaired and minor items. New picnic table and umbrellas are a nice addition.
- Tennis Courts – some major trimming of branches/bushes and weeds outside the fence was recommended. Some cracks that need to be caulked. No parking signs to be put up to preserve the grass. Reserves need to be increased.
- Boat Trailer Storage – trimming of growth along fence is needed. The spaces will be increased to 11' wide to accommodate the customers. Contract was reviewed.

Penny moved that \$3000 be moved from the contingency fund to cover needed clean up/maintenance of the tennis courts with \$2500 in that account and the boat/trailer storage with \$500 in that account. Motion was seconded by Tom and passed unanimously.

FUTURE AGENDA ITEMS:

Drainage /Road issues – pass these onto Travis Fincher for handling by the Drainage Task Force and Road Committee.

The Board meeting adjourned at 1:55 p.m.


Penny Alexander, Secretary


Cal Johnson, President

Date approved 6-10-2008

Minutes
SWRA Board of Directors Meeting
May 13, 2008

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

Guest: None

Approval of Prior Minutes: The April 29th Minutes and the April 29th Executive Session Minutes were distributed for review. **Michael Carter excused himself and left the meeting at 9:10. Tom Handley moved to approve April 29 minutes as submitted. Wayne Washburn seconded. Motion carried unanimously. The Executive session minutes will be handled during the Executive session.**

Community Administrator's Report: Information/Action

- \$10,000.57 deposited since last meeting
- New phone directory is ready to print
- Sent collections a second list
- Letter was sent to Golf Course and Marina Owners/Managers regarding arranging to meet to discuss their voluntary implementation of gate usage fees
- Filed 3 liens and 4 releases of liens

Maintenance Manager's Report: Information/Action

- Gate Update: New controller boards installed. Video computer at Gate 49 should be working again soon. Two flagpoles ordered as well as new StillWaters flags.
- ARC: Approved two new house permits, one pier roof and one exterior painting permit. ARC discussed more frequent inspections during the clearing phase to insure that lots are not over cleared.
- Drainage Problem on Cardinal Heights: Approximately 580 ft. of ditch involved. One quote has already been received and another one has been requested.
- Street Signs: Good response to new reflective street signs; Travis will survey the signs that are not reflective and prepare an estimate to replace all of them.
- Directional Sign Lighting: Installed
- Electric Problem in SWRA Building: Light fixture has been re-built and re-installed. Smith Electric recommends not burning the lights all night due to the age of the fixtures. That policy was instituted immediately after the fire call was concluded. The staff was briefed by Cal Johnson.

Scheduled Business:

Zenith Worker's Compensation Premium Audit for 2007. Tom Handley said we were protesting the final audit in that Travis Fincher, Covenants and Maintenance Manager was misclassified as a gate attendant premium high rate whereas his duties were

administrative in nature which carries a significantly lower rate. Tom recommended Travis' job description be amended to reflect his actual duties to remove any misunderstanding. This would also be important for future audits of the workers' compensation policies. **It was moved, seconded and adopted that the job description be amended to delete "perform simple repairs and/or find qualified contractors. Follow up on above for conformance" and to change the word "resort" in the first paragraph to "community."** Debbie Nigh seconded. Motion carried unanimously.

Financial Reports: Information/Action

Stoneview Summit Building 5 is to close units soon per David Dyer, III.

Open Agenda Items:

- 1974 Covenants Solution: No one has volunteered to serve on the committee from the newsletter request and Tom will contact those who agreed to serve before in order to get the committee moving.
- Neighborhood Council: Cal Johnson, Penny Alexander and Buck Stevens met with the neighborhood council chairman, Larry Smith and neighborhood council secretary, Marion Edel to discuss the purpose and goal after complaints from several neighborhood council representatives. Buck and Penny felt that the meeting was worthwhile and that it ended on a positive note.
- Long Range Planning (LRPC) idea on covenant interpretation – Tom Handley to contact attorney that wrote the 1987 covenants for opinion. Herb Starzer is waiting to hold a LRPC meeting until this report is back.
- Drainage Task Force: No report - Deferred

New Agenda Items:

Community Access for General Public: Deferred

Tax Sale: Debbie Nigh reported on tax sale properties and research that she and Cal Johnson had done on StillWaters properties. 13 properties are on the list for tax sale due to nonpayment of taxes. Two should be cleared before the sale. SWRA has legal proceedings filed on three of these presently. In order to protect the \$11,000 owed to SWRA and not jeopardize our legal proceedings, Debbie feels that SWRA should pay the taxes of approximately \$270 due on those two properties plus approximately \$128 on another property. There are eight other properties in StillWaters, some owe SWRA monies and some do not. If they sell at the tax sale then they are tied up for 3 years. Discussion followed.

Penny Alexander moved to pay the taxes on the three properties presented which are currently under legal proceedings, in order to keep them in title so that SWRA can proceed expeditiously to protect its interests and that the taxes paid be added to each account. Tom Handley seconded. Motion carried unanimously.

Penny Alexander moved to authorize Cal Johnson and Debbie Nigh to pay taxes on the other eight properties presented just prior to tax sale in order to keep them in title. Debbie Nigh seconded. After the discussion a vote was taken resulting in 3 "yes" votes and 2 "no" votes. Motion carried.

Tom Handley moved to get a legal opinion from Attorney Mark Allen Treadwell as to legal issues identified and application of maintenance fees during the 3-year right-of-redemption period. Penny Alexander seconded. Motion carried with 4 "yes" notes and 1 "no" vote.

Penny Alexander moved to give Cal Johnson and Debbie Nigh authority to bid on StillWaters properties at county tax sales in order to prevent properties from reverting to the State. Monies for payment are to be taken from the contingency fund. Tom Handley seconded. Motion carried unanimously.

Committee Reports

Communication Committee:

- Several positive comments on the new signs and gate 34 gatehouse and entrance improvements were read.
- An idea on publishing the numbers and the names of new construction was presented. After discussion it was decided that numbers could be published in the newsletter, however names and addresses would not be published due to privacy issues.
- An email voicing opinion on the SWRA information line and the distribution of the minutes was reviewed.

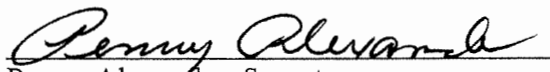
Meeting adjourned at 11:25 in order to move into Executive Session to discuss several pending legal issues.

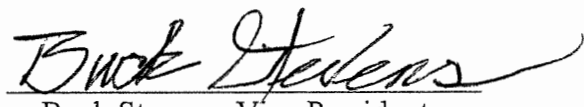
Discussion/Decision Items from Executive Session:

It was agreed that the following would be added to these minutes from the Executive Session.

- A.) **Sylacauga Fence** - A check in amount of \$1600 was received, releases signed and the case has been closed.
- B.) **Phillips Contracting** - A letter of demand will be sent with an invoice for \$4425 for unfinished work at Vista Wood demanding payment or it will be sent to collections.
- C.) **Board Meeting Policy Proposal** - A draft by Tom Handley was distributed concerning policy. All were asked to review and be prepared for discussion at the next meeting.

Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, Vice President

Date approved 5/28/2008

Minutes

SWRA Board of Directors Meeting

April 29, 2008

Call to order – President Cal Johnson called the meeting to order at 9:05 a.m. Board members Penny Alexander, Debbie Nigh, Tom Handley, Wayne Washburn, Buck Stevens and Michael Carter were present. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guest: Larry Smith

Tom Handley moved to hold a brief executive session before the regular meeting. Penny Alexander seconded. Motion carried unanimously.

Meeting moved into executive session.

Regular meeting resumed at 9:35 a.m.

Approval of Prior Minutes: Wayne Washburn moved to approve April 14 minutes as submitted. Buck Stevens seconded. Motion carried unanimously.

Debbie Nigh moved to ask former president of SWRA Board Hollis Lunsford to speak with the Fire Department and Walnut Hill Water Authority concerning the installation of additional flush/fire hydrants. Penny Alexander seconded. Motion carried unanimously.

Community Administrator's Report: Information/Action

- \$13,436.59 deposited since last meeting
- \$99,999.00 CD with Capital Bank South at a rate of 3.53% has been obtained.
- CD with Country Wide is up for renewal. Susan and Debbie will search for the best rates.
- Copies of the new directory were distributed and board members were asked to check for corrections or changes.
- Dark Insurance was contacted after the electrical fire regarding keeping certain documents to be kept off-site; backups are done every Friday and the CD's are kept in the safe. Vital records will be kept in a safe deposit box. Susan will secure a safety deposit box for this purpose and a video of contents of the building will be made and placed there also.
- Three Board members need to sign new bankcards: Buck Stevens, Wayne Washburn and Michael Carter

Maintenance Manager's Report: Information/Action

- 34 Gate House Update: The renovation is complete though there is a problem with the slide gate that should be covered under warranty. The camera surveillance system is up and running. Landscaping improvements and the new building have elicited many positive comments.
- Drainage Update: Completed according to ADEM requirements.
- Swimming Pool Update: New furniture has been assembled and all existing furniture has been placed around the pool.
- Barrier Arm Old Exit Gates at Gate 49: Boards are old (they were not replaced in the upgrade of the system last year and need to be replaced with new type boards.
- Smoke at SWRA Executive Center: Around 7:30 on April 28 smoke, along with an acrid smell, was detected in the corridor of the Administrative Building. SWVF&R responded and after thorough inspection could not find anything wrong other than a light fixture. Smith Electric came and found a problem in a light fixture. Smith Electric will re-build fixture which is so old that replacements parts are not available.
- Gate Attendants Seminar: Eight of the ten attendants attended the seminar on April 26.

Scheduled Business:

Financial Reports: *Information/Action*

Debbie Nigh reported that three legal cases have been settled. Properties will be taken in other cases. She also reported that adjustments were made in the budget to cover the drainage costs, as directed in the previous board meeting, and that the budget will be met. **Copies of the treasurer's report consisting of the balance sheet and the consolidated profit and loss statement were distributed and approved by acclamation.**

Open Agenda Items:

1974 Covenants Solution: Tom Handley will run an article in the newsletter asking for volunteers.

New Business Hours: New business hours are posted on door and will begin May 1st.

New Agenda Items:

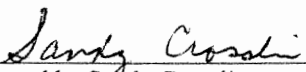
Building Permit: **Debbie Nigh moved that in order to have a building permit issued all parties to the building permit must be current in all fees due SWRA. Tom Handley seconded. Motion carried unanimously.**

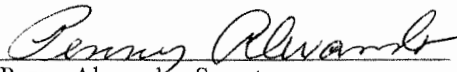
Penny Alexander moved that all parties must keep all SWRA fees current throughout the construction period to the building permit or the permit will be cancelled. Tom Handley seconded. Motion carried unanimously.

Upon arrival of Attorney Mark Treadwell, the Board took a short break and then moved back into Executive Session at 10:55 to discuss several pending legal issues.

At the conclusion of the Executive Session, Buck Stevens moved to adjourn the regular meeting. Wayne Washburn seconded. Motion carried unanimously.

Meeting adjourned at 1:25p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary

Cal Johnson, President

Date approved 5-13-08

Minutes
SWRA Board of Directors Meeting
April 14, 2008

Call to order – President Cal Johnson called the meeting to order at 10:55 a.m. following the Executive Session with Attorney Mark Allen Treadwell to discuss legal cases. Board members Penny Alexander, Debbie Nigh, Tom Handley, Wayne Washburn, Buck Stevens and Michael Carter were present. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guest: Larry Smith

Approval of Prior Minutes: Buck Stevens moved to approve April 2 minutes. Michael Carter seconded. Motion carried unanimously.

