

Minutes
SWRA Board of Directors Meeting
December 15, 2009

Call to order – President Buck Stevens called the meeting to order at 9:00 a.m. Board members Cal Johnson, Penny Alexander, Michael Carter, Mike Dollar and Eb Spink were present. Tom Handley was excused. Susan Thames was present to report.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of December 8, 2009.

Community Administrator's Report

- **Working on annual billing** – We will call on the communication committee to help fold and stuff the mailing.
- **Resident Collection Issue** – Board determined that Susan had followed correct policy and notification. Susan will respond to the property owner informing her that collection fees will remain on the account.

Maintenance Manager's Report

- **Gate 34 Report** – The exit slide gate was hit on Saturday night. A motion that Travis's narrative report on the incident be attached to the Executive minutes passed unanimously.
- **Paving Report** – D&J did their usual excellent job on this year's paving and patching work.
- **Boat Storage Yard Report** – The storage lot was repaired last week.
- **Right-Of-Way Damage Report** – Vision Landscape has reviewed the damages and given SWRA an estimate for repair. These expenses will be forwarded to the sheriff's office for the incident report.
- **Moonbrook Park Light Switch Report** – The fire department used an over-ride switch at Moonbrook Park when they had an emergency helicopter transport after hours. Smith Electric is rewiring the switch so that it will work properly.
- **Incident on Still Waters Drive Report** – Trees-R-Us quote to remove the tree and clean up the branches is \$150.00. This damage occurred due to the two-car racing accident. After the work is completed, SWRA will send the invoice to this resident.

Treasurer's Report

Mike Dollar reported on one scheduled court case where the owner has contacted SWRA to turn the property in for the Deed for Debt program.

Another delinquent property owner has contacted the office to work out a payment plan.

Budget – Any other items that need to be added for next year need to be turned into Mike Dollar this week.

OPEN AGENDA ITEMS

Road Committee Report – They are continuing to work on the drainage issues in order to develop a master plan for StillWaters.

Long Range Planning Committee Report – Cal reported that they plan to have 5 meetings between now and March meeting.

Nominating Committee – Buck reported that Carolyn Strother agreed to serve as chairman. The committee is making calls to contact residents. They will report back to the board by January 19th.

Executive Center Repair – The board discussed the repairs and improvements needed on the building. Michael Carter, Penny and Mike Dollar will meet with architectural designer Micki Joell and contractor Kenny McBride to detail plans. They will continue to look for ways to trim costs. There have been further water problems in the lower area. Penny will contact Hagan Wagoner of ProgressCiv Group to investigate the drainage issues.

NEW AGENDA ITEMS

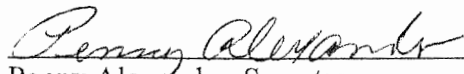
Pool & Fountain Maintenance Contract: Penny is working with Rob Corum and Tom Handley to make improvements to the contract.

Vision Landscape Proposal – They will get to the approved work as soon as possible to repair an area at the pool and to divert water from draining into the vault.

Officers and Directors Insurance – Susan and Mike will follow up with giving them a copy of financial audit review for 2008 per the insurance company's request. Coverage fees are based on the size of the company being insured. We should remain in the same classification.

Pool and Fountain Insurance amounts – Need an appraised value for replacement of value and the pool in order to adjust the insurance coverage on these since the extensive repairs were done. Penny will contact Rob Corum for a contractor's estimate for the appraisal.

The meeting adjourned at 10:30 a.m. in order for the Board to discuss legal cases.


Penny Alexander, Secretary


Buck Stevens, President

Date approved: Jan 05, 2010

Minutes
SWRA Board of Directors Meeting
December 8, 2009

Call to order – President Buck Stevens called the meeting to order at 9:30 a.m. Board members Cal Johnson, Penny Alexander, Mike Dollar and Eb Spink were present. Michael Carter and Tom Handley were excused. Susan Thames was attending a court hearing representing SWRA.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of November 17, 2009.

Community Administrator's Report – Susan was excused.

Maintenance Manager's Report

- November Traffic Report- Gate 34 = 14,104 & Gate 49 = 14,355 Total of 28,459 entries.
- Incident Damage Report – Golf course and right of ways were severely damaged by a resident's son driving his truck in wheelies. He was apprehended and the sheriff is handling. Travis will call Todd Rogers and the Sheriff to report additional damage off Still Waters Drive at Ted Caudill's house through to the old golf course. Travis will call Vision Landscapes for an estimate to repair the SWRA right of ways.
- Drag Racing Accident – There was an accident on Still Waters Drive. Travis will get an estimate from Trees R Us and follow up with Sheriff to file for damages to remove the tree that was hit.
- Paving & Patching Report – Started yesterday and due to plant difficulties they are running low on asphalt.
- Boat Yard Grading Report – Two loads of granite gravel have been added to the washed out area of the boat storage lot and re-graded.
- Lights at Moonbrook Park – The master switch rather than the timer switch was turned off by the SWVF&R when the helicopter was called in for an accident. Travis will meet with Fire Chief Roger Beam to go over the procedure so that they do not accidentally turn off the park light timers.

Treasurer's Report

Mike Dollar has been working on the proposed budget for 2010. He distributed a summary of where we stand at this time on the operating budget. No money has been actually paid on the paving and drainage due to weather so the remaining amount in the Roads area will be carried forward to be paid in 2010. A drainage master plan is being developed to begin work in 2010. Review and discussion followed. SWRA actual income for 2009 and projected income for 2010 were reviewed. Each Expense area was discussed and 2009 and 2010 were compared.

Garnishment Court Case – At 10:30 a.m. Susan Thames returned from court to join the meeting. The Randolph County court dismissed SWRA from the claim by Small Loans Inc. on the wage garnishment. SWRA will remit the amount that ADP has cut from the employee's paycheck thus far and no further claims will be made against SWRA. This employee is no longer employed by SWRA.

Collection Cases - Mike Dollar briefed the Board on the outstanding accounts. Still have \$89,000 in receivables which means that about \$25,000 has come in during the last couple of months. The breakdown is roughly as follows:

- \$19,000 is one owner
- 2 owners are scheduled for court on Jan. 5th that represents \$9500.
- Two accounts representing \$9000 are being served.
- Two accounts are in discovery of assets because we have judgments against them representing \$7000.
- Auction deeds cases represent \$12000.
- \$5275 properties are under foreclosure so SWRA should get those amounts.
- The remaining \$27,225 is scattered over individual accounts.

Collection and legal actions will continue on all of the past due outstanding accounts.

OPEN AGENDA ITEMS

Road Committee Report – They are continuing to work on the drainage issues in order to develop a master plan for StillWaters.

Long Range Planning Committee Report – Cal reported that he and Chairman Herb Starzer had met. Herb has sent a report to the Board, which Cal will present at the next meeting. The Board encouraged Cal to call the entire committee together to address other needed agenda items.

Nominating Committee – Buck reported that Betty Litsey, Patti Richardson, Carolyn Strother, Penny Alexander and Buck Stevens would serve as the committee. Letters have been sent to them outlining the task of putting forth 6 names as nominated to be back to the board by January 19th.

Executive Center Repair: Penny and Michael Carter met with Kenny McBride to review the plans. Michael Carter and Kenny spent some time measuring and inspecting the building. Mr. McBride is a highly respected commercially licensed contractor and will draw up an estimate for the roof, siding and rails as discussed.

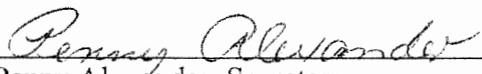
NEW AGENDA ITEMS

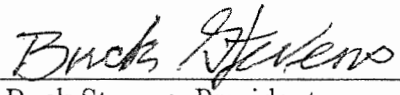
Pool & Fountain Maintenance Contract: Penny is working with Rob Corum and Tom Handley to make improvements to the contract.

Vision Landscape Proposal – Penny presented a proposal to repair an area at the pool where rebar intended to shore up the concrete wall is exposed. Grading, fill dirt and sod is needed. Also a reshaping and correction of the drainage of the landscape area above the fountain in order to divert water from draining into the vault was reviewed. A motion to approve the proposal from Vision Landscapes passed unanimously.

ARC – Eb handed out the drainage policy at their last meeting. Their major concern was additional costs to a homeowner when building a new home, if a license drainage plan was required. The committee will work this out as they move forward with the Roads/Drainage committee to follow up and work out the details.

The meeting adjourned at 12:00p.m. in order for the Board to discuss legal cases and employee issues move into Executive Session.


Penny Alexander, Secretary


Buck Stevens, President

Date approved: Dec. 15, 2009

Minutes
SWRA Board of Directors Meeting
November 17, 2009

Call to order – President Buck Stevens called the meeting to order at 9:05 a.m. Board members Cal Johnson, Michael Carter, Penny Alexander and Eb Spink were present. Mike Dollar and Tom Handley were excused. Susan Thames was present to report.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of November 10, 2009.

Community Administrator's Report

- Annual meeting at Camp ASCCA was confirmed for Sat. March 13, 2010 at 10:00 a.m.
- Harbor Pointe paid on the third lot listed in the agreement, this week.
- Gate 34 – The insurance company for the property owner who hit the gate has responded requesting a copy of the invoices for damages.
- Black reflective tape for the new gate - Susan will check into this and resolve the issue.

Maintenance Manager's Report

- Paving - Has been rain delayed once again.
- Gate 34 – The new replacement gate has been installed.
- Marvin Allen Property –An additional estimate came in with the costs being very close to the first estimate. Buck will check with Attorney Mark Allen Treadwell on SWRA's options and best course of action in getting this property repaired and cleaned up. Stan Gilies is a licensed light commercial and residential contractor and has liability and workman's compensation by the job.

OPEN AGENDA ITEMS

Road Committee Report – Penny attended for Mike Dollar who was out of town. The committee reviewed the list of drainage problems/concerns and added a few. They agreed on the ranking system and on 8 initial areas to be turned over to Hagan Wagoner of ProgreCiv Group Inc. for a plan of repair and estimated costs. The Committee will continue organizing, reviewing and ranking the other drainage areas in order to be ready to move forward on those as monies allow.

Long Range Planning Committee Report – Cal reported that he and Chairman Herb Starzer had met in order to develop a plan of action for the committee members and topics to be addressed. The plan is to have at least five working meetings in the next few months.

Nominating Committee – The Board listed names of potential members then voted by written ballot to put these names in order. Buck will call until he gets three property owners under the 1987 covenants who agree to serve. Buck and Penny will serve as the two board members on the committee. They will be asked to place six names on their nominating list.

Executive Center Repair: Penny and Michael Carter met with Kenny McBride to review the plans. Michael and Kenny spent some time measuring and inspecting the building. Mr. McBride is a highly respected commercially licensed contractor and will draw up an estimate for the roof, siding and rails as discussed.

NEW AGENDA ITEMS

Pool & Fountain Maintenance Contract: John Gregory has presented his renewal contract with a few changes since the maintenance on the fountain has changed. Penny will review and work with Rob Corum to add details to this before presenting to the Board for approval.

Responses from RV Owners: The December newsletter will include a thank you to those property owners that have responded by making arrangements to move their RV's and trailers from their lots.

To Do List: Some items were addressed today and others will be carried forward to the next meeting.

The meeting adjourned at 10:45 am. so that the Board could move into Executive Session to discuss legal issues.


Penny Alexander, Secretary


Buck Stevens, President

Date approved: Dec 8 2009

Minutes
SWRA Board of Directors Meeting
November 10, 2009

Call to order – President Buck Stevens called the meeting to order at 9:10 a.m. Board members Cal Johnson, Michael Carter, Mike Dollar, Penny Alexander and Eb Spink were present. Tom Handley was excused. Susan Thames was present to report.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of October 27, 2009.

Petition Against New Fire Station – A petition signed by residents stating “The residents of Moonbrook Villa strongly oppose the relocation of the Fire Department facility to Moonbrook Drive” was noted and entered into the record. The petition has been forwarded to the SWVF&R Board and the resident notified of that.

Community Administrator’s Report

- ❖ A&T Fees: Payment received for maintenance fees for several years due on AT&T lot.
- ❖ Boat Storage: \$2600 not yet received. Travis is contacting residents to ask if they plan to renew. If not, those on the waiting list will be contacted in the order that they requested a spot.
- ❖ Waters Edge: According to Patti Richardson, when roads were deeded back to StillWaters, Waters Edge became part of StillWaters.
- ❖ Camp Civitan: Has been reserved for the annual meeting on March 13, 2010.
- ❖ Power Bill: Susan checked on past few power bills for the office since they had increased dramatically. She spoke with an Alabama Power Company employee who explained that the meter had not been working so the bills for the building were being estimated and now they are based on actual usage.
- ❖ Committee Members under SWRA Insurance: Donna Gano of Dark Insurance was contacted and confirmed that Committee members are covered on our Directors and Officers Policy.

Drainage Task Force Report and Recommendations: Regular meeting broke at 9:30 a.m. so the board could attend the Drainage Task Force presentation downstairs. The committee consisted of Pete Arnold, Larry Brantley, Betty Litsey, Patti Richardson, Michael Carter and Penny Alexander. In addition to the committee members and Board members, two ARC members and Hagan Wagoner, President of ProgreCiv Group Inc. of Auburn, attended. The committee’s presentation very thoroughly detailed their recommendations and guidelines for addressing drainage issues within StillWaters. A copy will be attached with these minutes.

Regular board meeting resumed at 10:45 a.m.

The Board continued discussion on the drainage policy and **unanimously approved a motion to adopt the set of principles and regulations as recommended by the committee.** Members of the ARC and the Roads Committee will continue to jointly work on some of the phase two issues

that were outlined by the Task Force. The Board also agreed that the ARC building permits and guidelines and Exhibit B of the covenants would be sent to consultant Hagan Wagoner for review and comment. Penny will follow up on this.

At 11:00 p.m. a motion to move into Executive Session was approved unanimously so that the Board could address pending legal matters.

The Regular session resumed at 2:05 p.m.

Maintenance Manager's Report:

- ❖ October Traffic Count: Gate 49, 15,680 and Gate 34, 14,664 for a total of 30,344
- ❖ Trailer and Covenant Violation Logs: These were reviewed and discussed.
- ❖ Pineview Pool: Rob Corum of Pool Solutions installed weir flaps on the skimmers. For efficiency he recommended that the pool heater be set at 75 degrees and left there in the months that it is needed to take the chill off, it is not intended to heat the water to higher temperatures.
- ❖ Motor Home Issue: Ten letters were sent. Three have not yet responded, three are moving their RV's and five questioned the covenants.
- ❖ Marvin Allen –One estimate was reviewed on the needed repairs to bring this property up to acceptable standards. Another estimate will be pursued. Buck will contact Attorney Treadwell to review options for SWRA and Mr. Allen's neighbors.

Michael Carter had to leave the meeting at 2:30 p.m.

Treasurer's Report:

Collection/Legal Report: Mike Dollar reported that there has been a lot of movement lately. He reviewed collection and legal cases. Titles for three lots owned by Mark Lolley have been cleared and they are closing shortly so those fees will be coming in soon. Attorney Don Harrison has received signed orders on two accounts that we were in district court with a few weeks ago. Others are being served certified letters and if not found, they will move to public advertising. Apart from legal issues, we have \$10,000 with Holloway Collections for current year fees. Liens will be filed soon. There is \$4600 that is due on foreclosed properties, so SWRA will receive these fees once the foreclosure is final. Attorney Moxley of Holloway is pursuing one owner of several past due properties.

Financial Report: The P&L and Balance sheet were reviewed. Total checking and savings balance is \$489,346.36 at this time. The bulk of that money is reserves, the road paving contract, drainage repairs and office building repairs that have not yet been completed this year.

Reserves: Mike D. will complete an updated Reserve spreadsheet to be presented with the 2010 budget. Other board members need to look at their areas of responsibilities and review those expense areas for input to Mike.

OPEN AGENDA ITEMS

Roads/Drainage Committee Report: Several board members attended their meeting last week in order to meet Hagan Wagoner of ProgreCiv Group Inc. Since the paving contract has already been signed, the focus was on drainage. The Committee has developed a rating system assigning numeric values to the categories of safety, cost, # residences impacted, # undeveloped properties impacted, effective solution in hand, potential for progressive damage, potential for lake pollution. Once evaluated, this will produce an order for repairs to be done. This will be a fair and unbiased method of ranking the order of repairs. Members agreed that once defined, an engineered solution to correct the problem should be pursued with quality contractors and oversight in order to insure that the work is properly done in order to reduce the chances of having to repair the same area again. The Roads committee will take the list of drainage problems and apply this ranking system to them. A few will be sent to ProgreCiv Group to engineer the solution and make recommendations for repair along with estimated costs and suggested vendors if necessary.

Oakwood Lake: Wes Wood is going to contact John Jensen (retired AU fisheries pond specialist) to look at the lake and report back.

Executive Center Repair: Penny displayed sketches of the proposed design. Discussion followed with questions and suggestions. These will be relayed to the Architectural Designer Micki Jo'ell who is a resident who has volunteered her time and expertise in developing these plans. Two commercially licensed contractors are being consulted due to the difficulty of this project in reworking the rooflines. Michael Carter and Penny have a meeting set with one this afternoon.

Long Range Planning Meeting: Cal reviewed a list of topics that this committee will address at its meeting this week.

History of StillWaters: Mike D. will update this for board review.

Limiting Hours at Gate 34: After review of community input **the Board approved a motion to leave the entrance gate at highway 34 hours of operation to open with a resident gate device 24 hours, seven days a week.** It was noted that emergency vehicles have 24/7 access, the exit gate operates 24/7 without a device and vendor cards are coded with limited hours of access.

Eb Spink had to leave the meeting at 3:05 p.m.

NEW AGENDA ITEMS

Landscape Committee Recommendation: Penny reported that the Landscape Committee had reviewed the proposed contract and has recommended that SWRA renew the contract with Vision Landscapes. The residents are very pleased with the services provided, as are the

committee and Board. The company is large enough to handle a community the size of StillWaters and they are very responsive, professional and maintain high quality standards. It is a good partnership that has been refined over the last several years. The contract is a two-year contract that covers the same maintenance schedule as we are presently using with NO increase in fees for the two-year period. This means that the landscaping contract has not increased over a four-year period. **The Board unanimously approved the recommendation of the Landscape Committee to accept the proposed contract for January 2010 to December 2011.**

The Board expressed thanks to the committee members: Debbie Nigh, John Durr and Kathy Hutson for their continued service to StillWaters and the fine job that they have accomplished.

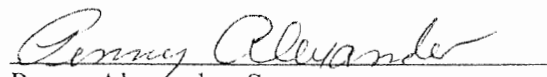
Nominating Committee: According to our bylaws the committee will be made up of two board members appointed by the President and three residents chosen by a ballot vote by board members.

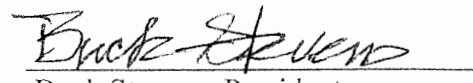
Responses from RV Owners: Letters from a few residents objecting to having to move their motor homes in order to comply with the covenants were reviewed and discussed. Action will be taken at the next board meeting.

To Do List: Most items have been completed and covered during today's meeting, those that have not, will be carried forward to the next meeting.

There being no further business, the meeting adjourned at 3:50 p.m.

Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, President

Date approved Nov. 17, 2009

Minutes
SWRA Board of Directors Meeting
October 27, 2009

Call to order – President Buck Stevens called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, Cal Johnson, and Eb Spink were present. Mike Carter and Tom Handley were excused. Susan Thames was present.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of October 13, 2009.

President Buck Stevens welcomed new board member Eb Spink to the board and to his first meeting. We are proud and glad to have him as a strong addition.

Community Administrator's Report – Susan

- Boat Storage – New agreement has been sent out. Responses and reorganization are coming in nicely.
- Invoiced all newsletter accounts for ads.
- Tradition Covenants – List of properties was reviewed. A motion was approved to have Susan correct the map and that the list be included with these minutes. (Copy attached).
- No response from AT&T over the lot. Susan will continue to follow up.
- Transfer fees – Letters for past due amounts on transfers have been sent out.
- Payment Plan – Additional bills and letters have been mailed.
- Consolidation of the "Exhibit B" of the building permit is complete.

Maintenance Manager Report – Travis

- Paving Start Up – Should be the first week of November.
- ARC Current Project Log was reviewed and discussed.
- Trailer & Covenant Violation Logs – A second letter with a date for response will be sent to those who have not responded to the Oct. 13/14th letters.
- Pineview Pool will close November 2nd.
- Gate 34 Incident – As per SWRA policy, Travis will document the amount of staff time involved in handling this incident to be added to the invoice on the cost of repair of the gate for the resident who hit the gate.
- Trailer & Covenant Violation Logs - Lists were reviewed. Attorney Treadwell has issued a letter giving one property owner 15 days to comply with the request of SWRA's previous two letters to have the property and building repaired and brought up to acceptable standards per the covenants.

Treasurer's Report – Mike Dollar

Don Harrison – Mike followed up with his office on the status of several collection cases. They will start execution on several default judgments. Other cases were reviewed.

Attorney Moxley – He will also start execution on one, now that we have received a default judgment. The progress on several other cases was discussed.

OPEN AGENDA ITEMS

Roads Committee Meeting – Meeting to focus on drainage is Monday, Nov. 2nd at 5:15 p.m.

ARC Report – Eb attended the last called meeting as the SWRA Board liaison. He and Mike D. reported that the Chairman Brady and the committee are doing an excellent job.

Oakwood Lake – Penny will check with Wes Wood.

Executive Center Building – Penny reported that the final architectural plans would be ready this week. Mike Dollar reviewed the amount of money in building reserves and held over from the insurance claims. The design and materials will focus on quality with long-term low maintenance in mind. The Board and community owe a debt of gratitude to Architectural Designer Micki Jo'ell who as a resident has volunteered her time, expertise and talent on this project. Resident Ralph Hutson has also volunteered many hours in planning on the update of this building.

Long Range Planning Meeting Scheduled – Cal reported that the meeting is scheduled for Wed., Nov. 11th.

History of StillWaters – Mike is updating for our Welcome Book.

Boat ramp at Blue Creek Area – Cal reported that he attended the APCO Relicensing meeting on October 21, 2009 and made a short presentation on behalf of the Blue Creek residents. He pointed out the advantages of a ramp in the Blue Creek area, as well as the predicted future growth of the area, both residential and commercial. Feedback was good and this will be in the APCO final report. Jesse Cunningham of the HOBOS supported the request.

Reviewed remaining items on To Do list from last meeting.

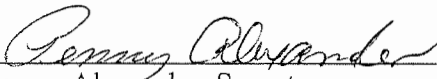
Drainage Task Force – Presentation and report on drainage policy will be made on Nov. 10th at the regularly scheduled board meeting at 9:30 a.m. The members of the Roads Committee and ARC will be invited to attend.

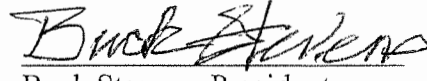
NEW AGENDA ITEMS

Annual Meeting – Susan will check with Camp Civitan to see if Saturday, March 6, 2010 or March 13, 2010 are available for us to rent the building for a 10:00 a.m. meeting.

Neighborhood Council Update – Penny reported that the NC reps. voted to change their guidelines to meet every other month beginning in January 2010. Reasons cited were due to the fact that StillWaters now has an all-resident elected board and that the communications in the newsletters and emails is very good. Also, pointed out that individual property owners now have full and easy access to the SWRA staff and board members. Individual neighborhoods will be holding meetings to elect their Neighborhood representatives to serve for the 2010 year.

Meeting adjourned into Executive Session to discuss legal issues at 11:45 a.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved 11/10/2009

Properties Under The Tradition Covenants

Hidden Heights Subdivision

Lots 3, 4, 5

Forest Glen Subdivision

7, 11, 11A

Highlands Subdivision

All Lots

Cabins on the Green

Lots 1A, 1B, 1C, 1D, 1E and Lot 2

All but Frank Greer (Lot 1) which was owned by Jame Cobb and not sold at auction

Deer Run, Phase II, Addition 1

Lots 1, 2, 11, 13, 15, 17, 20 & 22

Purchased by Jim Russell at the 2003 Auction along with Hidden Heights

All Jim Russell bought at auction on one deed and subjected to Traditions

Sunset Point

Lots 1, 2, 3, 4, 5A, 5B

Stoneview Summit

Sunset Pt. 2

Sunset Pt. 3

Sunset Cove

Pebble Beach, Addition 1

Lots 13 & 14

Fern Brook, Phase II

Lot 19

SWRA Board 10-27-09
prepared by Susan Thames

Minutes
SWRA Board of Directors Meeting
October 13, 2009

Call to order – President Buck Stevens called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, and Cal Johnson were present. Tom Handley was excused. Mike Carter was absent. Susan Thames was present.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of September 29, 2009.

Board Position - The Board accepted the resignation of board member Debbie Nigh. After discussion it was agreed that Buck would contact Eb Spink to see if he would accept an appointment to the SWRA board. This position will be up for election in March 2010 for the remainder of the term (2 more years).

Cal Johnson was elected Vice President of the SWRA board.

Community Administrator's Report – Susan

- Computer Paramedics –Renewal of 3-month contract was approved.
- Insurance proceeds- All bills for outstanding claims have been turned over to our insurance company for reimbursement.
- Boat Storage - \$12,800 has been invoiced and letters will be sent this week.
- Limited hours at Gate 34 responses were reviewed.
- RV Parking – Board reviewed a letter from a resident and Buck will draft a response to this.
- The Board approved the closing of the SWRA office the week of Thanksgiving and the week of Christmas with employees using PTO time in combination with regularly scheduled holidays.

Maintenance Manager Report – Travis

- Silt Fence- A silt fence at Aberdeen & Stagecoach was installed on October 1st
- Realtor's Sign - A sign has been placed at the corner of Moonbrook Drive and Inverness Terrace advertising seven lots under Tradition Covenants.
- September's Traffic Report -Gate 34 = 14,726 & Gate 49 = 15,184
- Trailer & Covenant Violation Logs - Lists were reviewed. On one problem owner, the board agreed that Attorney Treadwell will issue a letter giving the property owner 15 days to comply with the request of SWRA's previous two letters to have the property and building repaired and brought up to acceptable standards per the covenants.
- Motor Home/RV - Travis will issue letters to residents with the explanation from the Oct. newsletter.
- Roof Repairs – The roof is leaking in new places.

- Pool Temperature – Heater is working well with temperature set at 81 degrees, which has received many positive comments from residents using the pool.
- Air conditioning/heating quotes – Six bids were compared and discussed.
- Camera – Three of the cameras at Gate 34 were replaced last month. The fourth one has gone out and will be replaced. These were the original old cameras so we will now have all four up to date
- Road repairs – Contracts have been signed. As soon as the weather will allow them to move in and set up the contractor will begin the road repairs.

Treasurer's Report – Mike D.

- There has been some action in the last two weeks. Mike Dollar attended District Court for a default hearing that Attorney Harrison filed on SWRA's behalf on two properties. The defendants did not show up, so the judge asked for amounts due to SWRA and filed in SWRA's favor. Court will demand payment.
- On a garnishment decree \$3700 has been collected and the remainder will be filed with Holloway for collections.
- Publication notifications are being put out on a few accounts.

OPEN AGENDA ITEMS

Roads Committee Meeting – Met this week and are working on establishing priorities on drainage issues. The board has already approved the paving contract so the Roads Committee members are working on drainage issues. Plugged roadside pipes causing street flooding and major drainage ways are being checked. Also easements on roadside culvert erosion and driveway pipe blockage are on the list.

Mike Dollar spoke with consultant Hagan Wagoner (his company works for Russell Lands as the storm management systems expert.) He offered to look at what needs to be done with Bill Kelly and advise Roads Committee and SWRA of what is needed.

Oakwood Lake – Penny will check with Wes Wood.

Long Range Planning Meeting Scheduled – Cal

Reviewed remaining items on To Do list from last meeting.

NEW AGENDA ITEMS

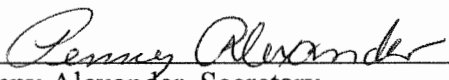
APCO - Resolution for APCO Employees Credit Union to change signatures on the account was approved.

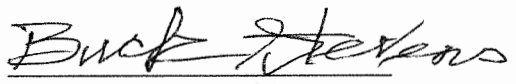
History of StillWaters – This is included in the Welcome Packet. Several updates were discussed. Mike Dollar will be updating and bring back to the next meeting.