Community Administrator's Report: *Information:*

- Bank balance of \$86,878.64 with \$9,882.88 deposited since last meeting and almost \$5,000 ready to be deposited.
- Records have been obtained from Huner and Cyr, LLC.
- The single plaque to replace the present citizen of the year plaque has been ordered.

Maintenance Manager's Report: *Information/Action*

- 14 trailers violation letters and several letters regarding unkempt yards were sent.
- 34 Gate House Update: The renovation is almost complete. Final hookup of the gates and the camera system will be done this week. The connection between Gate 34 and Gate 49 will be re-established.
- Drainage Update: Daniel Environmental has provided an estimate of \$16,911.92 to repair the drainage ditch along Vista Wood from Deer Hollow trail to Fawn Lane and then down Fawn Lane to the Thompson home plus stream work and power line work including hydro-seeding the affected areas. Work is to meet recommended ADEM standards. **Debbie Nigh moved to accept the contract as amended (with the omission of dirt removal under the power lines and with an adjustment in the seeding costs) which will reduce the total amount to approximately \$14,500. Agreement is also to be corrected to read "SWRA" rather than "Stillwaters Resort."** Penny Alexander seconded. Motion carried unanimously.
- Sunset Point II Sign: A new sign is to be installed at the request of the president of the Sunset Point Board. The Sunset Point Board will pay for the sign, which will match the signs at the Villas. Ralph Hutson will build the sign framework.
- Tennis Courts: Surface has many cracks with grass growing in them. Travis has taken care of the weeds and will meet with the Recreation-Maintenance Committee to determine what action needs to be taken.
- Vision Landscapes Enhancement Proposal: Pear trees at Gate 34 should be trimmed. Vision will remove bushes from upper planter and re-plant with smaller plants. Floodlights will be installed to light up the area between the entrance and exit gates.

Scheduled Business:

Financial Reports: *Information/Action*

Debbie Nigh updated the Board on liens filed, collections, etc.

Budget Drainage Adjustment: She then asked the Board for a motion to adjust the budget in order to pay for the approved drainage work. **Penny Alexander moved to move \$15,000 from Roads/Paving to Roads/Right-of-Way Maintenance area under Roads. Wayne Washburn seconded. Motion carried unanimously.**

Renew CD: Debbie Nigh asked the Board to allow Treasurer Nigh and Community Administrator Susan Thames to compare rates and place the maturing CD's as is customary. Board approved her request by acclamation.

Open Agenda Items:

1974 Covenants Solution carried over as open agenda item.

Sylacauga Fence Case: Court date is scheduled for tomorrow. Tom Handley, Debbie Nigh and Travis Fincher will attend.

New Agenda Items: *Information/Action*

Drainage: Chairman Michael Carter is in process of contacting people to serve on the task force.

Office Hours: **Penny Alexander moved to change the office hours that are open to the public as follows effective May 1, 2008:**

9:00 - 4:00 Monday, Tuesday, and Thursday

9:00 - 12:00 Wednesday

9:00 - 5:00 Friday

Susan Thames and Travis Fincher will continue to work from 8:00 to 5:00; however, the new "office open" hours will provide time periods when they can work without interruption, which will help them tremendously. The office will be open through lunch with Susan and Travis taking alternate lunch hours. The new hours will be tried for a few weeks to see if this procedure is effective. After a brief discussion the motion carried with six "yes" votes. Tom Handley abstained.

Roads: Travis Fincher is checking into priorities, budget, etc. and recommendations will be presented later.

Communications Committee: Penny reported that a meeting will be held this week to

review the website, the newsletter, ad income, discuss improvements and to discuss the resident's directory.

Sale of Common Property: Deferred

Board Mission: The long-term mission of the Board was discussed. It was agreed that it continues to be to administer the covenants and to maintain the infrastructure.

Future Agenda Items: *Information/Action*

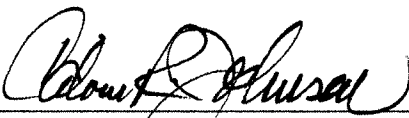
No action taken.

Wayne Washburn moved to adjourn. Buck Stevens seconded. Motion carried unanimously.

Meeting adjourned at 12:30 p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved 4/29/08

Minutes
SWRA Board of Director's Meeting
April 2, 2008 9:05 A.M.

Call to order – President Cal Johnson called the meeting to order at 9:05 a.m. Board members Penny Alexander, Debbie Nigh, Tom Handley, Buck Stevens and Michael Carter were present. Wayne Washburn was absent. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guests: Eldon Johnson and Larry Smith

Approval of Prior Minutes: Buck Stevens moved to approve March 18 minutes. Debbie Nigh seconded. Motion carried unanimously.

Committee Report:

Eldon Johnson apologized and submitted his resignation as chair of the 1974 Solution Committee. His position remains that all residents should come under one set of covenants and he agrees with the filing of the lawsuit with the exception of the inclusion of the volunteer fire department in the declaratory judgment. Dr. Johnson feels that the SWVF&R should be exempt from maintenance fees because they are a non-profit organization. It was pointed out that SWRA was a non-profit organization but paid SWVFD over \$500 this year in dues. He said that while he feels that he cannot serve on the committee to urge people to subject to the 1987 Covenants, he wishes the Board well in their efforts. The Board accepted his resignation with regret and thanked Dr. Johnson for his input. The letter from Dr. Johnson submitting his resignation from the 1974 Solution Committee was received into record.

Community Administrator's Report: *Information*

- * Filed liens/released liens as directed by the Board.
- * Legal documents have been prepared for Attorney Don Harrison to take legal action on accounts not collected by the collection agency.
- * Newsletter has been printed and is on the web.

Maintenance Manager's Report: *Information/Action*

- * 14 Trailers found in violation with 9 being under 1974 covenants and 5 under 1987 covenants. Letters will be mailed this week reminding residents that the exceptions due to low water have expired. Suggested alternative storage sites to be included in letter as was done in the newsletter.
- * Directional Sign Update: Letters ordered to add "Sunset Point" to the directional signs on Moonbrook. The word "condos" will be added after the listing "The Pointe" on the Sunset Point sign.
- * Drainage Update: Two contractors are to submit estimates for finishing Phillips' work on Vista Wood Drive. One estimate will include bush hogging under power

lines and cleaning up dirt from Sy McLains's lot on the northeast side of Vista Wood.

- * Gate 34 House Update: Expects to have building exterior finished and gate back in operation by April 4. Cameras will not be operational until building is secured and environmentally ready for the recorder and screen.
- * ARC: No committee meeting; however, Don Belew approved the Camp Family fence and gate plus a screened-in deck for Bryan Torres and a timber retaining wall for Bob Brown.
- * Roads Committee will meet April 5 at 1:00 p.m. Michael Carter agreed to serve as the Board Liaison.
- * Employee meeting has been re-scheduled for April 26th at 9:00 a.m. Cal will attend.
- * Drainage Update: **President Johnson appointed a task force to address drainage issues.** He will send a letter detailing guidelines for said task force to follow in this effort. President Johnson suggested the following to serve on the task force: Michael Carter, Wayne Washburn, Pete Arnold, Don Belew, and Larry Brantley.

Scheduled Business:

Financial Reports: *Information/Action*

Current accounts receivables are \$158,719. According to approved policy, liens need to be in place on tax sale properties since they have been listed on the MLS for sale. Consensus of Board was to follow policy and place liens on those properties subject to 1987 covenants before foreclosures or legal proceedings. Financial records have been picked up from Huner and Cyr, LLC and the amount due them has been paid in full. A new accounting firm is being sought with four currently under consideration out of six that met the criteria who were contacted.

Open Agenda Items:

1974 Covenants Solution tabled. Tom Handley will contact the eleven people suggested by Eldon Johnson to serve on this committee, develop a schedule and then report back to the Board.

New Agenda Items:

Cal Johnson directed that agenda items be given to Susan by noon on Thursday prior to a board meeting so that the meeting agenda can be finalized 24 hours before the meeting. He reiterated that any Board member may request an Executive Session at any time. In order to protect the rights of all property owners and employees, all personal issues and legal matters discussed are confidential.

The Board Meeting recessed at 10:15 and went in to Executive Session.

Regular Board Meeting resumed at 12:30.

Future Agenda Items: *Information/Action*

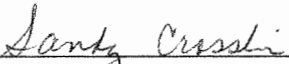
Guests should be on agenda prior to noon Thursday before a board meeting in order to give board members time to familiarize themselves with the issues to be discussed.

April 15th meeting changed to Monday April 14th due to a conflict with the court date on the Sylacauga Fence case.

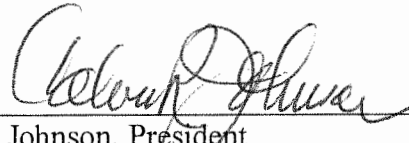
The Board reviewed and approved a letter to the Neighborhood Council concerning the Citizen of the Year Award.

Buck Stevens moved to adjourn. Debbie Nigh seconded. Carried by acclamation.

Meeting adjourned at 12:45.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved April 14, 2008

Minutes

SWRA Board of Director's Meeting

March 18, 2008 10:45 A.M.

Call to order – President Cal Johnson called the meeting to order at 10:45 a.m. Board members Penny Alexander, Debbie Nigh, Wayne Washburn, Buck Stevens and Michael Carter were present. Tom Handley was excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Approval of Prior Minutes:

Buck Stevens moved to approve March 4, 2008 minutes. Wayne Washburn seconded. Motion carried unanimously.

Buck Stevens moved to approve March 8, 2008 minutes of the Annual Meeting as submitted. Debbie Nigh seconded. Motion carried unanimously.

Debbie Nigh moved to approve the minutes of the special board meeting of March 8, 2008, which immediately followed the Annual Meeting. Michael Carter seconded. Motion carried unanimously.

Community Administrator's Report: *Information/Action*

- * \$12,745.64 deposited since last meeting
- * Updated the Revised 2005 By-laws have been posted on website
- * Bid on Oakwood Lake was withdrawn due to the cost of insurance & maintenance.
- * New signature cards are needed for 1st American Bank. **Debbie Nigh moved to change resolution on 1st American Bank to include all board members plus Susan Thames and Travis Fincher (credit card only) with same restrictions as before. Penny Alexander seconded. Motion carried unanimously.**

Maintenance Manager's Report: *Information/Action*

- * Signage: The four villa identification signs have been installed and response is positive.
- * ARC Report: The ARC approved a plan for a new spec home at Dogwood Trail and Lakeview Ridge; three smaller projects and a plat for the Mike Lewis project.
- * Drainage update: Contractor who failed to complete the job has been notified that he will be billed for the cost of having another contractor finish the job. (Copy attached).
- * Gate 34: Demolition work will begin soon and the gates will be out of service during construction. Adjusting the sensor unit has solved the safety problem.
- * Meeting with gate employees will be held on March 29 at 9:00 a.m.

SCHEDULED BUSINESS:

Board Meeting Schedule for 2008:

Penny Alexander presented a proposed regular meeting schedule for the next year. The Board reviewed and agreed upon the schedule. (Copy attached). The next meeting will be on Wed. April 2nd rather than Tues. due to the Martin Dam Alabama Power Relicensing meeting so that Board members may attend.