Boat ramp at Blue Creek Area – Cal will meet with Dave Heinzen to develop a position paper. Relicensing meeting reservations – October 21, 2009 – Cal will attend.

2009 Assessment - Based on anticipated and projected budget needs for 2010 in order to maintain the current service level for property owners and to maintain and preserve SWRA assets, a motion to approve an annual assessment of \$100 for the 2009 year to be billed with the 2010 annual dues to be effective at the close of business on Friday, October 16, 2009 carried.

Meeting adjourned into Executive Session to discuss legal issues at 12:55 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved Oct. 27, 2009

Minutes
SWRA Board of Directors Meeting
September 29, 2009

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

Guest: Joe Tucker

Mr. Tucker asked the board if anything could be done to force the completion of the house next to his. He has his house on the market and has lost at least one sale due to the unfinished house next door.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of September 15, 2009.

Community Administrator's Report

- ❖ Insurance: Most of the claims for damage have been submitted and she has the documentation ready to submit the final claims.
- ❖ Telephone: Two video lines have been eliminated resulting in a \$100/month saving. Lines can be re-connected if needed.

Maintenance Manager's Report:

- ❖ Signage: All of the ordered signs have arrived.
- ❖ Silt Fence: Kenny McBride will install the silt fence, probably this week.
- ❖ Caller ID: Caller ID at Gate 49 working fine.
- ❖ Gate 49 Radio: Wrong mike cord received; radio people are coming back to check it again.
- ❖ Pineview Pool Heater: New heater working well.
- ❖ Realtor Boxes: All boxes without current permits have been collected and stored.
- ❖ Assistant Maintenance Manager: Bren is working the weekend roving patrol shifts for six hours each night and then works three and a half days each week for a total of forth hours. He is a good worker and is well received by the residents.

Treasurer's Report:

Mike Dollar gave an update on the collection cases. Some properties are being advised publicly while others have been served by certified mail and will be foreclosed on in the near future.

ARC - As the liaison between the board and the ARC, Mike reported that he was present when two candidates were interviewed for committee openings. Both candidates have been recommended for membership. **Motion made and seconded to approve the appointments of Butch Myers and Terry Gantt to the ARC. Motion carried unanimously.** ARC has taken under consideration the suggestion to allow real estate agents to place a sign under their info boxes and will bring their recommendation to the board.

Roads Committee - Mike also reported that the Roads Committee had approved Travis Fincher's recommendation and the Board's recommendation to put one inch of asphalt when tar and gravel was in good condition. Mike requested that a note be included in the newsletter that the asphalt is not typical and is being done only this year because of closeness of cost on these five roads. Recent rains have resulted in several complaints about runoff and Mike updated the board on how the roads committee is planning to address drainage problems.

Open Agenda Items:

Oakwood Lake: Deferred

Motor Home/RV: Deferred

Replacement of AC units Executive Center: Michael Carter reported that two companies are being considered. At the suggestion of a board member, a third company will be contacted and Michael will report back to the board.

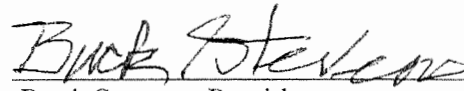
Long Range Planning Meeting: Deferred

The "To Do" List was reviewed by Buck Stevens.

There being no further business, the meeting adjourned at 11:35.

Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, President

Date approved 10/13/09

Minutes
SWRA Board of Directors Meeting
September 15, 2009

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

Guests: – **Jayme Oates, Research Associate, Alabama Water Watch & Mike Kensler, Administrator II/Outreach programs, Water Resources Center of Auburn University** – State of the Watershed Conference. Focus is to look at what is going on and future of lakes. Vision of what this area will look like in 30 years. What do we want the growth to look like? Design growth to protect the water quality. Tasked with the effort to see if there is interest in convening a community based meeting of people in the Tallapoosa River basin to plan controlled growth for the future. Cal Johnson referred Mr. Kensler to a study prepared by the Economic Alliance.

Guests:

Billy Edge & Lee Townsend 9:00 AM

Amanda Fleming 10:00 AM Klein Schmidt Association for Jim Crew of AP

Jesse Cunningham, Dave Heinzen

Need for a boat ramp in the Blue Creek area. Harbor Pointe Marina has a commercial permit to maintain the boat ramp in the way they see fit. Discussion followed on how to handle this properly in the Alabama Relicensing process. Debbie Nigh will follow up with Jesse Cunningham and Dave Heinzen. A site owned by Alabama Power was reviewed.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of September 15, 2009 Regular Session.

Community Administrator's Report – Susan

- Payment Plan report - \$2030.88 still due from those people who signed the agreement. Letters and statements have been paid. One multiple lot owner owes about \$19,000 and liens have been filed on those accounts. Accounts receivable collections report was reviewed.
- Accounting of insurance proceeds – Gathering totals and expenses being assigned to the correct accounts.
- Gate fees for vendors - \$3600 received so far. The cards will be deactivated on those that were billed and have not paid.
- Holloway Collections –Accounts placed with them of \$8902.56 of SWRA fees and collection charges are currently outstanding.
- Phone Services – Susan will do a revised analysis of all phone lines and charges.

Maintenance Manager Report – Travis Fincher

- Silt Fence @ Koval's Property - Michael Carter asked Kinney McBride to install the silt fence at Koval's Aberdeen and Stagecoach property. He said that he would get to it the first part of this week.
- Gate 34 Cameras- AES of Alex City installed three new cameras at Gate 34 last week and they are working.
- Board reviewed the trailer/boat violation log. Only two outstanding at this time with a compliance date of 9/25/09.
- The Covenant Violation log was reviewed.
- Drainage issue on Eastwood Place is being resolved between the property owners.
- Gate 49 radio is being repaired and there is no need for Nextel or other push to talk phones at this time.
- Survey Of Night Gate Traffic – The reports were distributed and discussed in areas of safety concerns and the 34 Gate. **The board approved a motion to place an article in the newsletter that the board is considering the option of closing the entrance gate at 34 between the hours of 11 p.m. and 6 a.m. to better improve safety and security of our gated community.** Ask for feedback on this issue.
- Caller ID has been added to the gate phone for safety in retrieving information on emergency calls.
- Motor Home Compliance – The list of motor homes was reviewed. Several have been moved since the article was in the newsletter. Tom is drafting a cover letter to be sent with a copy of the RV/Motor SWRA home policy after review by Buck.

Roads Committee - The Board reviewed the 2009 Paving Report with recommendations from the Roads Committee. The bids were compared. **A motion to accept and approve the Roads Committee recommendation and low bid from D& J Enterprises with the exception that the Roads Committee will look at the cost difference between tar & gravel and asphalt on three areas and they may determine to asphalt and that the two Stoneview Summit areas not be paved at this time was approved.**

Treasurer's Report – Mike Dollar

Legal Collections Update –

- On one of the larger collection cases of \$5400, a judgment has been issued and a condemnation order was received which directs the property owner to send the entire amount to the court.
- In a \$7800 case on three lots, the properties are up for sale and two have sold so these funds should be coming in soon, assuming title issues will be cleared.
- Mike Dollar is meeting Thursday with Attorney Harrison to review other cases.
- District Court tomorrow at 9 a.m. with a hearing on a collection case with SWRA being represented by attorney Moxley.

CD Renewal - APCCO is coming up for renewal. Mike Dollar will check the rates in order to get the best interest possible.

ARC Report - Mike Dollar reported that they met two weeks ago and will meet again this week. They are interviewing those who are interested in serving on the ARC. They took action on a silt fence issue in agreement with the Board. Plans were reviewed on several properties. The County Building Inspector has asked that we add two pages from the county permit to the end of our building permit. The Board reviewed the Building Permit Log as of 9/4/09.

The ARC has approved ARC permit procedure form. Susan will clean up the form to add a title, date and correct the size of the font, then email back to all ARC members and Board members.

OPEN AGENDA ITEMS

Oakwood Lake – deferred, waiting on report.

Motor Home/RV – Tom writing cover letter

Signage for real estate – transferred to ARC

Replacement of Air Conditioning units -Executive Center – After reviewing the Frigidaire (made by another manufacturer) and the Goodman product which is the second largest manufacturer of air conditioning systems, as well as consulting. Consumer Reports and Consumer Digest, a recommendation to move forward with the Goodman was accepted. Five bids were reviewed with two recommending the Goodman products. Further research will be done and re-bid with those two companies.

Michael Carter left at 12:00 p.m.

Long Range Planning Meeting Schedule – Cal to do.

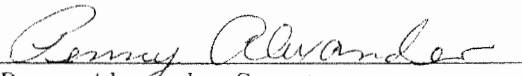
To Do List - Remaining items on list from last meeting were reviewed.

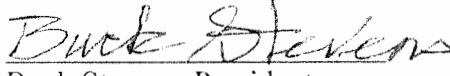
SWRA Policies – Cal will pull those that should be placed in the Welcome Book for new property owners and also write an article for the newsletter. Penny is refining an index for the policy handbook.

NEW AGENDA ITEMS

Waters Edge Covenants – Originally there were 43 under these covenants and there are only 11 still under these. Per the Waters Edge covenants Article 3, Section 7, " *No trailer, mobile home, or other similar outbuilding or structure shall be placed on any Lot either temporarily or permanently. Recreational vehicles are permitted to be parked on – site once the house is completed, in a location which must be first be approved by the Architectural Control Committee.* " Tom will review and report back to the board.

Meeting adjourned into Executive Session to discuss upcoming mediation and other legal issues at 1:10 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved 9/29/09

per w/ 9/2/09



January 18, 2010

Mr. James F Crew
Relicensing Project Manager
Alabama Power Company
600 North 18th Street
Birmingham, AL 35291

RE: Lake Martin MIG 5 Comments (Project 349-150)

Dear Jim:

Pursuant to your request of December 11, 2009, for comments concerning your draft document (MIG 5 – Recreation), the Lake Martin Home Owners and Boat Owners Association (HOBOS), Inc, would like to address the following issues:

1. **Paragraph 9(c)** - During MIG meetings the HOBOS have mentioned several times the need for Alabama Power Company (APCo) to take a more active role in keeping its property clean, particularly the islands and other primitive camping areas. While it is certainly beneficial for campers to be able to use project lands for primitive camping, it remains APCo's responsibility to all stakeholders to periodically remove garbage and debris, especially from the islands.

Ideally, visitors should remove their own trash. APCo should develop a program to inform visitors of their responsibility to help keep the lake clean by removing all their trash. Signs at the camping sites would help educate the visitors. The *Renew Our Rivers* advertising campaign relies on stakeholder volunteers for an annual cleanup of a small area, but is inadequate for an area as large as Lake Martin.

APCo should institute a policy of cleaning all primitive camping sites at least twice a year. This could be accomplished with APCo employees or contract cleaning crews, at minimal expense.

Mr. James F. Crew
January 18, 2010
Page 2 of 2

2. **Paragraph 14** – A meeting has been held with the Stillwaters Residential Association Board of Directors, Alabama Power representatives (Kleinschmidt), and HOBO representatives to discuss the need for an additional boat ramp and parking lot in the Stillwaters subdivision area. The results of the meeting should be formalized in this working document.

The HOBOs appreciate the opportunity afforded by Alabama Power and the Federal Energy Regulatory Commission to participate in this relicensing of Martin Dam process.

FOR THE BOARD OF DIRECTORS;

Jesse M. Cunningham
President
Lake Martin HOBOs

Minutes
SWRA Board of Directors Meeting
September 1, 2009

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

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of August 18, 2009 Regular Session.

Maintenance Manager Report – Travis Fincher

- Gate 34 Surveillance System - Board approved recommendation to purchase 3 cameras, 3 new transformers and 3 new enclosures to replace the old original cameras that are not working at Gate 34 due to a lightning strike: going with the low bid of \$1176.
- Park Split Rail Fence - Bren repaired the damaged sections of the split rail fence at Moonbrook Park.
- Pineview Pool heater - Regal Plumbing hooked up the gas to our new pool heater, which will be put in service when the weather is cooler.
- August Traffic Report - Gate 49= 20,055 Gate 34 = 13,347 Total = 33,402
- Trailer & Covenant Violation Sheets were reviewed. Written notification continues to work well.
- Darryl Haynes/ Alexis Homes Report – Mr. Haynes came in and paid \$160.00 last week.
- New Signage - Sign World quoted the tennis court sign at \$319 and the SWRA sign at \$394. These are being replaced due to storm damage.

Roads Committee - They have approved a list of needed repairs for patching and paving. The board reviewed a spreadsheet showing Travis' estimates. The list and specifications have been sent to three companies (D&J, H&H and Ingram) to bid. The Roads Committee will review the bids and make recommendations to the Board.

Treasurer's Report – Mike Dollar

Collections – Legal Case list as of 8-28-09 was reviewed. Court hearings have been set for Sept. 16th on one case. Payment has been received on one that was under foreclosure. Partial payments are being made on a couple and one other has paid in full. Garnishments have been set up on a few.

One property owner owes about \$19,000 on multiple properties that were on the partial payment plan. August 31, 2009 was the deadline for all to be paid in the original letter. Treasurer will send an e-mail notifying him that the deadline has passed and requesting payment before turning this over to collections or filing suit.

SWVF&R dues – In order to avoid a fire department foreclosure sale on properties SWRA has collection liens on, SWRA paid the fire dues on these five properties in the amount of \$300 past due fire dues. This will protect the outstanding SWRA fees.

Cash outlook – P&L and Balance Sheet as of 8/28/09 were reviewed. The broken pipe and water leak at Moonbrook Park will put that account over budget. Other areas were discussed. Most accounts are on track to stay within budget. It will be tight, but SWRA should have enough cash to cover requirements through the end of 2009.

OPEN AGENDA ITEMS

Oakwood Lake – deferred

Motor Home/RV – The approved policy letter on this was in the newsletter. **By acclamation the Board approved the published RV policy.** (Copy attached.) A cover letter needs to be sent to those with RV's with a copy of this policy with a 30-day deadline. Also, a letter will be sent to the Water's Edge property owners requesting that in consideration of their neighbors that they park boats/trailers/rvs out of site.

Executive Center - Replacement of Air Conditioning units are pending an AL Power audit. However, they no longer do audits on commercial, only residential. Travis and Debbie will complete the online information and calculations and check with Alabama Power if needed.