NOTE: Michael Carter excused himself and left the meeting due to an appointment.

Financial Reports: *Information/Action*

Board members were provided a list of property owners who have not paid their maintenance fees. **Penny Alexander moved to turn these over to Holloway Collection and to take legal action on the past due accounts according to the approved financial policy.** Buck Stevens seconded. **Motion carried unanimously.**

OPEN AGENDA ITEMS:

Legal Actions:

Sylacauga Fence – Court date has been postponed.

June Dennis – Has obtained another delay due to filing for appeal.

Tara Lowe – No response; has been sent a letter asking her to set up a payment plan for remaining amount of damages to gate 34.

NEW AGENDA ITEMS:

Citizen of the Year: *Information/Action*

Board received a letter from the Neighborhood Council submitting a name for Citizen of the Year Award. Discussion followed. **Penny Alexander moved to discontinue the Citizen of the Year Award and to replace the existing plaque with a single one honoring Loren Knepp.** Debbie Nigh seconded. **Motion carried unanimously.**

Committees: *Information/Action*

Penny reported that though there is always room for additional volunteers, the Committee Lists were completed, with the exception of the 1974 Solution Committee. Cal reviewed a list of names submitted by Eldon Johnson to serve on that committee and asked for additional suggestions. **Cal will meet with Eldon Johnson and report back once that committee is complete.**

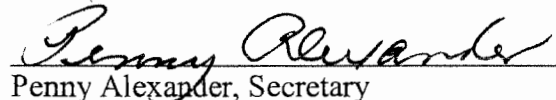
FUTURE AGENDA ITEMS: *Information/Action*

Sale of common property – deferred

Wayne Washburn moved to adjourn. Buck Stevens seconded. Motion carried unanimously.
Meeting adjourned at 12:25 p.m.



Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved 4/02/2008



StillWaters

Residential Association, Inc.

March 12, 2008

Phillips Clearing & Grading
3384 W. Lafayette Street
Jackson's Gap, AL 36861

Attention: Charles W. Phillips, Jr.

Subject: Completion of 2007 Drainage Work in StillWaters

Dear Charlie:

Needless to say that I am deeply disappointed with your attitude toward completion of this contract, especially since you hung up on me as soon as you realized who was calling this morning. The completion of your contract is very important, especially the work along Vista Wood Drive. The erosion of the uncompacted material that you placed in the ditch along the north side of the road has all washed down to the Oakwood Lake and continues to be a problem. This work should have been finished last year before the rains came. The other areas that need completion is the end of the drainage ditch on Fern Ridge Lane, the removal of the large tree you left under the power lines on Dogwood Trail, the filling of the low spot on Lakeview Ridge, the completion of the drainage work along Vista Wood Drive and Mountain View Lane and the cleanup under the power lines at Vista Wood Drive. Please call me as soon as you read this letter. If I have not heard from you by Monday, March 17th, I will get another contractor to finish the work for you and bill you for his work. If you refuse to pay this amount, we will have to start legal proceedings against you to recover our additional costs. Please consider finishing your contract as the cost of another contractor will be very expensive and the legal costs will also be high.

Very truly yours,

Travis Fincher
Covenants & Maintenance Mgr.

CC: Susan Thames, Community Administrator
SWRA Board of Directors

Alabama's Premier Golf & Lake Community

1816-B StillWaters Dr. Dadeville AL 36853
PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net

SWRA Board Meeting Schedule 2008						
<i>Most dates listed are on Tuesdays.</i>						
Date						
3/18/08						
4/2/08	Wed.					
4/15/08						
4/29/08						
5/13/08						
5/28/08	Wed.					
6/10/08						
6/24/08						
7/9/08	Wed.					
7/22/08						
8/5/08						
8/19/08						
9/3/08	Wed.					
9/16/08						
9/30/08						
10/14/08						
10/28/08						
11/12/08	Wed.					
		Thanksgiving is the 27th				
12/9/08						
12/16/08						
1/6/09						
1/20/09						
2/3/09						
2/17/09						
3/3/09						
3/17/09						
3/31/09						
			P. Alexander	3/18/08		

Minutes
SWRA Board Meeting
March 8, 2008 11:25 A.M.

President Tom Handley called the meeting to order on March 8th at 11:25 a.m. at the Civitan Club following the Annual meeting. Penny Alexander, Tom Handley, Debbie Nigh, Buck Stevens, Cal Johnson and Michael Carter were present. Wayne Washburn was absent.

Tom stated that the purpose of the meeting was to elect officers for the new board.

He welcomed our newest member, Michael Carter.

Tom nominated Buck Stevens as president, which was seconded by Cal. Buck thanked the board the honor and the privilege but declined the nomination for this year. Tom nominated Cal Johnson for President with Penny seconding. Cal agreed to serve and the vote was unanimous.

Cal nominated Buck Stevens as Vice President and Penny seconded. Buck agreed to serve and the vote was unanimous.

Tom nominated Penny Alexander as Secretary and Michael Carter seconded. Penny agreed to serve and the vote was unanimous.

Buck nominated Debbie Nigh as Treasurer and Cal seconded. Debbie agreed to serve and the vote was unanimous.

The Board passed a resolution to make it a matter of record commending past president Jim Williams for his extraordinary volunteer contribution over a three-year period for SWRA.

It was agreed that the schedule for meetings would be on every other Tues. at 9:00 a.m. Penny will bring the schedule for one year to the next meeting for review and approval.

It was agreed that on the setting of agendas for the meetings, Cal would work with Susan first and then any Board member could add an item to the agenda.

A new board contact list to include Mike Carter southsidecollision@charterinternet.com will be distributed. Pending litigation issues, past minutes and executive minutes are available for Mike Carter to review.

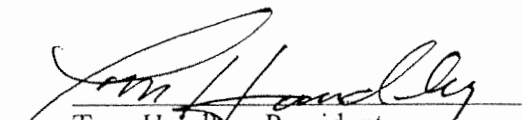
Tom reported that upon doing some research on deeds over the suggestion that the SW directional sign is on the fire department lot at Moonbrook and StillWaters Drive, we are just discovering that several properties conveyed at the auction of 2003 are subject to the 1987 covenants and that had never paid fees. The deeds have been reviewed. This item

will be placed on the agenda for our next meeting to be held on March 18, 2008 at 9:00 a.m. at The Executive Center.

The Board passed a resolution thanking Tom Handley for the excellent job he has done as President of the Board this past year. He put forth a fine effort on behalf of StillWaters and has done a wonderful job both as a member and as the leader of the board.

The meeting adjourned at 11:50 a.m.


Penny Alexander, Secretary


Tom Handley, President

Date approved 3/18/2008

Minutes
SWRA Annual Meeting
March 8, 2008 10:00 A.M.

President Tom Handley called the meeting to order at 10:00 a.m. at Camp Civitan on a snowy Saturday. The following Board members were present: Penny Alexander, Tom Handley, Cal Johnson, Debbie Nigh, Buck Stevens, Wayne Washburn, and Jim Williams. Community Administrator Susan Thames and Covenants & Maintenance Manager Travis Fincher were also present. There were approximately 95 people in attendance (number includes board members and staff). Sign in sheet shows 87 most of whom are 1987 covenant owners though a few were not. There were several multiple property owners and a few condo owners present.

Welcoming Remarks – Tom Handley

Tom Handley welcomed everyone and thanked all who had contributed by working on committees to make things happen this year. He reviewed the agenda and thanked our hardworking staff, Susan Thames and Travis Fincher. Tom thanked members of the board who have worked very hard this year.

He gave an overview of the major improvements of 2007.

Administration - Purchased a truck, upgraded computer equipment, back-up system and telephone system, weather siren installed with matching funds.

Boat Storage – Paved the entry and exit ramp.

Executive Center -Updated the offices, painted exterior decks, purchased new and used furniture and upgraded and inspected fire extinguishers.

Gates – Replaced gates and support system including cameras, upgraded the lighting, removed the awning structure at 34 due to lightning strikes, and renovated the Gatehouse at Hwy 49.

Landscape & Grounds - renovated and repaired entry waterfall at Hwy. 49.

Moonbrook Park - painted the comfort station and installed new park benches.

Pineview Pool - Major renovation, pool bottom repair; painted and repaired deck, fence rails & retaining walls; new picnic tables, umbrellas & trash receptacles

Roads –Finished paving StillWaters Dr. and paved Dogwood Trail, striped SW Dr., replaced road signs and installed new reflective markers, drainage repairs and Directional Signage.

Tom stated that this is just a quick overview of what was done last year. He requested that questions be held until after all presentations had been made. Thank you.

Election Results – Buck Stevens

Buck Stevens, Chairman of the Election Committee gave their report. He explained how the election was run and how the ballots were counted. The Nominating Committee consisted of Cal Johnson, Charles Darwin, Betty Litsey, Patti Richardson, and Buck Stevens.

Buck reported that they scoured the woods, looked under the rocks, tried to find as many people from different neighborhoods as they could. A lot of people are busy, some said maybe next year, some said they were not interested in serving on the Board, and unfortunately the overwhelming answer was "no way" because of the open forum email and that people stated they would not subject themselves to that. He reported that they found some very qualified candidates: one returning board member, Penny Alexander, residents Michael Carter and Wes Wood along with one candidate from the condos who elected to withdraw for personal reasons.

The Election Committee was made up of Bob Bradshaw, Charles Darwin, Betty Litsey, Thelma Pitts, Cal Johnson who stepped in to serve because Silvia Thatcher could not attend the counting day, and Buck Stevens as Acting Secretary since the Board Secretary; Penny Alexander was on the ballot as a candidate.

There were 1318 ballots mailed out, with 372 returned. There were a few write-in votes, a handful of ballots that were not counted either because fees were still outstanding or the ballot was not legible enough to determine the property owner's name.

Buck explained that a lot of effort and time goes into counting the ballots in order to ensure accuracy and include every ballot that qualifies. He further explained the counting process. Buck announced that the Nominating and Election Committees were grateful to and proud of all the candidates. He reported that the two new Board members elected for three-year terms were Michael Carter and Penny Alexander. He thanked Wes Wood for being willing to serve and stated that Wes has agreed to be involved this coming year.

Goals of SWRA – Buck Stevens

- Improve communication with property owners. Besides printed newsletters and the website, information is available by direct emails of newsletters and minutes.
- Contact Board member directly via phone or email or through the SWRA office, the Board will not respond tit for tat on the open forum.
- Conduct a campaign to unite 74/87 covenants the 74 solution – more later – idea came from the Board meeting that was held with the condo association leaders.
- Maintain infrastructure and assets that we as property owners have inherited.
- Consistently ensuring the quality renovation and maintenance of assets throughout StillWaters.
- To be good stewards by developing and staying within a reasonable and responsible budget.
- Continue to repair and pave roads in StillWaters within our limited resources.
- Plan for the future by setting up specific earmarked reserve funds.
- Budget for a contingency fund for emergencies and unknowns.
- Maintain or increase property values and SWRA fixed assets.

Tom reported that we are looking for volunteers for committees for 2008. All are welcome and we need help in lots or areas.

1974 Covenant Solution – Tom Handley

The Covenants –

- 1987 has 1312 # of properties, which are the governing set – they pay annual fee and can be assessed.
- 1974 has 373 and Waters Edge has 11. Both these pay the same as '87 but cannot be assessed.
- 1971 has 53. But only pay \$100 and cannot be assessed.
- Last three years the Boards have assessed \$100 per year. They have no authority to assess anyone except those owners under the '87 covenants.
- 25-35% pay the assessment voluntarily.
- '71, '74 are not members of the SWRA and cannot vote,
- This creates problems in covenants enforcements. Maintenance fees are limited by documents, almost politically impossible to change the covenants in order to increase the fees.
- The Board budgets with limits of income. Other fees and an assessment make up the deficit.

As a community, we need a way to get the covenants combined. The '74 Solution is quiet simple, form a committee to pursue the members of '74 to subject to the '87. Ask them to vote – majority vote would change those covenants. Their risk is a \$100 assessment per year, and the benefits are that they can serve in office and can vote. This would be a major step in the right direction. This Board wanted to convey this to you to help all to understand and talk with neighbors. We hope to take a formal vote of 74 covenants. Tom recognized Kathleen Williams, one of the original owners, for her long time involvement and service to StillWaters. She has helped us tremendously with the history and was very involved and has been and continues to be an asset to our community.

Budget Presentation – Cal Johnson

- StillWaters' budget is an Operations and Maintenance budget, not a growth budget.
- Roads –we repaired more than maintained in 2008. Looking at the budget for the future – we will set some aside for future projects – some 7 to 8 years away, and a contingency fund for emergencies which is a small fund only about \$40,000. It can be used for anything as need arises.
- Currently there are three annual contracts.
- Landscaping is a large portion of the budget and has a 30-day break clause.
- Safety of residents and value of SWRA property will be a top priority. Vote in June, for sheriff to support us with law enforcement with SW – will be on the ballot.
- Legal fund – still exists, earmarked fund.
- Income – Projected Total is \$758,920 for 2008. Last year income was \$709,000 (not included is Stoneview Summit.)
- Projected expense budget – Total \$756,219 if all the stars align.

- \$539,000 needed from dues - \$80,000 short, as of today, in this amount. Have to spend administrative time in contacting owners and collecting these fees.
- 2007 Assessment - \$130,000 about \$112,00 will be used for the planned reserve funds, strategic plan – from Long Range Planning Committee (LRPC), which Herb Starzer chairs and we owe them our thanks.
- We are dedicated and will try to insure that we get the income in.
- The gate access fee is now \$41,000 at this point in time though we only budgeted \$35,000.
- 25% of budget goes to roads, about \$40,000 less than last year. If the monies come in, we think we can do that. In three years we will need to put major investment into roads and it will probably cost us 3 to 4 times more than now. Tough decisions will have to be made in the future – choose between roads and landscaping or other.

Special Funds – Savings – First for SWRA

For 2008:

- Contingency Fund of \$40,000.
- Gatehouse replacement at 34 - \$25,000.
- Gate replacement reserve– 5-8 years - \$8,000.
- Tennis court resurfacing - \$2,000.
- Pool - not on here. Not saving for a pool. We have an estimate of over \$500,000. The cost per member based on usage is very high, due to low numbers of members using it. Not planning on replacing or setting aside money for this at this time at the recommendation of the Recreation Maintenance committee.
- Moonbrook Park Structures - \$2,000
- Executive Center Improvements - \$35,000
- Total - \$112,000

Gates are working – more control by office over who is using. ARC is getting applications by speck builders, one planning on 35 town/garden homes. This is a direct reflection on maintenance of infrastructure. Roads and other, trying to keep up – mentioned pool.

Bankrupt court has authorized Empire Financial to complete building, number 5. Others may be completed in the future. At that time they will sell those units and go onto net creditors.

Questions/Comments from the Floor:

Ted Caudill – Asked permission bring up a couple of point. “As Tom mentioned, Kathleen Williams has a vast knowledge of StillWaters and she is in the process of writing a book on history on SW with the proceeds being donated to the SWVF&R. Please remember SWVF&R next week for The Follies. Cal Johnson has tickets and flyers for March 14th and 15th events.”

Eldon Johnson – past Chairman of SWRA resident’s board.

"On '71 covenants we have 51 people. Four years ago we had about 60. I thought if any property under 71 covenants sold it would come over to the '87 covenants.

Tom Handley - under '87 covenants they added a grandfather clause that permitted those people under those two prior covenants ('71 and '74) to come under '87 yet continue to pay same maintenance fees until their property was sold. But those have to be voluntary subjections by those property owners.

Dr. Faye Baggiano – "First, I'd like to say that the Board has done an awesome job. It is so hard to be on the board. We've been involved in several and understand the difficulties.

Of the numbers, how many are actually residents?"

Tom - Of 74, half don't live here and have lost interest. About 1/3 or more of '87 are residents others are vacant lots and many have lost interest.

No vote in anything positive – almost all non-residents voted no in the paving program. We saw it differently, as we felt it would put SW ahead for next 10 - 12 years. There is an area called Longleaf that has lots that are landlocked. Developer should have put a street in but did not. Many issues to resolve.

Chuck Lehman – "On gate 34 took sign down is there a plan to replace?"

Tom asked, "Is there any interest in replacing the sign? Building that looks bad at 34 and board has it on the agenda to have it cleaned up." There was no interest from crowd in replacing the sign at 34.

Tony Baggiano – "I have a question about '74 owners, I would have thought that those 100 who pay the assessment voluntarily would easily subject their property to the '87 covenants."

Tom explained that that is not so since many say they are fearful of loosing the option to pay "voluntarily" and concerned that the assessment may increase if the membership so voted.

Tony B. volunteered to be on phone committee or whatever to assist in this project.

Joe Romano - I think we have a sleeping giant in SW and I realize that SWRA does not have authority over the golf course and convention center. We need to get some people involved in getting a new golf course owner – promoting to get someone in here.

Tom explained that BFA sold common property out from under the community in addition to the commercial parts. A group of residents asked BFA to arrange in the sale of those properties for the new owners to contribute to SWRA in some way – response no deal for fees, no responsibility to help community, their responsibility was to the bankruptcy court and the investors who had been defrauded by BFA.

John Durr – past board member

"I thought that I remembered there being some discussion of a plan to bring that arm at gate 34 down quicker, a red and green light installed, to try to address the tailgating issue. What has happened on that?"

Tom responded that the Board would take a look into that though Travis Fincher has worked with the gate company on several occasions to adjust the speed of the gates and we are limited.

Fran Clement –“ I am addressing current and coming board. We are in a recession but we will have an explosion here – people call this a resort, this is not. Someone with vision will come in at some point and explosion will come – we are going to become – we are the jewel of this state, we need to be positioned for this growth. We can’t do it with a small vision, need to dream. People in this room are the seed of that vision. It won’t really hurt you, not offering them anything more than please come to us – we as the board and people of SW have to have a better vision – we know our love for this place and we have to communicate that and raise our site from what is going on right now. The park has pretty cheap lighting and it will require money to replace - plan to replace with something that can withstand playing – pleases my heart to see children at play – grow your vision. Community will grow if your vision grows. This is meant as a positive comment.”

Tom thanked her and stated that the Board agrees. He reviewed history of the past board that proposed a difference in fees lots vs. homes and a proposed amendment to the covenants that was voted down by ‘87 covenant owners. Problem was that, ‘87 people would have carried the greater burden; this would have accelerated the problem, left ‘74 and ‘71 behind and made an unjust situation worse. Need everyone under the same tent. Capital Improvements for future. The 2007 Board proposed a \$500 assessment for the Paving Program, which was voted down by ‘87 membership.

Jim Russell

“I think we have a member for the future board from the lady who just stood up. More positive note on this meeting – Board has done a good job, future has not been approached. Houses are being built, speck houses being sold, 600 acres or more are going to be sold, and that hasn’t been computed. Negative thought to say we are going to be in bad shape in 8-10 years. Time we took a different approach– look to future – going to increase, let’s get positive. Everything is not negative.”

Tom agreed we don’t need to be negative but we have to be realistic, he reiterated that the ‘87 covenants are the “Model T” of covenants – limits the amount the SWRA board can raise to run this place. Some sections are subject to both ‘87 and Traditions Covenants. The Traditions have no fixed amount for maintenance fees that board can sit down and draw up budget and then divide up by number of owners and send out the bill.

Mrs. Duffee – “If the ‘71 and ‘74 owners do not have a vote does that mean that they are not members of SWRA and can they be restricted from using facilities?”

Tom – This has been discussed many times. Also tried in court a couple. There are certain rights that all property owners have.

Peggy Stevens

“Where does The Traditions money go?

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- Projected expense budget – Total \$756,219 if all the stars align.

- \$539,000 needed from dues - \$80,000 short, as of today, in this amount. Have to spend administrative time in contacting owners and collecting these fees.
- 2007 Assessment - \$130,000 about \$112,00 will be used for the planned reserve funds, strategic plan – from Long Range Planning Committee (LRPC), which Herb Starzer chairs and we owe them our thanks.
- We are dedicated and will try to insure that we get the income in.
- The gate access fee is now \$41,000 at this point in time though we only budgeted \$35,000.
- 25% of budget goes to roads, about \$40,000 less than last year. If the monies come in, we think we can do that. In three years we will need to put major investment into roads and it will probably cost us 3 to 4 times more than now. Tough decisions will have to be made in the future – choose between roads and landscaping or other.

Special Funds – Savings – First for SWRA

For 2008:

- Contingency Fund of \$40,000.
- Gatehouse replacement at 34 - \$25,000.
- Gate replacement reserve– 5-8 years - \$8,000.
- Tennis court resurfacing - \$2,000.
- Pool - not on here. Not saving for a pool. We have an estimate of over \$500,000. The cost per member based on usage is very high, due to low numbers of members using it. Not planning on replacing or setting aside money for this at this time at the recommendation of the Recreation Maintenance committee.
- Moonbrook Park Structures - \$2,000
- Executive Center Improvements - \$35,000
- Total - \$112,000

Gates are working – more control by office over who is using. ARC is getting applications by speck builders, one planning on 35 town/garden homes. This is a direct reflection on maintenance of infrastructure. Roads and other, trying to keep up – mentioned pool.

Bankrupt court has authorized Empire Financial to complete building, number 5. Others may be completed in the future. At that time they will sell those units and go onto net creditors.

Questions/Comments from the Floor:

Ted Caudill – Asked permission bring up a couple of point. “As Tom mentioned, Kathleen Williams has a vast knowledge of StillWaters and she is in the process of writing a book on history on SW with the proceeds being donated to the SWVF&R. Please remember SWVF&R next week for The Follies. Cal Johnson has tickets and flyers for March 14th and 15th events.”

Eldon Johnson – past Chairman of SWRA resident’s board.

"On '71 covenants we have 51 people. Four years ago we had about 60. I thought if any property under 71 covenants sold it would come over to the '87 covenants.

Tom Handley - under '87 covenants they added a grandfather clause that permitted those people under those two prior covenants ('71 and '74) to come under '87 yet continue to pay same maintenance fees until their property was sold. But those have to be voluntary subjections by those property owners.

Dr. Faye Baggiano – "First, I'd like to say that the Board has done an awesome job. It is so hard to be on the board. We've been involved in several and understand the difficulties.

Of the numbers, how many are actually residents?"

Tom - Of 74, half don't live here and have lost interest. About 1/3 or more of '87 are residents others are vacant lots and many have lost interest.