NEW AGENDA ITEMS

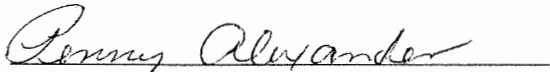
Drainage – Property owners responsibility – The Roads Committee has requested that the Board take action to adopt a policy upholding the current drainage standards clearly stating that individual owners are responsible for keeping the drains on their properties such as under driveways clear. A motion to adopt the following policy was approved: **“StillWaters property owners with drainage channels or pipes under their driveways, placed by them or predecessors, shall be responsible for the maintenance of those channels in such condition to maintain adequate drainage so as to protect their neighbors and surrounding areas from flooding.”** This should be included with other policies in the welcome package for new property owners.

Report from Gate Attendant Training session – Cal, Buck, Debbie and Penny attended and all gate attendants were present. Travis made a power point presentation that was excellent. Notes from the meeting were discussed.

Drainage – letter from a resident – This will be sent to the ARC to handle.

Drainage Task Force – They will meet to finalize their proposal and make a presentation to the Board hopefully at the October 13th meeting.

Meeting adjourned into Executive Session to discuss legal issues at 11:20 a.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved Sept 15 2009

Minutes
SWRA Board of Directors Meeting
August 18, 2009

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

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of July 21, 2009 Regular Session. The scheduled August 4th meeting was cancelled due to lack of a quorum.

Community Administrator's Report – Susan

- Don Allen of Harbor Pointe has been invited to several meetings to discuss the outstanding invoice. The board agreed to ask Attorney Mark Allen Treadwell to contact Harbor Pointe's attorney to see if he can resolve the issue of non-payment per the signed agreement. Also to discuss the continuing problems with the boat ramp and the misinformation being given out by marina employees. The SWRA board has repeatedly requested a single launch capability for property owners in addition or instead of the annual fee pass established by Harbor Pointe.
- Vendor Gate Cards - annual billing has been completed. Deactivated a few cards due to lack of current mailing addresses.
- Form for phone directory has been completed for the Welcome packet.
- Insurance – Question was does our number of claims affect our insurance rate and the answer from Donna Gano was that filing multiple claims, even though small would increase the rates.
- StillWaters Golf – The thank you letter to Todd Rogers has been sent.
- Computer Paramedics - The first three-month contract is over. Susan has the password for the server and Matt Spain would have to do the restore to the server should we ever need it. Bren Baker's email is not yet set up. Susan recommended that we sign a three-month contract for maintenance. The Board agreed.
- Bren Baker the new Assistant Maintenance Manager/Roving Patrol began work on Thursday August 13th.

Public Boat Ramp – The board will invite Jim Crew of Alabama Power Co. and Jesse Cunningham of HOB0 in order to discuss and reiterate the need for a public launch at this end of the lake. There is a need for it and we need to support and push the effort to have this included in the relicensing for Alabama Power with FERC.

Maintenance Manager Report – Travis Fincher

- Gate 34 Repairs – A wire was cut by landscape mower and has been repaired.
- Follow Up on Carolyn Haynes Rental – A letter has been sent to inform her that she is in violation of the covenants by advertising weekly rental of her home.
- Gate 34 Camera Recommendations – If new cameras are purchased for Gate 34 my recommendation is that we keep all four cameras operational.
- Gate 49 Incident w/Attendant – The abusive individual has been contacted by the Sheriff's department and should not be a problem in the future.
- July Traffic Report – Gate 49 = 25,131 Gate 34 = 15,580
- Cleanup Under Power Lines @Vista Wood - The cleanup under the power lines is complete and grass seed will be planted and the "No Dumping" signs erected.
- Letter to Koval – The Board agreed that Travis would have the silt fence replaced and invoice Mr. Koval for the cost.

Trailer ticketing log was reviewed and is highly successful in getting people to move the illegally parked trailers once notified.

Trailer Violation list was reviewed and all but one have been moved.

Covenant Violation Letters

List was reviewed, second letters have been sent and most are resolved. Follow up will continue for those that are not yet in compliance.

OPEN AGENDA ITEMS

Pineview Pool – Pavers have been sealed, auto pool water level device was installed and sand issue was resolved. Sign that was damaged in the hailstorm will be put up this week and turned into the insurance for payment. Residents are excited, positive and pleased with the renovation.

Oakwood Lake – deferred, Wes Wood is handling.

Gate 49 Roof Replacement – Has been completed and have received several nice comments. The metal roof was slightly more expensive than the amount for a shingle roof, which was reimbursed by the insurance company. The goal is to continue to work towards a consistent and updated overall design for StillWaters' properties.

Signage – Hail damaged street signs are almost all repaired. The invoice for these repairs will be sent to the insurance company.

A Resolution from the Board to express our thanks to Debbie Nigh, Penny Alexander and Travis Fincher for the extra time and effort and outstanding work in overseeing all the repairs from the storm damage was approved. Buck will write a

letter to resident Ralph Hutson to thank him for the donation of his expertise and time is assisting with the fountain and pool renovations.

Letter to Residents – Parking of RV's /Motor Homes – Letter was reviewed and Board made several suggestions for clarification. Tom and Penny will make the changes and resend to the Board. This will be published in the newsletter.

NEW AGENDA ITEMS

Signage for Real Estate – A letter from a resident requesting that “For Sale” signs allowed to be put on the lakeside and golf course side of homes was read. The Board read Section 3.11 of 1987 covenants. **A motion that this issue be turned over to the ARC committee for disposition under the covenants was approved.**

Stoneview Summit - Cindy Morgan notified Susan that they would be applying for building permits soon. There is an outstanding amount due from Empire Financial for \$5000 for damage to Moonbrook road. The Board agreed to send a new bill for the damage to the LLC that will be applying for new building permits. Tom will draft a cover letter.

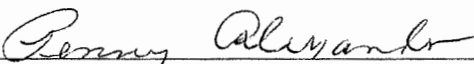
Stoneview Summit Trailer Parking– Section 12.6 of the SVS Condo Covenants states that no trailers can be parked there. The 1987 covenants also apply to this property. Tom and Debbie will draft a letter to Manager Don Torelli in response to a conversation about applicable covenants and the condo documents in reference to the parking of trailers

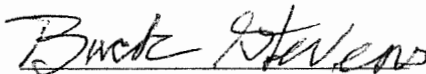
Air Conditioning for Executive Center - Invited 5 companies to bid, one out of Opelika never did. The other 4 did come to inspect and evaluate the building's heating and cooling. Of the other 4 one was twice as high as the others and one does not have workers' compensation. The other two companies are close in their estimates, are local companies and both have worker's compensation. Further details will be developed and then sent back to these two final companies for re-bidding after the AL Power Co. audit.

Drainage Task Force will be asked to report at an upcoming meeting.

Covenants - The Board agreed to send notification to companies that handle closings of properties to insure that the new owners receive and sign that they are aware of the StillWaters' covenants on the purchased property.

Meeting adjourned into Executive Session to discuss legal issues 12:25 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved Sept. 1, 2009

Minutes
SWRA Board of Directors Meeting
July 21, 2009

Call to order – President Buck Stevens called the meeting to order at 2:10 p.m. Board members Penny Alexander, Tom Handley, Debbie Nigh, and Mike Dollar were present. Cal Johnson and Mike Carter were excused. Susan Thames was present to report.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of July 6, 2009 Regular Session.

Community Administrator's Report – Susan

- Computer Paramedics – Following up on setting up emails. Matt gave Susan administrative code permissions. Susan to request a list of passwords and computer administrative codes for backup and future needs to ensure control. Mike and Susan to talk with Matt Spain to resolve these issues.
- Harbor Pointe – Trailers parked on their Sunset Point property and Susan sent an email. She received a phone call but no written response.
- Harbor Pointe Marina Agreement – Don Allen will be contacted to see if he can attend the next Board meeting.
- Newsletter billing has been completed.
- Vendor Card billing is being done now.
- Cleaning – A new service has been hired and will begin Thursday.

Maintenance Manager Report – Travis' written report was reviewed and discussed since he was not present.

- ARC Report - The Checklist for Project Inspection was discussed as were the "No Cost" Permit application and changes to the Building Permit application. Contractors need to be added to the Certification of Understanding. Mike will follow up on corrections to this and send out to board via email.
- Gate 34 Camera Report –Bids have been gathered.
- Pineview Pool Cameras – Bids from two sources reviewed. At this time the board agreed to hold off on a purchase of cameras.
- Darryl Haynes of Alexis Homes – An invoice for cleanup of construction debris will be issued.

Treasurer's Report – Mike Dollar

Legal Collections – A detailed report was reviewed showing the cases. There are currently 31 properties. There is a court date tomorrow. Debbie and Mike will attend.

ARC Mike Dollar will replace Tom Handley as the Board Liaison to the ARC.

Moonbrook Villas – Complaints from neighbors concerning a property in disrepair. Some cleanup has occurred. The owner will be notified in writing that further cleanup needs to be done.

Home in Tanglewood area – Home is advertised for weekly rental, which is a violation of the covenants. Travis will write a letter to this owner notifying them. Susan to respond to email from property owner informing them that the complaint is being handled. See Section 2.23.

Real Estate Signs on the Waterfront property – There has been complaint concerning for sale signs on a property. Travis has notified the homeowner of the covenant violation and the sign has been removed.

OPEN AGENDA ITEMS

Roads Committee Report – The Committee sent a list to Travis so he can get estimates on requested scope of work. This will go back to the committee for their review and recommendations.

Pineview Pool Report - Expenditures for the pool were reviewed. **A motion to use the insurance proceeds for the roofs at Moonbrook Park toward the renovation of the pool and pool building, since the board has determined not to replace the park roofs as they are not structurally damaged, was approved unanimously.**

John Gregory thinks the 3 times per week cleaning and checking chemicals in the pool is more than sufficient and will let us know if there are any changes. The new filtering is working well and pool is clean.

Water Aerobics is going strong with a good turnout. They have agreed to change their schedule beginning August 1st to nightly at 5–6 p.m.

Pool hours 7 a.m. - 9 p.m.

A new sign is to be printed and the board reviewed the rules.

John Gregory will turn in his reports on chemical levels monthly and these will be kept on site as records for the health department.

Towing Notifications - This program seems to be working however we need to work out some issues to make sure this is consistent.

Gate Cameras – Will hold off on this at this time on new cameras.

NEW AGENDA ITEMS

Fountain – Insurance claim – Lightning strike was the cause of the damage. Susan is to check with Dark Agency on this issue. Pump has been reinstalled and John Gregory is doing extra vacuuming in order to get it back in shape.

Oakwood Lake – Debbie spoke with the County agent who thinks there is an algae problem. Wes Wood has agreed to have the water tested to see what needs to be done and report back to the board.

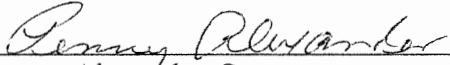
Gate 49 Roof Replacement

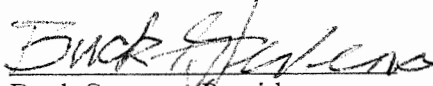
Bids have been collected and were compared. The Board accepted a commercial grade brown metal roof bid that was slightly more than the insurance amount for the old shingle roof. It will match the roofs at the pool, park and gate 34.

SW residents' phonebook- Susan will add a form to be placed in the welcome packet and the building permit for those new property owners who want to be included.

Villa meetings – Chairman George Brady emailed that ARC wants to meet with each set of Villas to discuss colors and details applicable to each of the different groups. The Board agreed that this would be a good idea.

Meeting adjourned at 3:45 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved Aug. 18 2009

Minutes
SWRA Board of Directors Meeting
July 7, 2009

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

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of June 23, 2009, Regular Session with one word change. (Eligible to coverage)

Community Administrator's Report – Susan

- Computer Paramedics issues were discussed. Susan and Mike Dollar will meet with Matt Spain to resolve issues. The group email has not been set up as promised and Susan has to contact Matt or Troy (Paramedics employee) before she can perform minor functions affecting the network, getting DSL and/or cable to communicate with gate 34 & 49. The Board wants Susan to have access to administrative codes/ passwords rather than Matt controlling the network administration. Also need ALL codes in a written document in case something were to happen to Matt.
- Realtors – The deadline is July 25th on the request for them to have their boxes properly identified so they are not removed by mistake.
- Riverwoods – Paid the fees on the Cabins on the Green properties.
- Marina – Don Allen was scheduled to come but did not attend on the issue of the legal agreement from March 2009 and the number of parcels billed.

Cleaning Contract – The contract was reviewed and job performance evaluated. After discussion, **a motion to terminate the Eagle Creek Lawn and Garden Service cleaning contract for cause, effective immediately was approved unanimously.** Tom will write a letter.

Debbie Nigh was excused at 9:30 a.m.

Maintenance Manager Report – Travis

- June Traffic Count - Gate 49 = 22,098 & Gate 34 16,652 for a total of 38,750
- ARC Report - Current status of projects were reviewed. The Checklist for Project Inspection was discussed.
- Gate 34 Camera Report – A quote for one camera installed, guaranteed for all light conditions up to 48 feet is \$2,978.00. This is per David Albright. Two

cameras would be needed if we elect to do this in order to view the incoming and outgoing gates.

- Pineview Pool Cameras – Prices are being researched.
- New Gate Attendant – Roland Walker, retired Army will serve as a substitute when needed.
- Median Lights – The additional globes have been changed and old ones are being saved for the insurance company for the hailstorm claim.
- Trailer Ticketing – All Ticketed boat trailers were moved. One construction trailer at Redbud will be towed. Dump trucks have all been removed. This project is working well and all illegally parked trailers/vehicles will be tagged and towed.
- Discussion on 71 & 74 Covenants – Section 16 of the 1971 covenants was reviewed. **The board agreed that all covenants on trailers and mobile homes would be enforced equally for all property owners under all covenants.** Tom will draft a letter for notification to residents that have motor homes illegally parked and he will draft an article for the newsletter.
- Covenant Violation File – The list was reviewed. Good progress has been made in the last two weeks. There are few that require follow up.
- Pool & Park Restrooms - The cleaning was discussed. These may need to be cleaned more than once a week. Travis will monitor daily to determine the summer needs.

Treasurer's Report – Mike Dollar

Financial Review: The balance sheet as of July 6, 2009 was presented. Total cash is \$679,250.34 with accounts receivable of \$120,064.92. SWRA holds other assets of \$61,308.46 representing properties acquired through the deed for debt program, foreclosures and tax sale properties. The spreadsheet on costs of the fountain and pool renovations was reviewed. The reserve accounts informally established for Pineview Pool and contingencies have helped greatly in funding these improvements. Mike Dollar reported that after reviewing budgeted expenses for the remainder of the year and anticipated other expenditures that we have adequate cash, even if no properties are sold and A/R outstanding remains where it is, but it will be tight. The gatehouse at 49, the fountain, gate 49 entrance lights, Moonbrook Park improvements and repairs, renovation of the pool and pool house as well as street signage will all have been updated before the year is over. Gatehouse at 34 was renovated last year so SWRA assets are in good shape going forward. The tennis courts and Executive Center building have cash set aside for improvements that might not be used in 2009. Mike will update and refine the Reserves spreadsheet and report back to the Board with a recommendation for formally establishing a pooled reserve, which will be restricted as to usage. This recommendation will take into account cash requirements for the remainder of the year.

Legal Collections – A detailed report will be given at the next meeting. There are several pending accounts. Mr. Koval has reneged on the court agreement to sign the Baldwin Tays properties over by quitclaim deed. SWRA will pursue with collection policies.

The Board adjourned into Executive Session in order to review legal correspondence on pending cases at 1:55 p.m.

The Board resumed Regular Session at 2:55 p.m.

OPEN AGENDA ITEMS

Fountain – A lightning strike knocked out a breaker and other parts which have been ordered. The motor was also damaged and will be sent out for repair.

LRPC Committee List - Cal has contacted all and is waiting to hear back from two. Those agreeing to serve thus far are Chairman Herb Starzer, Jane Coughlin, Gary Crumpton, Charles Darwin, Dave Heinzen, Milton Isay, Sark Kavookjian, Patti Richardson and Eb Spink.

Roads Committee Meeting – Debbie

The Committee met last night. They are compiling a list, which will be sent to Travis in order for him to gather bids and pricing. Once done, this information will be given back to the committee so that they can prioritize the list to make recommendations to the Board. The committee will continue to work on drainage issues and the best ways to handle these areas.

Pineview Pool Report – Penny

The pool was opened at 5 p.m. on Friday and was open Saturday and Sunday. The bathroom was completed, landscaping completed, building resided, roof on and furniture cleaned before the opening. The handicap ramp rails have not been installed yet and there is some deck lighting to be finished up once the fixtures are in. It was closed yesterday and today in order to finish the roof trim, painting, shower and some other items. The response from residents has been very positive.

Roving Patrol Guidelines - The Board approved written guidelines, which will be reviewed with the individual staff and at the Gate Attendant's training meeting and added to the Roving Patrol's job description.

NEW AGENDA ITEMS

AT&T lot 106 - SWRA has billed for back fees and is awaiting payment.

Eagle Peak Common Area – SWRA has cleaned these limbs up and will bill the owner.

Meeting adjourned at 3:15 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved 7/21/09

Minutes
SWRA Board of Directors Meeting
June 23, 2009

Call to order – President Buck Stevens called the meeting to order at 8:40 a.m. Board members Penny Alexander, Tom Handley, Cal Johnson, Debbie Nigh, and Mike Dollar were present. Michael Carter was excused. Susan Thames and Travis Fincher were present to report.

GUESTS: Letha Hinote and Derrick Warren, Warren, Sasser & Associates 9:00 AM
George Brady – ARC Chairman 11:00 AM

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of June 9, 2009, Regular Session.

Community Administrator's Report – Susan

- American Cancer Society - Tour of homes request for August 16, 2009 was approved by acclamation.
- Traffic Violation Ticket - Implemented last weekend. Leave the warning at 24 hours and if this remains a problem, the time limit will be reduced.
- Realtors – Sent an email for the yearly pass holders asking them to identify their boxes.
- SWRA Directory – These are printed for residents only. The board agreed that former residents or residents who want an extra copy may purchase them for \$5 each. One per household is free for current property owners.
- Workman's Comp Audit – This was reviewed and discussed. **The Board unanimously approved a motion to adopt a Policy that SWRA is to ask for a certificate of insurance for liability and worker's compensation coverage showing ^{calendar} eligible dates. If they do not, the invoice should separate the charges for labor and materials so that we are only charged worker's comp on the labor. SWRA will give preference to those contractors and vendors who do have worker's compensation and liability coverage.**
- Riverwoods – If not paid by the date in the last letter to them, SWRA will be pursuing collections as per SWRA policy. Mike Dollar will call Todd Rogers to notify him of this.
- Harbor Pointe Marina – Don Allen will attend the next meeting. Standard practice is for fees to be charged on every parcel, no matter the size. The county has this listed as a separate parcel.

Audit Review Report - Accountants Letha Hinote and Derrick Warren of Warren, Sasser & Associates attended to present the financial statement review for the year ended December 31, 2008 from McDaniel and Associates, LLC of Dothan, AL and to answer questions. A full audit would be triple the cost of the current financial statement review of \$5,000. Ms. Hinote and Mr. Warren stated that they feel that a review is sufficient particularly since an outside independent firm is performing the accounting function and another firm is conducting the financial review. They also recommended that SWRA might want to consider doing a Compilation for two years (which is about half the cost) and on the third conducting a financial review.

Lots acquired by tax sale, deed for debt and foreclosure were reported on the books at cost (unpaid assessments, taxes paid and legal fees paid). Although we record the properties at cost, GAAP (generally accepted accounting principles) requires it to be recorded at the fair market value. This exception is reported in our financial statement review. Warren and Sasser feel that the cost recording is more useful for SWRA purposes. Also, the IRS requires our properties to be recorded at cost.

Page 14. Note 9. Reserves – The Board prepared an informal study and report on reserves last year which was used as the basis for the 2009 budget. Ms. Hinote and Mr. Warren recommended that the Board either update our reserve spread sheet or pay to have a reserve study (approximately \$5000) done to replace or maintain any common property. SWRA Bylaws do not require it but most associations do and have the right to assess for reserves. Although ours do not require it, the Board may vote to set up reserves and restrict that cash to major repairs and replacements. This will allow us to pool reserves, which means that, although we look at each component when budgeting, we may pool all together. The use of these funds would be restricted to major repairs and replacements, but could be used on any common property. If we do not formalize the study this year, the note addressing reserves in the current review would be continued as is in the financial review. If formalized, a column would be added to the financial statements for the reserve and a separate checking account would be set up for these funds. **A motion was made to have the Board update the current SWRA reserve spread sheet and to set these funds aside in a designated, pooled reserve account for major repairs and replacements, as per the recommendation. The motion was tabled until the next meeting.**

Federal Tax Return - An extension was filed so that the tax return was not filed with the IRS before the Audit Review was completed. Tax return is prepared and was reviewed. SWRA had paid estimates throughout the year and will receive a refund, which will apply to 2009. Susan to send federal, state and AL Business Privilege Tax returns via certified mail.

GUEST: ARC Chairman George Brady

Updated the board on several current issues. After the 12-month building permit expires, a new permit must be purchased if not extended by the ARC. A couple of projects that have

stalled and not being worked upon were discussed. George and Tom Handley will follow up on these to discover what remedies are available to SWRA.

Maintenance Manager Report – Travis

- ARC Report - No-Cost permits should be issued for all repair work due to storms or just replacement of roofing or siding as an upgrade of deteriorated materials.
- Incidents on StillWaters Drive – damages will be repaired when paving/patching is done and SWRA will invoice the companies.
- Report on Cameras – AES of Alex City refocused and realigned the cameras at Gate 34. Travis will get a bid on a camera for night vision photos from David Albright of Alarm and Video Security.
- Covenant Letter File cases were reviewed.
- 49 Gate Repair – Arm bracket was repaired and a new controller board was installed.
- Coe Update – The pipeline has been extended half way across the lot and has been covered. The ARC will monitor the rest of the project until completion.
- Median Lights at 49 – replacement globes ordered.
- Trailer Ticketing – Three violation notifications were noted. A motion that illegally parked trailers be towed even if they have to be separated from the vehicle pending discussion with Sheriff Abbett was made and seconded. After discussion motion was tabled for further research.
- Vandalism – Moonbrook Park Bathrooms. Locks will be put on the doors and the gate attendants will lock and unlock these at shift change (5:30 a.m. and 9:30 p.m.) Roving patrol hours and duties were discussed.

Treasurer's Report – Mike Dollar

Legal Collections: Mike and Debbie attended a court hearing yesterday. Baldwin Tays and 5-K Equity owned by Mr. Koval. His attorney agreed to have his client sign over quitclaim deeds on 4 properties. Attorney Harrison has 6 more Koval properties that he will pursue quitclaim deeds. Judicial foreclosure can be filed on 4 of those 6 properties if he does not sign the deeds over to SWRA.

OPEN AGENDA ITEMS

Fountain Repair Update – Penny

Electrician Gene Smith completing lights this week.

Special Signage – update – Debbie

Will be done once the fountain and pool are completed.

LRPC Committee List - Cal will update and it will be published in July newsletter.

Roads Committee Meeting – Debbie

The Committee met with the Board last night and drainage issues were reviewed with a slide show photo presentation by Bill Kelly, chairman of drainage. The committee will meet again July 6th and prioritize their recommendations.

Pineview Pool Report – Penny

This is progressing nicely. Wheelchair ramp and pavers are not yet in. A gate card system is being investigated. Landscape materials have been ordered and some drainage problems remain to be corrected. Lighting on pool deck for safety is not yet in. The pool heater has been installed but the gas is not yet connected. The bathroom renovation has not started yet. Penny and Debbie will meet again with Ralph Hutson, Rob Corum and Kathy Hutson to follow up on some issues. The storage room has rotten wood that will have to be replaced and a vent needs to be installed in this area in order to store the pool chemicals here. Insurance monies for the damage have been received.

Supplemental Damage Repairs – Tom

Insurance company has responded and is sending an additional check for damages. The signage costs will be sent in at a latter time. The claim was reviewed.

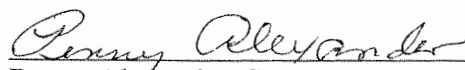
NEW AGENDA ITEMS**Cleaning Contracts - deferred**

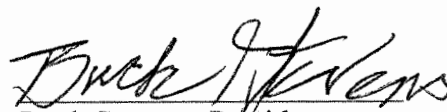
Power line property at Vistawoods– Remaining mulch has been distributed at the Church of the Living Waters. Two additional bids to either remove debris or to bury the debris were compared and it will be seeded and hayed. The Board approved a bid from Pat Mims of Pug's Place to complete this project.

Eagle Peak Common Area – a unit owner piled Tree limbs here. A letter to this owner asking them to remove this or association will remove it and bill them.

Street Light Requests – A written request for a streetlight was reviewed. It was agreed that a response would be sent explaining how other neighborhoods have handled this. There are many dark areas in Still Waters and many Alabama Power street lights. In those areas, once neighbors have agreed that they want a light they have contacted Alabama Power directly and then those residents pay for this jointly. Buck will send a letter of the Board's response.

Meeting adjourned at 1:55 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved 7/06/09

Minutes
SWRA Board of Directors Meeting
June 9, 2009

Call to order – President Buck Stevens called the meeting to order at 8:35 a.m. Board members Penny Alexander, Tom Handley, Cal Johnson, Debbie Nigh, and Mike Dollar were present. Michael Carter was excused. Susan Thames and Travis Fincher were present to report.

Guests:

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of May 26, 2009, Regular Session.

Community Administrator's Report – Susan

- John Gregory – Pool/fountain contract was reviewed. Fountain was closed end of Jan. 2009 and pool was closed the month of May. A modified contract will be negotiated.
- Workman's Comp Audit – waiting to hear back from the company.
- Riverwoods – Not yet paid. Late fee will be added.
- Harbor Pointe– Not yet paid. Late fee will be added.

Maintenance Manager Report – Travis

- Inactive Storm Drains at Gate 34 – Roads Committee has on its list for repairs.
- Traffic Totals for May – For May: 21,267 at Gate 49 and 16,754 at Gate 34.
- Coe Update – ARC is monitoring the drainage work.
- Gate 49 Median Lights – Globes damaged from storm have been replaced.
- Gate 34 Incident – Bar was hit by a truck, no damage other than the nylon bolt.
- Covenant Violations File – A spreadsheet tracking notification letters was reviewed and will be kept updated in the office in order to follow up on deadlines and procedures.
- Parking at Gate 49 – Attendants to park directly behind the building.
- Herman Barnes – There is a problem with his dog wandering and interrupting weddings and Sunday services. Travis will discuss this with Mr. Barnes. The deadline of July 1st will be given for the final cleanup of his property as notified in previous letters.
- Covenants Section 3.6 of the 1987 Keep Parcels in Repair, Liens– Association has the right after 30 days written notice to correct the issue and bill the property owner. This is covered 1971 Covenants Unightly conditions and Responsibility Part 1. 7. The board agreed that this would be strictly enforced.

Treasurer's Report – Mike Dollar

Audit Review is nearing its completion. Mike Dollar and Susan have been working closely with the accountants at Warren Sasser, and the audit company accountant, Paula Steele of McDaniel & Associates on the final stages of this. Official copies will be sent to the office and an *SWRA eflash* will be sent out to notify property owners. It is very thorough. The Accountants will meet with the Board in July.

Legal Collections: Mike Dollar reported that Attorney Don Harrison is filing Judicial Foreclosures on those under the 1987 covenants. Judicial Foreclosure is a fast track where the judge will issue an order and deed the property to SWRA rather than going through the long process of advertising the property.

OPEN AGENDA ITEMS

Fountain Repair Update – Penny

Electrician Gene Smith repaired the wiring that was damaged due to years of chlorine/chemical storage in the vault at the fountain. The new maintenance guidelines and contracts will specifically prohibit storage in the future. The old tree light transformers have been correctly removed and cleaned up. Pumps are being serviced and the water level is going up due to the rain. Still have to lower the landscape behind the vault so it will drain properly.

Special Signage – update – Debbie

They are being repaired from storm damage.

LRPC Committee List - Cal will update and it will be published in July newsletter.