No vote in anything positive – almost all non-residents voted no in the paving program. We saw it differently, as we felt it would put SW ahead for next 10 - 12 years. There is an area called Longleaf that has lots that are landlocked. Developer should have put a street in but did not. Many issues to resolve.

Chuck Lehman – "On gate 34 took sign down is there a plan to replace?"

Tom asked, "Is there any interest in replacing the sign? Building that looks bad at 34 and board has it on the agenda to have it cleaned up." There was no interest from crowd in replacing the sign at 34.

Tony Baggiano – "I have a question about '74 owners, I would have thought that those 100 who pay the assessment voluntarily would easily subject their property to the '87 covenants."

Tom explained that that is not so since many say they are fearful of losing the option to pay "voluntarily" and concerned that the assessment may increase if the membership so voted.

Tony B. volunteered to be on phone committee or whatever to assist in this project.

Joe Romano - I think we have a sleeping giant in SW and I realize that SWRA does not have authority over the golf course and convention center. We need to get some people involved in getting a new golf course owner – promoting to get someone in here.

Tom explained that BFA sold common property out from under the community in addition to the commercial parts. A group of residents asked BFA to arrange in the sale of those properties for the new owners to contribute to SWRA in some way – response no deal for fees, no responsibility to help community, their responsibility was to the bankruptcy court and the investors who had been defrauded by BFA.

John Durr – past board member

"I thought that I remembered there being some discussion of a plan to bring that arm at gate 34 down quicker, a red and green light installed, to try to address the tailgating issue. What has happened on that?"

Tom responded that the Board would take a look into that though Travis Fincher has worked with the gate company on several occasions to adjust the speed of the gates and we are limited.

Fran Clement –“ I am addressing current and coming board. We are in a recession but we will have an explosion here – people call this a resort, this is not. Someone with vision will come in at some point and explosion will come – we are going to become – we are the jewel of this state, we need to be positioned for this growth. We can't do it with a small vision, need to dream. People in this room are the seed of that vision. It won't really hurt you, not offering them anything more than please come to us – we as the board and people of SW have to have a better vision – we know our love for this place and we have to communicate that and raise our site from what is going on right now. The park has pretty cheap lighting and it will require money to replace - plan to replace with something that can withstand playing – pleases my heart to see children at play – grow your vision. Community will grow if your vision grows. This is meant as a positive comment.”

Tom thanked her and stated that the Board agrees. He reviewed history of the past board that proposed a difference in fees lots vs. homes and a proposed amendment to the covenants that was voted down by '87 covenant owners. Problem was that, '87 people would have carried the greater burden; this would have accelerated the problem, left '74 and '71 behind and made an unjust situation worse. Need everyone under the same tent. Capital Improvements for future. The 2007 Board proposed a \$500 assessment for the Paving Program, which was voted down by '87 membership.

Jim Russell

“I think we have a member for the future board from the lady who just stood up. More positive note on this meeting – Board has done a good job, future has not been approached. Houses are being built, speck houses being sold, 600 acres or more are going to be sold, and that hasn't been computed. Negative thought to say we are going to be in bad shape in 8-10 years. Time we took a different approach– look to future – going to increase, let's get positive. Everything is not negative.”

Tom agreed we don't need to be negative but we have to be realistic, he reiterated that the '87 covenants are the “Model T” of covenants – limits the amount the SWRA board can raise to run this place. Some sections are subject to both '87 and Traditions Covenants. The Traditions have no fixed amount for maintenance fees that board can sit down and draw up budget and then divide up by number of owners and send out the bill.

Mrs. Duffee – “If the '71 and '74 owners do not have a vote does that mean that they are not members of SWRA and can they be restricted from using facilities?”

Tom – This has been discussed many times. Also tried in court a couple. There are certain rights that all property owners have.

Peggy Stevens

“Where does The Traditions money go?”

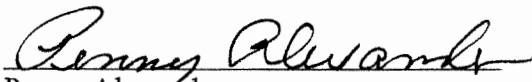
Tom - Some properties have both '87 and Traditions, which are conflicting, sets of covenants. Mr. Zettler runs The Traditions. The reason for the SWRA \$100 legal fee assessment a couple of years ago was because Mr. Zettler's attorney wrote an opinion, SWRA was concerned about litigation with him trying to claim that he was entitled to the building and impact fees on many properties that had been collected and spent. He has not activated The Traditions, he has not appointed a board or imposed any fees, but he has the authority to do all that. Those properties also pay SWRA fees.

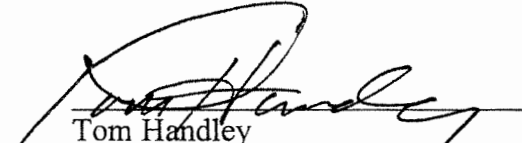
Tom Clement – What is the situation with Walnut Hill Water Authority (WHWA) issue on fixing roads? What is their responsibility?

Tom explained that there had been litigation that has been settled and resolved. WHWA has agreed to partial repairs, however SWRA is responsible for the paving and patching.

Tom Handley thanked Jim Williams, Past President who has served on the SWRA Board for three years and is going off the board. There was a standing ovation of appreciation.

The meeting was adjourned at 11:15 p.m.


Penny Alexander
Secretary


Tom Handley
President

Date approved 3/18/2008

Minutes

SWRA Board of Directors Meeting

March 4th, 2008

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

Visitors: Resident Larry Smith and Herbert Bruce

Guests: Pete Arnold - 1. Addressed the Board about the Fire Department property should not be under the 1987 Covenants. Error was made by The Closing Agency. Pete asked that the Board look into this. This issue will be on the April 1st agenda. 2. Emergency procedure needs to be corrected with "what if" problems. Fire Department concerned with battery backup failure. 3. Drainage problem at his Blue Creek property between him and Sloan Harper. Pete asked the Board to respond to his letters (2) because of not getting a response from the ARC. Pete was asked by Tom Handley to make a request in writing to have these issues on a future agenda.

Approval of Prior Minutes: Wayne Washburn moved to approve February 19, 2008 minutes as presented. Jim Williams seconded the motion. Motion carried unanimously.

Community Administrator's Report: *Information/Action*

- ❖ 16,949.93 had been deposited since the last Board meeting.
- ❖ Statements were mailed out to all delinquent accounts to include non payment fees.
- ❖ Deactivation of gate cards on property owners with delinquent accounts has been completed.
- ❖ Gate card fee - Recommended the additional gate cards for members be reduced \$20.
- ❖ Harry Hunt - Fertilizer truck trespassing across his lot. StillWaters Golf issue and forwarded to them.
- ❖ Koval - Current with fees except \$1,817.95 on tax sale property purchased in 2006.

Cal Johnson made a motion that the card charge for an additional or replacement cards be set at \$20 per card. Buck Stevens seconded the motion. Motion carried unanimously.

Maintenance Manager's Report: *Information/Action*

- ❖ New Part Time Gate Employees – We hired three new fill-in or part time gate employees.
- ❖ Safety Concern at Gate 34 Exit – Travis asked that new loop be put in 5' after the bar.
- ❖ Drainage Problem At Blue Creek Circle – Pete Arnold's claim that it is an SWRA issue.
- ❖ Boat Trailers – After March 24th letters will go out to people in violation of covenants.
- ❖ Roads Committee – Organization Meeting on February 21st and again on March 1st. The committee divided StillWaters into 4 sections which were assigned to each member for evaluation of need.
- ❖ Villa Signage – Completed frames in place and signs will be completed later this present week.
- ❖ February Traffic Count – Gate 34 12,883, Gate 49 13,139 Total 26,022 vehicles

SCHEDULED BUSINESS:

StillWaters Covenants - A Gordian Knot / 1974 Solution - Discussion on the 74 Solution and copies to be given at the SWRA Annual Meeting.

Annual Meeting Update - Run through Friday, March 7th, 2:00 pm at the Executive Center

2008 Committees - Roads; Long Rand Planning; Communications; Recreation/Maintenance; Gates & security Committee / Tom/Penny - deferred

Starzer Paper - progress report - deferred

Sale of Common Property - deferred

John Koval Request: Information/Action

Mr. Koval paid all his dues up to date except for the two properties in which are 2006 tax sale properties. Cal Johnson moved that Koval's building permit be approved and Buck Stevens seconded the motion. Motion carried unanimously.

Legal Cases:

June Dennis – Since she did not produce the documents requested by the court, we have filed a motion to dismiss the case and lift the stay of execution on the property in order to clear it for sale.

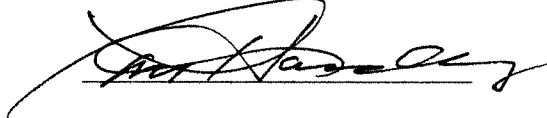
Sylacauga Fence – Papers have been served. The court date will be set. Travis is to gather the documents for presentation in the case. - Hearing date set for March 19, 2008 in District Court.

Tara Lowe Gate Damage – An invoice for the balance on the gate damage was mailed to Tara. There has been no response.

Hall's Small Claim – They have paid \$3,000 and the balance due is \$2,833.93. - There is no further information as of this date.

Meeting was adjourned at 10:10 am.


Prepared by Susan Thames, Acting Secretary


Tom Handley, President

Date approved 3/18/2008

Minutes
SWRA Board of Directors Meeting
February 19, 2008

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

Guests: Residents Bob Hamby, Herbert Bruce and Larry Smith attended.

Approval of Prior Minutes: Buck Stevens moved to approve February 5th minutes as presented. Wayne Washburn seconded. Motion carried unanimously.

Community Administrator's Report: *Information/Action*

- ❖ Deposits of \$97,295.91 have been made since the last meeting.
- ❖ Decal mailing finished
- ❖ \$350,000 transferred to Alabama Power Company CDs at 4.58%
- ❖ Ballots were mailed February 13th
- ❖ Gate cards will be deactivated on delinquent accounts unless payment received by February 19
- ❖ Statements showing non-payment fees owed will be mailed out this week

Maintenance Manager's Report: *Information/Action*

- ❖ Road Committee to meet February 20 to organize and plan work for 2008
- ❖ Entrance signs have been installed at both gates
- ❖ A complaint was lodged concerning Sunday work being done at Stoneview Summit and the situation was addressed.
- ❖ A terminated gate employee has requested a hearing. Employee has been instructed to put that request in writing.
- ❖ Stop sign at Chinquapin and Stillwaters Drive, which was vandalized, has been replaced at a cost of around \$100.
- ❖ ARC Notes: Committee discussed proposals from Mike Lewis and determined the fees to be charged for his two proposals. He was notified by letter of the fee structure. Each single dwelling will exceed the 1250 sq. ft. minimum and will have garages. This property is between Eagle Peak and Lakeview Ridge Rd.
- ❖ Waters Edge signs have been removed.
- ❖ Weather siren activated three times on February 17. Residents in some communities, such as Cardinal Heights, could not hear the siren. Joe Paul Boone was contacted and said that the siren was not high enough to get over the trees and back down to lake level. The siren is sited on the highest ground owned by the SWRA.