ARC Report – Mike

ARC Minutes were reviewed. Chairman Brady will attend the next Board meeting on June 23rd. Board Policy - Before the Final Completion Inspection refund check is issued to the property owner, the ARC Chairman shall sign off on the completion.

Roads Committee Meeting – Debbie

The Committee met and would like board to look at Bent Hickory Drive. The committee has requested that the entire Board attend their next Roads meeting on June 22nd at 6:30 p.m. Bill Kelly, chairman of drainage, is drafting a letter to homeowners who modified the right of way such as pipes under their driveways requesting that they clean them out and providing information on contractors who can assist.

Pineview Pool Report – Penny

They are working hard on the tear out and renovation. Entrance will have a ramp installed to make it wheelchair accessible and landscape drainage problems will be corrected. Lighting on pool deck for safety is being added. Discussion of adding a heater to extend the use of the pool about two months each year and costs were reviewed. **A motion that**

SWRA add a heater to the pool contract in the amount of approximately \$5000 to extend the season was approved unanimously.

Starzer Theory from the Long Range Planning Committee was discussed.

A motion that SWRA add an additional annual fee called the "Amenities fee" of \$100 per year to all property owners effective Jan. 1, 2010 to be offset by assessments (either mandatory or voluntary) paid during that year was made, seconded and unanimously approved. Treasurer Mike Dollar will write an article of explanation on the improvements to amenities for the July newsletter.

Fireworks Report – Penny

Sheriff Abbett and State Fire Marshal were consulted after the information period and input from the Neighborhood Council, the Condo Association Boards and residents. An article for July newsletter will outline the Alabama State Code concerning fireworks and the position of the SWRA Board to endorse and follow that law for safety issues.

Towing of Trailers- Penny

The issue of parking on the right of ways and in Condo parking lots continues. The Board agreed that the Roving patrol would place a violation notice on illegally parked boats/trailers with a 24-hour deadline for removal. After 24 hours, they will be towed at the owner's expense.

Condo Pool Abuse - Penny

Golf Colony and SSPI have had problems with non-members climbing their fences and also using the pool after hours with damages to their facilities. The roving patrol report of the previous weekend was reviewed as well as correspondence from these condo boards. The Board agreed that the Roving patrol would assist in monitoring.

NEW AGENDA ITEMS

Supplemental Damage Repairs – Tom

Insurance report includes a list of repairs to be done which the insurance adjuster has approved. Debbie and Susan are compiling the invoices and cost replacement report to be sent to the insurance company.

Harbor Pointe Pump Station at the Church – Debbie

This was damaged and is being repaired by Harbor Point Utilities.

Meeting adjourned at 11:05 p.m. so that the Board members could attend the Dadeville Chamber of Commerce meeting with Representative Betty Carol Graham.


Penny Alexander, Secretary


Buck Stevens, President

Date approved June 23, 2009

Minutes
SWRA Board of Directors Meeting
May 26, 2009

Call to order – President Buck Stevens called the meeting to order at 11:00 a.m. Board members Penny Alexander, Tom Handley, Debbie Nigh, and Mike Dollar were present. Cal Johnson and Michael Carter were excused. Susan Thames and Travis Fincher were present to report.

Guests:

George Brady, ARC Chairman

Robert Corum with Pool Solutions and Ralph Hutson of Harbor Development and the Recreation/Maintenance Committee.

Fountain at 49 Update: Rob Corum updated the board on fountain repair and advised board of new maintenance techniques that will be needed. The base is concrete with a reinforced steel rebar installed by Keith Moon of Moon & Coker who did a great job. Rob and Ralph answered questions from board as they explained the problems with the fountain and how the problems were corrected. The sand filter should be changed every 3-4 years. Rob will provide a written maintenance protocol for the future. Operating costs should be lower.

Pineview Pool: The swimming pool was renovated 18 years ago and has held up reasonably well but the time has come to renovate it again. It is being drained and will be brought into compliance with federal safety laws as well as being renovated. Goal is to re-open pool by July 4, 2009.

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of May 12, 2009, Regular Session.

Community Administrator's Report

- Riverwoods: No payment received yet
- Workman's Comp Audit: Was conducted last week and the Administrator has been working to obtain a certificate of insurance from a few contractors; information should be ready to forward to auditors this week. Invoices are broken out with parts and labor. Worker's compensation is paid only on labor.
- Matt Spain has installed the new VPN, which has given the accounting firm better access to our Quickbooks and can be accessed independently from Susan's computer.

Maintenance Manager's Report:

- Gate 34 Update: Gate is fixed. New safety loop at exit gate has been installed
- Burned house demolition: House is being demolished and removed
- Trailer Towed: Boat trailer that was parked on South Turkey Trot has been towed.
- Tree Removal: Four trees removed recently—one at NW corner of tennis courts and three others were on ROW on Hickory Way.
- ARC: Board was presented copies of the active building log and ARC report.
- ARC Chairman George Brady attended briefly to address the issue of consistency in color and type of shingles when roofs are replaced and a new "no cost" building permit for small projects. They are also changing the ARC guidelines to better define certain requirements.
- A resident's letter (Mr. James Bickerton) concerning a denied request on roofing shingles was reviewed. The Villa covenants remain on all villas in addition to the 1987 covenants. Susan will respond to this property owner.
- Turtle Lane – Two letters have been sent from Travis. The property owner has not responded. The board agreed that Attorney Treadwell would be asked to issue a letter to this property owner outlining compliance requirements of the covenants.
- Herman Barnes – Travis will follow up to insure that the property is brought into compliance before the next board meeting.

Treasurer's Report:

Mike Dollar reported that the audit should be completed shortly. He and Susan sent the auditors requested information.

OPEN AGENDA ITEMS:

Committee Lists: Penny is waiting for contacts to be completed before publishing names in newsletter.

Insurance Claims: No response on additional claims, waiting to hear back from the adjuster.

Roads Committee Meeting: Patti Richardson is the chairperson. Members are checking their assigned areas to see what has been done, what is left on our list and any new items that need to be added - both road wise and drainage wise. They will meet in June to prioritize the list and present their recommendations to the board.

Communications Committee: The committee met and elected Christine Spink chairperson and Mary Arnold vice-chairperson. The committee members have begun soliciting new ads for the newsletter. Committee is considering holding a welcome social for new residents once or twice a year.

NEW AGENDA ITEMS:

Neighborhood Council – Debbie reported on the meeting. They asked about the spikes at gate 34 and complained of the poor condition of the trailers at the entrance.

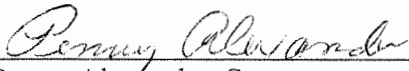
Debbie explained that when the spikes were installed originally there should have been a drain installed, however there was not which has resulted in rusting and malfunctioning of the spikes. It is on the list to be removed when the Roads committee does paving and patching.

The Board agreed that Tom would draft a letter to be sent to Mr. Kendall Zettler requesting that the trailers be removed. Todd Rogers has on several occasions trimmed the growth around them, however they need painting and are beyond repair at this point.

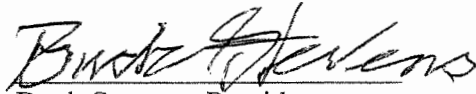
Boat/Trailer Storage Area – Travis has finished marking the larger spaces. Some spaces were removed. Susan will work with Travis, Debbie and Penny to notify the customers and have the trailers moved to their correct spaces.

Meeting adjourned at 1:30 p.m.

Prepared by Sandy Crosslin



Penny Alexander, Secretary



Buck Stevens, President

Date approved June 9, 2009

Minutes
SWRA Board of Directors Meeting
May 12, 2009

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

Guests: Matt Spain of Computer Paramedics

Matt reviewed the new server and systems with the Board. A new VPN box has been ordered to replace the one damaged in the hailstorm. The server backup included three cartridges; the board agreed that a fourth would be order for the weekly backup to be taken offsite. A service contract versus hourly rates was discussed. **A motion to approve a three-month contract to begin on June 1, 2009 was approved unanimously.**

Board reviewed and unanimously approved minutes of April 28, 2009, Regular Session.

Community Administrator's Report

- **Riverwoods:** Invoice sent but no payment received yet—reminder email sent and Todd Rogers responded.
- **Two payments received from Harbor Pointe according to agreement, one remaining.**

Maintenance Manager's Report:

- **Camera Update:** Gate 34 cameras will be realigned and refocused by AES to better identify vehicles.
- **ARC:** George Brady elected chairman. Two new spec homes approved.
- **The Coley Home:**— a local contractor will do the demolition on the burned house. The Board agrees that no burning of debris will be allowed during the demolition.
- **Power Line Cleanup:** Property owners given final notice of free mulch, remainder will be spread and yard debris disposed of. No dumping signs to be ordered and installed.
- **April Traffic Count:** Gate 34 -- 14,047 and Gate 49 -- 16,489

Treasurer's Report:

Mike Dollar gave an update on the legal cases list of 28 properties and reported that SWRA bought five properties at the recent tax sale to keep them from going to the state and loosing fees. SWRA paid property taxes four properties in order to keep them in title in order to protect the maintenance fees and assessments.

OPEN AGENDA

Drainage Task Force: Waiting on report.

Signage Committee – Villas on the Harbor has requested an additional sign, which has been approved and will be installed.

Committee Lists: Most committees are in place and have begun to meet. Board members will contact the remaining members and report back.

Fountain Repair: A detailed report from Pool Solutions was distributed to members. Penny Alexander explained that the inspection showed additional changes that need to be made to the fountain. It was not properly built and has had multiple leaks. After line testing and an electrical inspection, \$3700 additional is needed above and beyond the initial estimate from Coker approved at the last meeting on repair of the basin. **A motion to approved the Pool Solutions proposal on fountain repair with \$1000 being moved from contingency fund to fountain repair account carried unanimously.**

Insurance Claims: A list of storm damage provided to Tom Handley for presentation to the adjuster.

Insurance Companies: Debbie Nigh will send the list gathered from residents to Representative Betty Carol Graham.

Architectural Review Committee Report - The following items were discussed and will be taken for response and update from the ARC.

1. Dobbs construction drainage issues – Board expects the drainage to be cleared and repaired from the new house, past lots and down to the next house.
2. Poplar Point addition issues - Have all plans on the porch addition been followed and have the building owners come to agreement.
3. Turtle Lane – cleanup response – action should be taken as soon as timeline allows if the lot is not cleaned up and brought into covenant compliance by the owner.
4. Beach Island Trace –Utility fence issue, plan approval to be checked and brought into compliance.

Sign Policy - No advertising signs are allowed on roofing and repairs. They will be removed.

Regular meeting was adjourned at 12:55 p.m. in order to hold the Executive Board Meeting to review legal issues.

Regular meeting resumed at 1:45 p.m.

NEW AGENDA

Pineview Pool Update - Board was presented with copies of a proposal from Pool Solutions to repair storm damage. Another detailed proposal for renovation and other necessary improvements **from Pool Solutions was also distributed and discussed. A motion made and seconded to immediately close the pool until repairs can be made and to accept the proposal from Pool Solutions to repair storm damage, to bring the pool into compliance with recent federal regulations and renovate as necessary at a cost up to \$65,000. Pool Reserves will be used and the Treasurer will determine where additional monies will come from unallocated funds. Motion carried unanimously.** The board agreed that this contractor was uniquely qualified since this company was the one that originally built the pool, that safety was critical, Pool Solutions is the builder of larger commercial companies with the staff to handle this project within the time restraints and has proven to be fair priced.

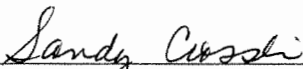
Roads Committee – Chairwoman Patti Richardson's email notes of the May 13, 2009 were reviewed. They are walking the roads and checking the drainage list and will meet again June 5th.

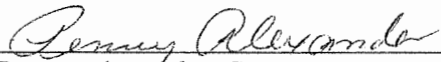
Tradition Bill – SWRA received a bill for property at Cabins on the Green. This property is not subject to the Tradition, Susan will respond with a letter.

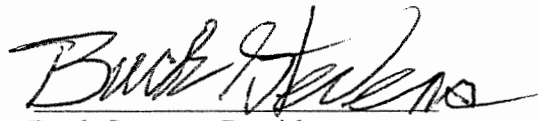
Fireworks Policy – The file of comments from residents was reviewed. The vast majority of responses were in favor of a ban on fireworks as was the Neighborhood Council. State law prohibits fireworks within 600 feet of a building. Penny will follow up with Sheriff Abbet concerning enforcement and report back to the board.

Communications Committee – Meeting is set for May 14, 2009.

Meeting adjourned at 2:40 p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, President

Date approved May 26 2009

SWRA Roads Committee Meeting May 13, 2009

This is a very basic update from the meeting last Wednesday.

1. Each of us is to check our areas to see what has been done, what is left on our list and any new items that need to be added ^ both road wise and drainage wise.
2. List is then to be prioritized.
3. At the next meeting we will develop an overall prioritized list for what is needed to be paved.
4. Bill will likewise develop a prioritized list for the drainage issues.

Next meeting is scheduled for June 1 at 6:30 at the Executive Center.
Let me know if you have conflicts.

Budget is approximately \$100,000 for roads and \$30,000 for drainage.

Please let me know if you need supplies or have questions.

Patti Richardson

Minutes
SWRA Board of Directors Meeting
April 28, 2009

Call to order – President Buck Stevens called the meeting to order at 11:10 a.m. Board members Cal Johnson, Penny Alexander, Tom Handley, and Mike Dollar were present. Michael Carter and Debbie Nigh were excused. Susan Thames and Travis Fincher were present to report.

Guests: Ralph Hutson

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of April 14, 2009, Regular Session.

Community Administrator's Report

- Printer damaged by storm; Susan presented cost of repair vs. cost of new machine
- Received \$100 credit from Charter for static ip address service paid for but which Charter had not been providing.
- Harbor Pointe Marina will close the boat launch to annual pass holders at noon on Thursday before Memorial Day weekend and remain closed through Monday.
- Riverwoods: New invoice sent but no payment received yet

Maintenance Manager's Report:

- Gate 34 Update: Alabama Ornamental picked up the gate and expects to return it by middle of next week
- Street Signs: About 85 percent of the signs received storm damage. Ralph Hutson will check out the damage and come up with a ballpark figure for the insurance company. The new stop signs have been ordered as well as five more "No Boat Parking" signs.
- Swimming Pool: Pool will open May 1. The restroom floor will be pressure washed and painted before then.
- Turtle Lane: Owner was notified that he could not store construction materials and equipment on any parcel; covenants give them 30 days to comply.
- Septic at 49 – Archer will be in this week to lower the lids.