Scheduled Business:

Annual Meeting March 8th:

The order of presentations was reviewed:

1. Call to Order – Tom Handley
2. Announcement of the election by Buck Stevens or an Election committee member
3. Goals for the year – Buck Stevens
4. History of the 1971, 1974 and 1987 Covenants – Tom Handley
5. Budget review - Cal Johnson
6. Questions/Comments

Building Permit – Koval: *Information/Action*

ARC and Board agreed that in the spirit of the covenants that good standing means that all fees must be up to date before a permit can be issued. Mr. Koval was notified that if he would subject all of his properties to the 1987 covenants then the Board would accept his assurance of payment per his agreement by the end of February 2008 with normal fees to apply. Mr. Koval responded that he would not submit to the 1987 covenants. He has made a partial payment; however, there is still an outstanding balance. Susan will send him a statement and cover letter.

Gate Card Fees: Information/Action

Tom Handley feels that the fees have not been explained well enough and that a letter or handout needs to be prepared which will better explain the new fee system. Penny Alexander offered to work with Cal Johnson and bring a recommendation to the next Board meeting. Cal will incorporate this into his budget presentation at the annual meeting. Board concurred.

Legal Cases:

1. **June Dennis:** Legal action pending
2. **Sylacauga Fence:** Court date set for March 19 in District Court in Dadeville.
3. **Tara Lowe:** Invoice mailed for \$482.70 for gate damage at 34, which is the balance due after insurance payment was received.
4. **Hall's Small Claim:** Received \$3,426.51 leaving a balance of \$2,507.42

Covenant Unity Documents:

Tom Handley provided Board Members with a history/overview of the covenants and mentioned the possibility of conducting a campaign to have the 1974 covenants amended to become subject to the 1987 covenants. His figures show that 1,310 properties are subject to the 1987 covenants; 394 properties are subject to the 1974 covenants and 53 properties are subject to the 1971 covenants. This discussion was tabled until the executive session.

Break at 10:05

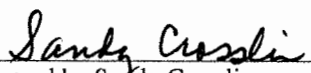
Meeting Resumed at 10:15 and Board Member Jim Williams joined the meeting.

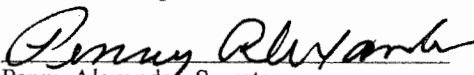
Towing of Trailers:

Travis Fincher reviewed the process for handling trailers parked on lots or homes in violation of the covenants. It has been successful thus far.

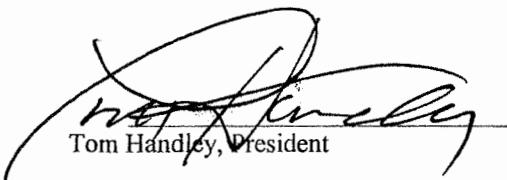
This issue had come up at the meeting with the Condo Association Boards. They have some problems with trailers being parked across several parking places or blocking the drives often due to renters. It was agreed that this was an issue that would probably be best handled through their associations. Towing is a problem due to locks on trailer hitches and many of the violations occur on the weekends when SWRA doesn't have staff on site. The condo associations could distribute information about their rules, the Harbor Pointe Marina offering storage service and place flyers on improperly parked trailers or knock on doors to discover ownership. They may need to come up with a penalty system as their governing documents may allow.

Penny Alexander moved to adjourn regular session and move into executive session. Wayne Washburn seconded. Motion carried and meeting adjourned at 10:25.


Prepared by Sandy Crosslin


Penny Alexander, Secretary

Date approved 3/4/2008


Tom Handley, President

Minutes SWRA Board of Directors Meeting February 5, 2008

Call to order –President Tom Handley called the meeting to order at 9:20 a.m. Board members Penny Alexander, Debbie Nigh, Wayne Washburn, Buck Stevens, Cal Johnson and Jim Williams were present. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Visitors: Resident Larry Smith

Guest:

9:00 a.m. - **Residents Herbert and Nanette Bruce and Bob Hamby.** The Bruce's brought the issue of combining two lots into one on Palmer Drive in order to pay only one maintenance fee. The Architectural Review Committee (ARC) had previously denied this request according to policy. Minutes of the 9/05/06 meeting were distributed as was a copy of a letter signed by Wayne Teague on February 2, 2002 denying the combination. The Building permit listed area 1-2, permit 2006-24 to build a garage at the premises. The Board thanked the Bruce's for coming and will take the issue under advisement, checking records and with former ARC members.

9:30 a.m. - **Pete Arnold representing the SWVF&R department** attended as a follow up from an email from Jim Koeppen concerning the SWRA directional sign which he claimed was several feet over the property line of a lot which the fire department owned. The directional sign is located at the end of StillWaters Drive. He raised three questions: one to bring to the attention of the SWRA the property line where the sign is located, two if the fire department needs that space in order to build a new station what would happen if they had not questioned the property lines and three the issue of insurance should there be an accident and claim. The Board thanked Pete for attending and will do some research before responding.

10:30 a.m. -**Realtor Betty Litsey** attended with information and recommendations on the listing of parcels. **Cal Johnson made a motion to price Parcel A adjacent to Fern Brook Phase 2 at \$10,600 and to advertise that the seller will cover up to \$600 toward a perk test and will provide a copy of the survey. Buck Stevens seconded and motion carried unanimously.**

The listings on Lot 16 and 17 of Turkey Roost are at the renewal date. Cal Johnson made a motion to extend the listings for six months with Lot 16 to remain at \$10,900 and Lot 17 to be reduced to \$7,900. Penny Alexander seconded and motion carried unanimously.

11:45 a.m. - **Insurance Agent John Dark and Donna Gamo** attended the meeting to review annual coverage and answer questions. He will check on replacement coverage on the emergency siren and directional signs. Our liability policy would cover a road accident that included a directional sign. The carrier for our Worker's Compensation coverage has been changed which has resulted in a savings of a couple of thousand dollars. Cincinnati is good company that offers good service and John Dark has dealt with them for many years, he recommended that we stay with them. SWRA needs to be named as additional insured on large independent contractors policies when they are contracting with SWRA.

The contents coverage on the Executive Center may need to be increased above the existing \$15,000. The coverage on Gatehouse 34 needs to be increased to \$50,000 due to the gate equipment/computers. Deductibles will be reviewed. His recommendation for SWRA was to continue with Replacement basis as long as we make sure that we carry at least 80% of the value. Mr. Dark will report back to us with discussed changes.

Approval of Prior Minutes: Jim Williams moved to approve January 22, 2008 minutes as presented. Cal Johnson seconded. Motion carried unanimously.

Community Administrator's Report: *Information/Action*

- ❖ \$244,000 has been deposited since the last Board meeting.
- ❖ Initial mailing of the first round of decals is complete.
- ❖ Letters to vendors regarding gate codes, etc. have been sent

- ❖ A Certificate of Deposit of \$100,000 has been put at Country Wide.
- ❖ ADP small business services has approached SWRA with a proposal for payroll processing that is half of Paychex for the first year and then lower for the future years. The ADP system tracks PTO better and there are no additional mailing fees. **Debbie Nigh made a motion to change payroll over to ADP. Motion was seconded by Jim Williams and passed unanimously.**

Maintenance Manager's Report: Information/Action

- ❖ ARC Report: The ARC approved one new home and one boathouse.
- ❖ There have been several incidents of vandalism including mailbox damage, stolen signs and the moving of a portable toilet on Whisperwood.
- ❖ Moonbrook Paving: A letter and copies of the invoice for repair has been forwarded to the bankruptcy court for Lake Martin Partners.
- ❖ Barrier Arm Gates: Heaters have been installed.
- ❖ Gate 34-entry barrier arm was hit by a large van/truck. Travis will work with the Sheriff's office to run the tag for ownership and proceed from there.
- ❖ Weather Siren was installed Jan. 24-5th, 2008. Monthly power bill will run about \$13 per month.
- ❖ 3 way stop signs have been installed at Knollwood and Greenview Lane.
- ❖ Incident at Stoneview Summit – Sunday work was done, Travis received a call from Judson Edell. SVS was doing emergency drainage work before the rain came to avoid drainage into the lake.
- ❖ Gate Traffic Count: Gate 49– 11,140 and Gate 34– 16,000 for a Total of 27,140.

SCHEDULED BUSINESS:

Ballots Information

The cover letter, ballot and resumes will be printed after the February 8th deadline for candidates by petition and will be mailed the following week.

Annual Meeting – March 8th 10:00 a.m.

The set up for the meeting was discussed. Travis Fincher will handle.

The order of business suggested:

1. Call to Order – Tom Handley
2. Announcement of the election by Buck Stevens or an Election committee member
3. Goals for the year – Buck Stevens
4. History of the 1971, 1974 and 1987 Covenants – Tom Handley
5. Budget review - Cal Johnson
6. Questions/Comments

Road Committee – Action

Travis Fincher will schedule a meeting of the 2008 committee made up of Travis, Pete Arnold, Patti Richardson, Jerry Heath and Philip Grant in order to review and evaluate the current specs and past recommendations. The land locked lots will be analyzed and the needs accessed. Bids for work with schedule of recommendations will be collected and brought to the Board.

Financial Reports: Information/Action

Debbie Nigh and Susan Thames will look for another alternative source for a CD of \$100,000 for 3 to 6 months. The Balance Sheet and the Profit and Loss Statements were reviewed and discussed. Expenses for January were \$39,266.81, which is the monthly average.

John Koval Request: Information/Action

Mr. Koval had submitted a building permit request on one property. A list of properties and outstanding fees were reviewed. Tom Handley and Debbie Nigh reported on their meeting with Mr. Koval and a proposal from him was reviewed. Discussion followed. **Tom Handley made a motion that we issue the building permit to Mr. Koval on the lot that fees were paid on with the assurance of payment per his agreement (copy attached) by the end of February 2008, all normal fees to apply. Jim Williams**

seconded. The vote was 3 for, 3 against and 1 abstention by Wayne Washburn. Motion failed.

Penny Alexander made a motion to respond to Mr. Koval that if he subjected all of his properties to the 1987 covenants then the Board would accept his assurance of payment per his agreement by the end of February 2008 with normal fees to apply. Motion was seconded by Buck Stevens and carried with 4 in favor, 2 against and 1 abstention.

Legal Cases:

June Dennis – Since she did not produce the documents requested by the court, we have filed a motion to dismiss the case and lift the stay of execution on the property in order to clear it for sale.

Sylacauga Fence – Papers have been served. The court date will be set. Travis is to gather the documents for presentation in the case.

Tara Lowe Gate Damage – An invoice for the balance on the gate damage will be mailed to her.

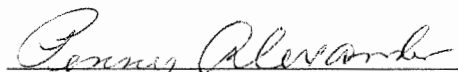
Hall's Small Claim – They have paid \$3,000 and the balance due is \$2833.93.

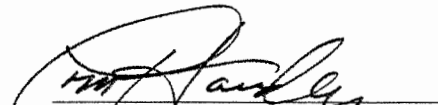
NEW BUSINESS: *Information/Action*

Boat/Trailers: Tom Handley made a motion that once the lake level reaches normal winter pool of 480' then the prior temporary permission of boat/trailer parking on property be rescinded with trailers to be moved within 30 days thereof. Jim Williams seconded and the motion carried unanimously.

Jeremy Freeman – Cal Johnson made a motion to accept his lot for the Deed for Debt program and to give Tom Handley the authority to sign the consent agreement. This was a lot Mr. Freeman purchased at tax sale without understanding all the associated fees and liens. He will get the deed in May 2008 and will sign it over to SWRA. Penny Alexander seconded and motion carried unanimously.

Meeting was adjourned at 1:40 p.m.


Penny Alexander, Secretary


Tom Handley, President

Date approved Feb. 19, 2008

**5 K EQUITY HOLDING CORPORATION
43 SOUTH TURKEY TROT DADEVILLE,
AL 36853**

This agreement is between the parties 5K Equity Holding Corporation and Still Waters Residential Association, Inc. which stems from a settlement reached in a meeting between John Koval and Stillwater Representatives Debra Nigh and Tom Handley on Friday, Feb 1, 2008.

Background:

Baldwin Tays Company submitted plans to build a spec house at the corner of Aberdeen and Stagecoach. The ARC met on Thursday, January 30, 2008 and approved the drawings and all submittals required to issue a building permit to Baldwin Tays Company (a Georgia Corporation). The actual permit has been printed but is being held at the request of Debra Nigh, the treasurer of StillWaters Residential Association, Inc., for outstanding homeowners bills that are owed by this company, 5 K Equity Holding Corporation (a Alabama Company). It was represented to me, that the position of the StillWaters Residential Association Inc. that Baldwin Tays Company and 5 K Equity Holding Corporation have a common share holder and director (John Koval) therefore all bills and fees owed by any other entities (even though they are not delinquent) can and will be held against and or penalize the other entities.

SRA Inc.'s position was that all accounts are linked and if one company or any individual within the company is not paid in full, then all entities are to be held accountable for the other's debt. In review we discussed the account of:

John Koval	Paid in Full
Baldwin Tays Company	Paid in Full
5 k Equity Holdings Corporation	Owes for 2008 Dues on 6 lots, 1 lot of which was acquired from a tax sale via Mike Inaram, has numerous outstanding fees.

5K Equity has not disputed the amount owed, 5 K Equity Holding Corporation owes for the current year dues on 6 properties and the 1 property, which was acquired from Mike Ingram via tax sale, does have substantial fees owed.

As of the close of business January 31, 2008, Baldwin Tays Company was current on all bills owed the association, including an unbilled transfer fee that the closing attorney failed to collect. Additionally, John Koval also holds title to a house in StillWaters, and as an individual is also current on all dues and fees due StillWaters Residential Association Inc.

The Agreement / Settlement

It is my understanding of the discussion between Tom Handley and I, that pending the board approval on the following:

- 1 The board will immediately issue the building permit to Baldwin Tays Company.
- 2 5 K Equity Holding Corporation will pay their current/outstanding fees to StillWaters Residential Association Inc. by the end of February 2008.

Signed:



John Koval
5 K Equity Holding Corporation

Fact Sheet

5-K Equity Holdings Corporation Incorporated

Incorporated by John Koval in Tallapoosa County 12-15-2006, \$10,000 capital

Agent John Koval, 43 Turkey Trot

09014	426.51	
41093 1974 Covenant	3251.45	
39050	426.51	
11006	426.51	
17005	426.51	
17019 1974 Covenant	326.51	
Total owed to SWRA		\$5284.00

Baldwin Tays Corporation

Incorporated by John Koval in Tyrone, GA 3/13/98

Agent John Koval, 266 Smokerise Trace, Peachtree City, GA

14026 1987 Covenant \$726.51 Received Check Jan 31, 2007

17006 1974 Covenant Tax Sale \$4909.30 39035 1971

Covenant Tax Sale \$893.09

'1770'-
)
CJ

Johanna Equity Holdings, LLC

25027 1974 Covenant \$726.51

Koval, John Allen

41008 1987 Covenant \$426.51, Check on Baldwin Tays

TOTAL \$6010.51

Tax Sale Due May 2009 \$5802.39

Minutes
SWRA Board of Directors Meeting
January 22, 2008

Call to order – Vice-President Buck Stevens called the meeting to order at 9:20 a.m. Board members Penny Alexander, Debbie Nigh, Wayne Washburn, Cal Johnson and Jim Williams were present. Tom Handley was excused. Susan Thames, Community Administrator, was present. Travis Fincher was present to report.

Guest: Stan Gillies came at 11:00 to address the Board on behalf of the local Chamber of Commerce.

Approval of Prior Minutes: Jim Williams moved to approve January 8 minutes. Cal Johnson seconded. Motion carried unanimously.

Community Administrator's Report:

- ❖ 620 Property owners have paid annual fees
- ❖ Invitations were extended to condo boards to meet February 2.
- ❖ Letters to vendors regarding gate codes, etc. have been sent
- ❖ Covenants, By-Laws, Articles of Incorporation have been re-typed for clarity. Debbie Nigh moved to begin distributing the re-typed Covenants, By-Laws, and Articles of Incorporation with the added notation that the document has been re-typed for clarity. Cal Johnson seconded. Motion carried unanimously. Debbie Nigh moved to have a notation placed on the front page stating that the By-Laws were revised 1/10/2005 and to replace Articles 6 and 7 with the revised version which will be noted as changed 1/10/2005. Penny Alexander seconded. Motion carried unanimously.
- ❖ A Realtor® requested permission to use the StilWaters logo in advertising. Board decided to defer a decision until the Realtor® brings a written proposal with specific details
- ❖ One property was subjected to 1987 covenants and 4 building permits were issued.

Maintenance Manager's Report: Information/Action

- ❖ ARC Report: The ARC approved the new Certificate of Completion and approved permits for four new spec homes by DAL Construction.
- ❖ Gate attendants have been provided new winter jackets.
- ❖ Paving: Moonbrook sinkhole has been repaired. Bill will be sent to Finance Co. finishing work at Stoneview Summit site.
- ❖ Barrier Arm Gates: Heaters have been ordered which will alleviate the problems caused by cold weather.
- ❖ Gate 49 Building Repair: Work is in progress and should be finished in several more days.
- ❖ PA System: A new two-speaker PA system has been ordered for the SWRA.
- ❖ Weather Siren Update: Installation may take place this week, depending on the weather.
- ❖ Survey of SWRA Properties: Surveyor has completed surveying parcel west of Oakwood Lake and Moonbrook Villas; will survey the property at Cabins on the Green this Friday.
- ❖ Drainage Work: Still have several areas to finish.
- ❖ Two-way Markers on Dogwood Trail: Hornsby Striping will be on site January 22 to place markers, finishing the work on Dogwood Trail.

SCHEDULED BUSINESS:

Committees: Information/Action

Progress has been made in getting people to serve; still awaiting responses from others who have been asked to serve. Will continue to ask for volunteers. It was agreed that the Political Action Committee would be rolled back in with the Long Range Planning Committee.

Insurance: Information/Action

Changing from J. Smith Lanier to Dark Insurance Agency of Alexander City will result in a substantial drop in Worker's Comp. premiums. An email vote had been taken and the following resolution passed: Effective January 1, 2008, Dark Insurance Agency of Alexander City will represent SWRA.

An "Agent of Record" letter will be sent to appropriate addressees. The Board has approved this action. The Board agreed to stay with the same replacement coverage amounts as last year since they were reviewed and updated during 2007. The agent from Dark Insurance Agency will attend the next meeting to review coverage with the entire Board.

Financial Reports: *Information/Action*

Debbie Nigh and Susan Thames have been researching interest rates and recommended placing the legal fund into CD's paying a higher rate. Due to the change in rates today, they will check to make sure they are getting the best rates. **The Board agreed to their recommendation and passed a resolution to move \$135,000 into a CD at Alabama Power Credit Union and up to \$100,000 to a CD with Countrywide or Discover Bank depending on the best rate.**

Debbie Nigh pointed out that the cost of paving Dogwood Trail plus part of the cost of directional signs were paid out of 2007 funds.

Legal Cases:

June Dennis - Debbie and Tom attended the court proceedings. The judge ruled that Ms. Dennis had 14 days to respond. That will be this week. Fees from 1991 are outstanding.

Sylacauga Fence - Papers have not yet been served.

Harbor Cove Listing: *Information-* The listing has been changed to remove commercial use.

NEW BUSINESS: *Information/Action*

Gate Fee Policy: The gate fee policy update has been re-worded; however, content was not changed. Members were given copies for their review. **Penny Alexander moved to accept the gate card policy revision of January 22, 2008. Cal Johnson seconded. Motion carried unanimously.**

Election Committee: The following are nominated to serve as election committee: Thelma Pitts, Betty Litsey, Silvia Thatcher, Charles Darwin and Bob Bradshaw with Buck Stevens serving as Secretary since Penny Alexander is running and cannot serve. **Cal Johnson moved to appoint the nominees as listed. Wayne Washburn seconded. Motion carried with five yes votes and no dissenting votes. Penny Alexander abstained.**

2008 Ballot: Members were provided copies of the proposed ballot. **Debbie Nigh moved to accept proposed ballot as the official ballot of the 2008 election. Cal Johnson seconded. Motion carried unanimously.**

GUEST:

Stan Gillies addressed the Board on behalf of the Dadeville Area Chamber of Commerce regarding sponsorship of a scene in the 2008 Christmas Means to Me Pageant, which will take place the second weekend in December. The Chamber is asking for \$450 per scene in order to repair sets and purchase/repair costumes and for the sponsor to fill the time slots with volunteers to man a booth. Stan asked if SWRA would sponsor a scene as has been past practice. Board thanked Stan and will take the request under consideration

Window Decal Letter: Members were provided copies of a letter to be mailed along with the window decals to residents who have paid their maintenance fees. Board approved the letter with minor changes and directed Susan Thames to sign and send the letter.

Moonbrook Park:

Travis stated he would give more clarification to the policy for the park in the newsletter. Though it was stated, some were confused. The restriction was on organized team sports that the area is not able to accommodate, not a few children throwing a football or kicking a soccer ball.

Annual Meeting Agenda:

Discussion included:

- ❖ Election Announcement
- ❖ A summary of the year's activities/improvements.
- ❖ A focus on the history and goals since resident's took over the Board (2004) and what has been accomplished.
- ❖ Copies of the approved budget for handout.
- ❖ Information sheets concerning resident's directory.
- ❖ Microphone set up so questions may be asked in an orderly manner and heard by all.
- ❖ Statistics of association – building permits, property transfers. Properties subjected to 1987, etc.

The Board will discuss at its next meeting.

Approval of Prior Executive Minutes:

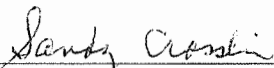
Executive Session Minutes of January 8, 2008 were read. Jim Williams made a motion to approve with Wayne Washburn seconding. Motion carried unanimously.

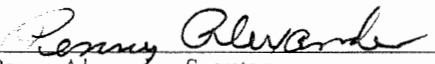
Sandy Crosslin left the meeting at this time.

Property Records:

Debbie reported that old records have been found that are being sorted and properly filed. However, transfers of properties have been made where SWRA was not notified and some deeds are missing from files. The association will bill for these outstanding fees and will recoup some money from properties listed under the wrong covenants. Debbie made a motion to hire Sandy Crosslin on a part-time task basis under the supervision of Susan Thames to pull copies of deeds from the courthouse to complete our property records, to match to the correct covenants and update the database. Penny seconded and the motion was unanimously approved.

Meeting was adjourned at 12:30 p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, Vice President

Date approved 2/5/2008

Minutes

SWRA Board of Directors Meeting

January 8, 2008

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

Guest: Resident Larry Smith attended the meeting to observe.

Approval of Prior Minutes: **Jim Williams** moved to approve December 11, 2007 minutes and the attachment. **Wayne Washburn** seconded. Motion carried unanimously.