Covenant Enforcement: A motion to refer the Herman Barnes non-compliance issue to Attorney Treadwell for legal action passed unanimously.

Treasurer's Report:

Mike Dollar reported no change on audit review; both our accounting firm and auditors are working on audit. He also advised Board that eight to ten properties would be in the upcoming tax sale.

OPEN AGENDA ITEMS:

Drainage Task Force: Deferred while the group gathers answers to some questions from ARC meeting.

Special Signage Update: Several more boat/trailer towing signs have been ordered at the request of the condo owners and will be installed as soon as they arrive. The committee will work through the community on the storm damaged signs.

Committee Lists: People nominated need to be contacted before names can be published in the next newsletter. Board members will make calls to finalize this and respond back to Penny.

Stoneview Summit: Penny Alexander and Debbie Nigh attended the auction. The bankruptcy court as the opening minimum bid had accepted a bid for all the property and finished condos. There were no additional bids on any of the properties. Lake Martin Development, LLC is the new owner of all.

Traffic Enforcement: Deputies are patrolling for safety.

Dobbs Construction: Several Drainage issues were discussed and will be referred to ARC. The Board agreed that the drainage must be repaired across the street from their house all the way along the street to the next house where the drain has filled in from construction. Also the excessive drainage onto and across neighbors' lots must be corrected.

Poplar Point Addition: Tom Handley will follow up on the dispute.

Moonbrook Park Pavilion: The concrete paving is complete with drains installed. Visions will rework the sprinklers and fill with dirt to the pavilion.

Signs-Covenant Enforcement Policy Review: Tom and Travis will look into sign removal policy and report back to the board.

Waterfall: Ralph Hutson of the Recreation & Maintenance Committee went over the bids with the Board and explained the techniques and materials mentioned in each bid to repair the floor. After a discussion as to the merits of each bid, the Board made a decision. **A motion to accept Moon and Coker's bid and to proceed with a cap of \$32,000 for the pool/pond carried unanimously. Pool Solutions will be a sub contractor on this project. The lines will be pressure tested and Ralph agreed to research all the options and do further cost analysis for replacement on the pump.**

NEW AGENDA ITEMS

Storm Damage Insurance Claims: Tom Handley and the insurance adjuster have looked at some of the damages and the insurance company will send checks to the residential association for the roofs. Susan is compiling a list of other damages and Tom will arrange for the adjuster to review these.

Metal signs have been damaged and will need to be replaced. Pool decks have damage; skimmer is broken; lights are broken, etc. Lights at the Tennis courts, signs and court service received damage. Lights at the Gate 49 entrance and at Moonbrook Park were broken. There was a lengthy discussion concerning the roof, the siding and other needed repairs on the Executive Center. Penny Alexander will pursue options and report back to the board.

Meeting adjourned at 1:00 p.m.

Sandy Crosslin
Prepared by Sandy Crosslin

Penny Alexander
Penny Alexander, Secretary

Buck Stevens
Buck Stevens, President

Date approved May 12 2009

Minutes
SWRA Board of Directors Meeting
April 14, 2009

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

Guests: None

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of March 31, 2009, Regular Session.

Community Administrator's Report

- More than \$17,000 in past due accounts has been sent to Holloway to be collected. Several property owners are taking advantage of the payment plan and were appreciative of the courtesy letter to them from the office.
- A safe deposit box has been rented at RBC
- Riverwoods - purchased 4 lots in 2005 and were billed for fees and assessments from 2004 to present after the property audit. Riverwoods paid all fees for 2009. They requested to pay for the time period that they owned the properties by paying a pro-rata share for 2005 and from then to 2009. Board agreed that this was a reasonable solution and Susan will issue a cover letter with a corrected invoice.

Maintenance Manager's Report:

- Gate 34 Incident: About 2:00 a.m. on Friday, April 10th, a red pickup truck hit the entry slide gate and severely damaged it; however, it can be repaired without having to completely re-build it. Alabama Ornamental will pick this up and re-weld. A report was filed with the Sheriff and all evidence turned over in order to pursue collection for the damages. **Travis will also report this incident to our insurance carrier.**
- New cameras are needed at 34 and **Travis will secure two quotes to be presented at a future meeting.**
- Storm Clean up: Board will provide numbers for residents to call to arrange hauling away of property owners' yard debris. Penny Alexander will draft the language and provide to board members for review prior to disseminating information via the SWRA *eflash*.
- Travis will take photos of areas on drainage concerns list.
- Boat yard Re-Alignment Update: Completed; numbers on even side will be done this week.
- Waterfall Pond Update: Several quotes are in with one more expected. Ralph Hutson of the Maintenance/Recreation Committee will review bids, contact companies with questions for clarity and comparison. After checking references

on each he will report back to the Board.

- **ARC Committee:** **The Board approved a motion to ratify George Brady as a member of the committee. A motion to appoint Buddy McCrary and Eb Spink to the committee passed unanimously.**
- **Traffic Report:** Total of 27,717 recorded at both gates.
- **Street Signage:** The boat/trailer towing signs have been posted. The roving patrol will be instructed to call the towing company when he is on duty. **A motion to remove the “radar enforced” signs, the 25 MPH speed limit for trucks with more than two-axes signs, and the no littering signs carried unanimously.**

Treasurer’s Report:

Treasurer Mike Dollar reported that a \$75,000 CD matured and was renewed with the best rate being 2.45% for five months. The operating account at RBC qualified for and was switched to an interest-bearing account.

Audit Update: Nothing to report

Tallapoosa County Tax Sale: 7 owners with 10 properties with past due maintenance fees are included for the May 6th sale. **A motion to authorize Treasurer Dollar to use his discretion to pay county property taxes due on these accounts prior to the sale in order to keep properties “in title” in accordance with past board policy to keep them from going to the Tallapoosa County tax sale carried unanimously.**

Legal Collections: An additional 6 properties have been turned over to Attorney Harrison.

OPEN AGENDA ITEMS:

Drainage Task Force: Met with ARC and will conduct more research before presenting their report to Board at future meeting.

Stoneview Summit: Letter from Attorney Treadwell along with a copy of the Bankruptcy Court order was reviewed. The Condo Declaration contains the 1987 covenants.

Special Signage: Working to get signs uniform throughout community as per the committee’s recommendations. Debbie Nigh will coordinate the effort.

Gate Codes: Cal Johnson has responded to a letter from a resident concerning gate codes. Several gate codes have been removed from the system.

NEW AGENDA

Computer Equipment: Mike Dollar, Debbie Nigh, Penny Alexander, Susan Thames and Travis Fincher met with Matt Spain, owner of Computer Paramedics, a technology installation and maintenance company in Auburn. Matt evaluated all office computers, in

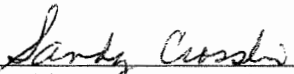
terms of their speed and capacity, and how those capabilities fit with their required usage. His findings and recommendations were reviewed. (Copy attached.) In summary we are beyond capacity and are in desperate need of upgrades and replacements as we are experiencing many difficulties, crashing and freezing up.

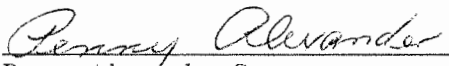
A quote was requested and compared favorably to prices of a similar office and equipment recently purchased by a new commercial office. Prices for software, hardware and support were researched online.

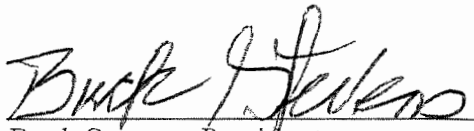
In addition to the background and recommendation to the Board for the installation of new computer equipment, both Debbie Nigh and Mike Dollar called three of the references supplied by Matt Spain. All three references spoke very highly of Matt, emphasizing his ability and his dependability. They also indicated that Matt has an excellent reputation around the Auburn-Opelika area for his quality work in installing and supporting networks and systems.

A motion to approve the purchase of recommended computer equipment as submitted in a report to Board by Mike Dollar carried unanimously.

Meeting adjourned at 11:20 a.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Buck Stevens, President

Date approved April 28, 2009

REPORT FROM MIKE DOLLAR ON OFFICE COMPUTER EQUIPMENT

This afternoon (Thursday), a group of us met with Matt Spain, who owns Computer Paramedics, a technology installation and maintenance company in Auburn. Matt had been introduced by a StillWaters resident and had visited the office before. Susan called him after both she and Penny experienced more frustration this week trying to publish the monthly newsletter along with working in QuickBooks.

Matt evaluated both Susan's and Travis' computers, in terms of their speed and capacity, and how those capabilities fit with their required usage.

His findings included the following:

- The processors in their machines are much too slow for the intended usages of both.
- Susan's machine is operating at maximum performance when QuickBooks is open without even inputting data. That's why her response time is frustratingly slow and sometimes crashes.

His recommendations are as follows:

- Install a server and establish a 5-user network. The network would include Susan, Travis, the gatehouse computer, the spare office computer and our accountant. The server would greatly facilitate our file backup process.
- Establish VPN for our accounting firm instead of the current access used which ties up Susan's computer.
- Purchase new desktops for Susan, Travis and the spare office, which is used frequently by Debbie and Penny among others.
- Install UPS backup for the server and surge protectors for the five network users.
- Install the new generation multi-user version of QuickBooks. Our accountant had recommended that we upgrade to the 2009 release anyway.
- Move Travis's and Susan's e-mail to our web site (stillwatersra.com) so that we can avoid having to alter

addresses in the event we stop using Charter. Also, it would probably simplify communicating with the two by residents and would have a more professional appearance. This is something we would do without any assistance from Matt.

In short, buying this new equipment and making these configuration changes would significantly increase productivity by Susan and Travis as well as others (including Board members) who have to utilize the systems frequently. The greatest risk if we don't take the recommended actions is that the overloaded systems will continue to deteriorate in performance and could abruptly quit.

Although Matt didn't commit to get a more formal presentation to us until Friday afternoon, he called me late this afternoon and forwarded a written quote while we were talking. As you can see from the attachment, the total cost of equipment and installation of just under \$11,000. While that it is not an insignificant sum, the group of us who met today feel that this is a very reasonable cost for the efficiency that our office staff would gain and for the lower frustration that they would experience. Debbie, Penny and I discussed that his amount can be covered with the contingency funds that we have in the 2009 budget. In addition, we know that we likely also be covered by unbudgeted revenues from sources such as the pending transfer of Stoneview Summit units.

I recommend that the Board approve this as quickly as possible. The equipment will come from Dell, who holds prices for typically only days at a time. Of course, the price could fluctuate either up or down. Matt indicated that if he could order the units by this Saturday (April 4), the prices quoted would be firm. If possible, I think we should try to approve by Friday afternoon.

The group that met today with Matt for 2-3 hours included Susan, Travis, Debbie, Penny and me (Mike). We were all impressed by his insight into our issues, the thoroughness

of his recommendations and the seeming lack of trying to oversell. His recommendations seemed to clearly address our basic requirements with the objective to help us operate more efficiently and effectively.

Let me know if you have questions.

Thanks,
Mike

FROM MATT:

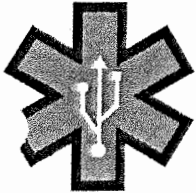
No problem. I included a total of 6 references, including Bryan Stone. An order confirmation will not be a problem. It typically takes 3 hours after the order is placed to receive the confirmation from Dell.

1. Mr. Frank V. Jones, CPA -- 334.749.8306 (o)
2. Dr. Tracy Hartford, Owner, Auburn Chiropractic Associates -- 334.826.2225 (o)
3. Mr. Lance Latham, Owner, Bruster's Ice Cream -- 334.821.9988 (o)
4. Mr. Gene Ward, Jeffcoat Trant Funeral Home -- 334.728.9701 (m)
5. Mr. Carlton Hunley, Owner, Lambert Transfer and Storage 334.745.5706 (o)
6. Mr. Bryan Stone, Owner, Stone-Martin Builders -- 334.742.8050 (o)

In addition to the background and recommendation to the Board for the installation of new computer equipment, both Debbie Nigh and I called three of the references supplied by Matt Spain before proceeding with the purchase.

Matt supplied six names. The two that I called were Frank Jones, CPA in Opelika and Lance Latham, owner of Brusters Ice Cream in Auburn. Debbie called Bryan Stone, who owns Stone-martin Builders. All three references spoke very highly of Matt, emphasizing his ability and his dependability. Mr. Jones also indicated that Matt has an

excellent reputation around the Auburn-Opelika area for his quality work in installing and supporting networks and systems.



Computer Paramedics

1943 South College Street, Suite E
Auburn, AL 36830

Estimate

Date	Estimate #
4/2/2009	188

Name / Address
Stillwaters Residential Association Susan Thames 1816-B Stillwaters Drive Dadeville, AL 36853

			Project
Description	Qty	Rate	Total
Dell Poweredge 2900	1	4,011.68	4,011.68
Dell Vostro 220	3	1,044.46	3,133.38
Linksys Wireless N Router	1	99.00	99.00
Desktop Computer Setup for Business	3	350.00	1,050.00
Server Setup	1	780.00	780.00
Data Transfer	1	600.00	600.00
Shipping Cost	1	250.00	250.00
Quickbooks Pro 2009 2 User	1	300.00	300.00
Cyber Power Surge Protector	5	30.00	150.00
APC UPS Unit for Server	1	375.00	375.00
Network Configuration	1	150.00	150.00
		Subtotal	\$10,899.06
		Sales Tax (5.0%)	\$46.20
		Total	\$10,945.26

Minutes
SWRA Board of Directors Meeting
March 31, 2009

Call to order – President Buck Stevens called the meeting to order at 11:05 a.m. Board members Penny Alexander, Michael Carter, Mike Dollar, Tom Handley, Cal Johnson, and Debbie Nigh were present. Susan Thames and Travis Fincher were present to report.