Community Administrator's Report: *Information/Action*

- ❖ Annual billing of more than \$800,000 completed with 35 accounts added for Stoneview Summit.
- ❖ CD was moved into the money market account because the interest rate is higher there.
- ❖ Cost of Living adjustment - **Penny Alexander** moved to follow policy and give all employees a 2.3% cost of living adjustment. **Jim Williams** seconded. Motion carried unanimously.

Maintenance Manager's Report: *Information/Action*

- ❖ Bulletin board in Moonbrook Park has been damaged and needs to be removed. Travis recommended not replacing it since it is no longer being used. **Tom Handley** moved that the bulletin board be removed as Travis recommended. **Jim Williams** seconded. Motion carried unanimously. **Penny Alexander** requested that Travis notify Jim and Ladelle Russell before removing the board and Travis agreed to do so.
- ❖ Weather siren parts are in. The Mayor of Alex City has authorized the Alex City Roads Dept. to install sirens throughout the County. StillWaters siren installation is scheduled for either this week or next.
- ❖ Paving Schedule: Matt Harris is to give estimate on paving the lower parking lot at the Executive Center. Hornsby striping has been contacted about placing markers at 40-ft. interval. He expects to get to here within 2 or 3 weeks. Dogwood Trail will be complete today.
- ❖ Directional Signs: Almost complete.
- ❖ Access to Land-Locked Parcels: 18 identifiable parcels have no road access. Board directed Travis to secure estimate of cost to provide tar and gravel roads to those parcels.
- ❖ Stop Signs: Travis recommended stop signs at Knollwood and Greenview. **Debbie Nigh** moved to accept recommendation and install signs. **Tom Handley** seconded and motion carried unanimously.
- ❖ Revised Permit Fee Schedule: **Penny Alexander** moved to accept changes in the building permit fee schedule. (Copy attached). **Wayne Washburn** seconded. Motion carried unanimously.
- ❖ November Traffic Report: 24,015 recorded vehicles
- ❖ ARC Report: Larry Brantley replaced Fred Weaver. Two landscaping permits issued. Permit approved for completion of Building 5 at Stoneview Summit.
- ❖ Misc. Signage Report: Signs will be posted at both gates this week notifying drivers that they are being video recorded.
- ❖ DLS Line Update: DSL is not available at Gate 49 although it is available at Gate 34. Will cost approximately \$65/month at each location once it is available. No need to install at only one gate.

SCHEDULED BUSINESS:

Nominating Committee Report: *Information/Action*

Debbie Nigh moved to accept Nominating Committee report as amended and to place the information online with notation that anyone who wants to be placed on the ballot by petition must have their signed

petitions and resume to the SWRA office by January 30, 2008. (Copy attached). Jim Williams seconded. Penny Alexander abstained from voting and the other four board members present voted in favor of motion; therefore, the motion carried.

Gates: *Information/Action*

- ❖ Gate Card Policy- Penny will work on rewording and updating the 8/21/07 policy and bring to next meeting. Board agreed that terminology should be "gate device fee" and "annual card fee."
- ❖ Entry Codes: Codes were looked at and Susan will send a letter to approximately six vendors asking them to purchase cards or enter through the gate at 49 if their vehicles are only two axles.
- ❖ Signage at Gate 49: Board agreed that signs should be changed to read "Visitors and Members" on the inside lane with the other lane sign to read "Member Card Entry."
- ❖ Gate Buildings Renovation Program: No bids received yet.

Committees: *Information/Action*

- ❖ Paving Committee: Board agreed to appoint a committee to assist Travis with paving. Several people will be contacted to see if they will serve.
- ❖ Communications Committee: Members agreed to continue to serve. Other suggestions are welcome.
- ❖ Recreation/Maintenance Committee: Most agreed to continue to serve. Other suggestions are welcome.
- ❖ Gate Committee: Can be disbanded until a need arises.
- ❖ Long-Range Planning Committee: Several residents have indicated an interest in serving on a long-range planning committee.
- ❖ Budget/Finance Committee: All have agreed to continue to serve.

Insurance: *Information/Action*

Agent will be invited to attend next board meeting to brief the board on renewal of insurance, premiums, etc.

Financial Reports: *Information/Action*

Debbie Nigh moved to add Wayne Washburn's name to bank resolution and to remove Lynn Glarrow's name effective immediately. Penny Alexander seconded. Motion carried unanimously.

Bankruptcy of Lake Martin Partners:

Debbie Nigh moved that the Lake Martin Partners due date for 2008 billing on all 35 Stoneview Summit units be extended to June 30, 2008, with the proviso that as they close each unit the annual billing will be collected and forward to SWRA. Jim Williams seconded. Motion carried unanimously.

OLD BUSINESS: *Information/Action*

Sylacauga Fence: Action has been filed in District court; however court has not served papers.

Collections: Board reviewed collection cases. June Dennis has entered a General Appearance and has motioned to set aside our judgment. Debbie Nigh will testify in court on January 9, 2008, as to the

amount Dennis owes.

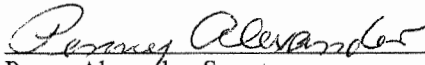
Condo Associations: Penny Alexander suggested that the Board meet with the condo association board members in order to update them, open the lines of communications and to establish a relationship. **Board agreed to send a letter to condo association Board members inviting them to a meeting in the Executive Center on February 2, 2008 at 10:00 a.m.**

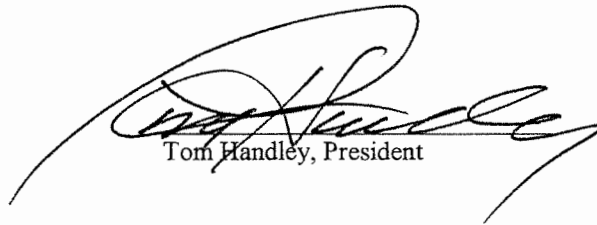
Board reviewed a letter from Lewis Hunt regarding unsecured creditors for Stoneview Summit. Consensus of Board was that we are not a party and no action needs to be taken.

Wayne Washburn advised the Board that he had received letters from Lynn Glarrow for the Board Members. Board decided to review the letter in Executive Session.

Penny Alexander moved to adjourn the regular meeting and move into Executive Session. Debbie Nigh seconded. Motion carried unanimously and meeting adjourned at 12:30.

Prepared by Sandy Crosslin


Penny Alexander, Secretary


Tom Handley, President

Date approved 1/22/08

113 South Cardinal Heights
Dadeville, AL 36853
January 14, 2009

SWRA Board of Directors:

The Nomination Committee met Friday, Jan 4th and put forth over thirty names with much discussion on each.

Only eight names remained who had not been contacted and might be willing to serve – twenty two of our candidates had indicated they would not run since they did not want to subject themselves to the abuse on the Open Forum or put forth the effort and time that being a board member requires. Some indicated they might be willing to serve later.

We called the five who had not been contacted yet and no one said they would run. This put us back at our original list of candidates who agreed to run.

They are:

Penny Alexander

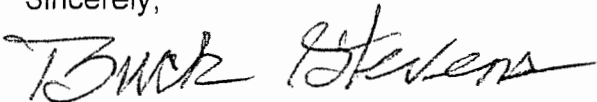
Wes Wood (he is a professor at Auburn and could make board meetings if held on either Wednesday or Friday).

Mike Carter

During the board meeting on January 8th we were asked to go back and come up with another name. We then added Anthony Biggiano, who verbally agreed to run and serve if elected. Anthony's name was not unanimously approved, but he had enough committee votes to be added per the board's direction.

Four days later on January 12th Anthony sent me an email stating that he had changed his mind and wanted to remove his name from consideration.

Sincerely,

A handwritten signature in black ink that reads "Buck Stevens". The signature is written in a cursive, flowing style.

William L. "Buck" Stevens
Nominating Committee Chairperson

1/08/08

Maintenance Manager's Report – Travis Fincher

- Removal of Bulletin Board in Park – The bulletin board in the park was damaged when a large vehicle hit one corner of the roof and caused the whole roof system to twist and parts to fall off. My recommendation is to not try to repair it or replace it. Since it is in such poor condition, I recommend that we remove it and not replace it. It has not been used since I have been here and the only thing that has been placed on the cork board is an old map of StillWaters. Anyone can ask for a map at the gate house. We should leave one post intact that supports the newsletter mail box. I will paint the post green and place a finial on top of it.
- Weather Siren Update – Joe Paul Boone and George East *Eng. Alex C. J.*
- Paving Report - H&H should be overlaying the last part of Dogwood Trail today and they will also repair the pipe crossing on Moonbrook. Matt Harris will also give me an estimate to pave the lower parking lot here at the Executive Center. I contacted Steve Hornsby of Hornsby striping. He told me that the markers are placed on 40 foot intervals. We have approximately 1650 linear feet of paving divided by 40 equals about 41 markers at \$5.00 each plus move-in or \$205 plus move-in. He can get here in 2 or three weeks, maybe sooner.
- Drainage Contract Report – Phillips is about 95% complete and will finish this week.
- Access to Land-Locked parcels – There are 18 identifiable parcels that are land locked or have no improved road access. What do I tell owners of these parcels when they ask me if they are ever going to get access to their property. I have had only two inquires in the past year and I asked Peter and he said a flat no. One owner wants to sell his parcel but is having a hard time finding a buyer since he can't guarantee access. *Section 6.7 covenants*
- Stop Signs at Knollwood and Greenview – the signs have been ordered and will be installed as soon as they arrive. I will be replacing the faded sign at the intersection of Moonbrook and StillWaters Drive east bound. I am replacing the small stop signs on Beach Island Trace at Fern Brook.
- Directional Signs Update - The construction on the directional signs is almost complete. They still have to finish the Sunse Point sign. All of the lettering is here and the logo panels should be done today. They will start the lettering this week.
- Revised Permit Fee Schedule - I placed a copy of the revised Permit Fee schedule in your mailbox. There were a few minor changes to the schedule the board approved on 8/21/07. Under the building permit section, we added a "Final Completion Deposit or \$2000. At the bottom of the page, we explain what this deposit is for and how they get it back. Under the Addition/Alteration section, we added Swimming Pool after Seawall. We also added a sentence that says "The fee for additional projects not listed will be at the discretion of the Maintenance Manager and/or the ARC.
- December Traffic Report – The report was placed in your mail box. The total traffic at both gates in December was 24,015 recorded vehicles.
- ARC Report – We welcomed Larry Brantley who will replace Fred Weaver. Reviewed, added several items and approved the fee schedule. We issued two landscaping permits. We had a heated visit from Hubert and Nan Bruce to discuss combining of their lots which the last board and the ARC denied when he submitted his plans for a garage that is connected to the house with an overhead trellis. Also back in 2002, Wayne Teague wrote a letter to the Bruces stating that the Board of Directors has no authority to approve the combining of two lots. The ARC approved a permit to Empire Financial Services to complete Building 5 at Stoneview Summit. The Permit fees included last quarter maintenance fees and repair of the PVC valve at the park. They also will be required to pay for the repairs to the pipe line under-crossing on Moonbrook that failed.
- Misc. Signage Report – The signs that will be placed at each gate to notify vehicles trying to enter that they are being video recorded will be up this week.
- DSL Line Update – DSL service at Gate 49 still continues to be a problem. I spent over an hour talking to two different AT&T technicians and they both say that DSL is not available at Gate 49. They have put me on a call list to be notified as soon as it is available. There is no problem getting DSL to Gate 34. However it would not be of any use to us without having it on the other end also. It will cost about \$65/month at each location.