Approval of Prior Minutes:

- **Board reviewed and unanimously approved minutes of March 17, 2009, Regular Session.**

Community Administrator's Report

- Bank Resolution for RBS and Aliant Bank were signed.
- CD of \$75,000 is renewable on April 7th and has earned \$1,860.08 interest. A **motion to allow Treasurer Mike Dollar to renegotiate rates for this CD carried unanimously.**
- Safety Deposit Box – one is available at Aliant to hold backups and important documents off site. \$ 50 per year. Susan will secure.
- Payment Option Letter – To property owners who were late, has been received very well, receive 24 payments in full and many who have requested and agreed to the terms of the payment plans. Most receiving the letter have been very appreciative of the reminder and SWRA's positive handling of this issue. The Board thanked Susan for her extra efforts in handling this sensitive issue.
- Released 3 liens since last meeting.

Maintenance Manager's Report:

- Waterfall/Pond – Two quotes are in at this time. Awaiting other bids before presenting.
- Gate Attendants – Semi-annual training seminar. Travis, Sue Page and Penny will conduct this meeting.
- Curb Issue at Poplar Point –Travis will request a letter from the complaining property owner so that the board can review this again and address the property owner directly.
- Dobbs construction encroachment issue– The Cardinal Heights drainage damaged and excavation of a lot across the street – the contractor has assured Travis that the property owners will repair this. No advertising signs are allowed on properties; with the exception that one sign of the contractor may be posted on the front side on a property under construction so that deliveries can be made. Travis will make sure all other signage has been removed as requested by the ARC.
- Sign Policy/Covenant enforcement policy will be reviewed by Tom and Travis to be put on the agenda for the next meeting.
- Tree removal – Dead trees by the pool, cemetery and office parking lot and one in our right-of-way on Lakeview will be removed.
- The remarking of boat storage spaces to be 11 feet wide should be completed this week.

Treasurer's Report: Information/Action

Legal Collection Cases -

1. **Cases Settled: 5K Equity Koval and Baldwin Tays** – settled in court with case handled by Attorney Moxley – These properties were purchases at the SWVF&R foreclosure auction. Mr. Koval indicated to this attorney he will released his right of redemption on these properties so SWRA can now move forward in the sale of 2 of these properties. Another owner who purchased the other 2 properties at tax sake will pay the SWRA fees on those.
2. Board approved the turning over of six additional properties owned by 5 K Holdings to Attorney Don Harrison as a legal collections case as per our policy.
3. **June Dennis** – Attorneys Moxley and Treadwell will handle the case. Because of the expense incurred, SWRA will be asking the court for all the property fees and collection costs that are due.
4. **Pleasure Properties** – SWRA will receive clear title by surrender due to non-payment of fees after SWVF&R releases their liens on this property. These liens are not part of the \$40 past due to SWVF&R that will be paid when the deed is surrendered to SWRA.

Financial Statements - First quarter P&L and Balance sheets for 2009 were reviewed. A verbal report shall be placed in the newsletter, stating that the financials and audit report will be made available for inspection at the office as soon as the accountant has reviewed and completed these. The collection of fees shows we are in good shape and budget is almost met for 2009. Budget income amount is \$776,818.00 and \$761,955.14 has been received as of March 6, 2009.

OPEN AGENDA ITEMS:

Drainage Task Force: The policy has been sent to members of the ARC and it will be discussed at this week's ARC meeting.

Harbor Pointe Agreement: Buck and Penny met with Don Allen to review and discuss the proposal that Billy Johnson initially sent. Details will be published in the newsletter and via the SWRA *eflash*. Annual pass will be available through the marina for \$150 per property and the marina will issue a \$100 store credit if the owner purchases \$1500 in the Ship's Store including gas. SWRA will provide the marina with a list of property owners. The final agreement will be attached to these minutes.

Stoneview Summit Update: At the county level the Declaration of Condominiums for Stoneview Summit has the 1987 covenants in them. Board will request a follow up from Attorney Treadwell on his letter to the bankruptcy court date 3/23/09 (copy attached). This needs to be done prior to the auction on April 18th.

Special Signage Committee Report: Committee members Ralph Hutson, Larry Brantley, Patti Richardson, Debbie Nigh and Cal Johnson. Larry and Ralph visited

different communities to study what is done in other upscale communities. Their report includes recommendations to bring continuity and conformity to the placement of signs in StillWaters. The Board began reviewing the report.

A motion was made that at both gates we post a sign that says radar enforced. Motion carried. Cal and Debbie will check with the sheriff and County Engineer.

Buck Stevens had to leave at 12:30 p.m. so he turned over meeting to Vice President Debbie Nigh.

The board resumed reviewing the report. **A motion to adopt a StillWaters Signage Policy from this committee report as amended was approved unanimously. (Copy attached). Amendments were to remove Lakeview Ridge (construction loop) and Marina Point Road from the definition of Main roads and under item 4 to be worded as stop signs as needed at intersections.** Cal, Debbie and Travis will review the list of proposed stop signs and determine where to add or remove.

Moonbrook Park Pavilion Repair:

The concrete slab of the pavilion floor has deteriorated, sunk and cracked and the slab is now below grade. The recreation committee report included this in their list of needed repairs. Several meetings to analyze options have taken place. The original design was flawed as the playground area and pavilion ended up in the "bowl" of the direction of drainage when the project was built years ago.

A motion to approve the recommendation of the Recreation committee and the bid from Moon & Coker Construction to repair this was approved unanimously. The sidewalk will be corrected to keep this area handicap accessible and drainage pipes will be placed under the sidewalk to enable future drainage corrections as needed.

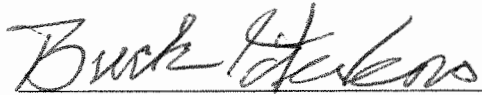
Committees:

Board members have begun contacting the members of committees who served last year. Others who are interested in volunteering will be recruited. We will once again ask for volunteers in the newsletter. The Documents Committee members will be asked to serve in another area of interest for 2009.

Resolution - Legislative: deferred to next meeting.

Meeting adjourned at 1:05 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved April 14, 2009

Debbie Nigh, Vice President

STILL WATERS ROAD SIGNAGE

Informational Signage

- All unnecessary signage will be removed
- Necessary signage that is faded will be replaced
- Signs will be mounted on 4X4 painted (StillWaters green) post, with rounded tapered tops on post
- Signs will be positioned 24" on center to the middle of the sign

Traffic Signage

- Main roads defined as Moonbrook Drive, StillWaters Drive, Stagecoach Road
- Residential streets defined as all others within the StillWaters gates
- Stop sign size--24" on main roads, 18" on residential streets
- Stop signs as needed at intersections
- Speed limit posted 35 mph on main roads (as defined above), 25 mph on residential streets, unless posted otherwise
- Signs will be mounted on 4X4 painted (StillWaters green) post, with rounded tapered tops on post
- Signs will be positioned 48" on center to the middle of the sign
- Post will be 6'-12' from the edge of the road when possible, as near the intersection as possible without inhibiting visibility

Priority of Construction

- Phase I project limit \$5000
- Signs added, repaired, replaced, modified as needed

Special Road Signage Committee 3/31/09

Patti Richardson (Roads), Larry Brantley (ARC), Ralph Hutson, Cal Johnson,
Debbie Nigh

DJN/3/31/2009

3/31/09

STATE OF ALABAMA)
TALLAPOOSA COUNTY)

AGREEMENT

This agreement is entered by and between Still Waters Residential Association, Inc. and Harbor Pointe, LLC and Harbor Pointe Marina, LLC.

WHEREAS, Still Waters Residential Association, Inc. (hereinafter referred to as "The Association") is a domestic non profit Home Owners Association corporation which has a principal location in Tallapoosa County, Alabama and is charged with the administration and enforcement of certain covenants which appear of public record for Still Waters, a planned gated residential community; and

WHEREAS, Harbor Pointe, LLC and Harbor Pointe Marina, LLC (hereinafter referred to as "The Marina", owns certain properties within Still Waters as a commercial marina operation; and

WHEREAS, the parties wish to resolve issues relating to the Associations' residents use of the Marina's Boat Ramp for access to Lake Martin and to further resolve issues relating to use of StillWaters' gates and private roads by the Marina and its customers and vendors.

NOW, THEREFORE, the parties do hereby mutual agree upon the following.

1. The Marina hereby agrees to permit StillWaters residents to use its Boat Ramp located on StillWaters during normal business hours for which Marina may

charge a nominal fee consistent with any costs involved in such permit.

2. The Association shall provide a periodic listing of all current Still Waters residents eligible to use Marina's boat ramp.

3. Marina shall annually pay to the Association; for each parcel of StillWaters property listed on EXHIBIT ONE, maintenance fees and assessments as set forth in the 1987 Covenants as it appears in the real property records of Tallapoosa County, Alabama, record card no. 41595. Those fees are provided for in ARTICLE VII, paragraphs 7.4, 7.4 and 7.6 of said Covenants. Other than the obligation to pay maintenance fees and assessments, the Marina properties are not in any way otherwise subject to the said Covenants.

4. The Marina's obligation to pay maintenance fees and assessments shall begin with the 2009 maintenances fees and the 2008 assessment which is due 31 January 2009 and January 31 each year thereafter.

5. During normal and reasonable hours, the Association shall permit patrons, guests and vendors of Marina to enter Still Waters through its gates without fees or charges of any kind, subject to normal rules that pertain to operation of vehicles on StillWaters and special rules that apply to large and three axle vehicles which are required to use the second gate on Highway 34.

6. This agreement shall be enforceable under the laws of the State of Alabama. Any provision of this agreement which shall violate any law or statute of the State of Alabama or the United States shall be severable and the rest and remainder shall remain in full force and effect. In the event either party shall be

required to enforce the terms and conditions of this agreement, then the prevailing party at law or equity shall be entitled to recovery of any damages plus a reasonable attorney fee, expenses and costs of court.

DONE and ENTERED this _____ day of December, 2008.

HARBOR POINTE MARINA, LLC

Robert Selby
By: Robert Selby
Its: member

HARBOR POINTE, LLC

Donald H. Allen
By: D. H. Allen
Its: MANAGER MEMBER

STILL WATERS RESIDENTIAL ASSOCIATION, INC.

By: Cal Johnson
Its: President

State of Alabama)
Tallapoosa County)

Before me, the undersigned Notary Public did appear Robert S. Selby, Jr. and Donald H. Allen on behalf of Harbor Pointe Marina, LLC and Harbor Pointe, LLC and being known to me did execute this agreement with full authority thereof.

Done this 20th day of February, 2009.

[Signature]
Notary Public

GERALD A. MATTSON, JR.
Notary Public, AL State at Large
My Comm. Expires Nov. 3, 2010

State of Alabama)
Tallapoosa County)

Before me, the undersigned Notary Public did appear Cal Johnson on behalf of Still Waters Residential Association, Inc. and being known to me did execute this agreement with full authority thereof.

Notary Public

EXHIBIT ONE
HARBOR POINTE PROPERTY TO BE DETERMINED

Tallapoosa County Tax Parcel # 20-01-01-0-001-001.087

Tallapoosa County Tax Parcel # 20-01-11-0-001-001.007

Tallapoosa County Tax Parcel # 20-01-11-0-001-001.008

Minutes
SWRA Annual Meeting
March 14, 2009 10:00 A.M.

President Cal Johnson called the meeting to order at 10:00 a.m. at Camp Civitan on a rainy Saturday. The following Board members were present: Penny Alexander, Michael Carter, Cal Johnson, Buck Stevens, and Wayne Washburn. Tom Handley and Debbie Nigh were excused due to being out of town. Community Administrator Susan Thames and Covenants & Maintenance Manager Travis Fincher and Gate Captain Sue Page were also present. There were approximately 90 people in attendance (number includes board members and staff). There were several multiple property owners and a few condo owners present.

Welcoming Remarks – Cal Johnson

Cal welcomed everyone and thanked all who had come to hear the reports. He pointed out that the absent board members participated in preparations of these reports. Cal reviewed the agenda.

Many people contributed to the betterment of StillWaters by working on committees to make things happen this year and he thanked all.

Guest Speaker Sheriff Jimmy Abbett – SW Legislation Implementation

Sheriff Abbett introduced Chief Deputy David McMichaels and recognized audience member, Cecil Duffee, as his mentor who was very supportive of youth and hired Mr. Abbett at 14 years of age. He explained that the effort for the legislation started several years ago. Under Alabama law the sheriff cannot enforce traffic laws within a gated community. However, the passage of the legislation is a double-edged sword. The question asked has been, "How we are going to approach?" The main focus is safety. I realize that there are some drivers who cut through the community that have caused problems in the past. He stated that, "we are not in the ticket writing business and do not have the man power to have someone in StillWaters (SW) at all times. We will answer alarm calls, criminal activity in SW, enhance ability to enforce traffic laws. Will enforce issues like under the influence of alcohol, drugs, and reckless driving. Not a speed trap, but do have a speed monitor". The Resolution sets established speed limits of 35 MPH on thru roads, 20 MPH on all dead end roads. County Engineer David Moore had to document this and his office requested the language used in the Resolution. The sheriff is able to enforce the Alabama traffic laws see Title 32 Code of AL. Going to selectively focus on problem speed areas. Marked units w/ radar will be present in order to get people's attention.

The bill was introduced by SWRA, adopted by the County Commission, passed by the State legislature and approved by the voters of Tallapoosa County. Tomorrow March 15, 2009 is the target date to begin enforcement. The Resolution approves and requests that the Sheriff of Tallapoosa County enforce motor vehicle and traffic laws on the private roads of StillWaters.

Sheriff Abbett stated that golf carts are not motor driven vehicles. Golf carts are not allowed on public roads. StillWaters still has private roads but now that law is in effect they could enforce motor vehicle traffic laws focusing on safety and proper equipment. Four wheelers are not motor driven vehicles, you don't have to have a license to operate, but officers can write equipment violations. Title 32 of Alabama Code (Motor Vehicles and Traffic) does not address non-motor driven vehicles such as golf carts and four wheelers.

NOTE: (After some near misses and complaints about children/teens driving golf carts dangerously and at night, SWRA adopted a safety policy concerning golf carts and ATV's in November 2007 to state that those operated on StillWaters roads be operated by a licensed and insured driver as required under Alabama law and that this information be widely disseminated including the SWRA newsletter.)

QUESTIONS:

- Fran Clement - "I have a copy of the Bill, and it does not set the speed limit on roads in StillWaters. There are only two through streets, Moonbrook Drive, and Stillwaters Drive, which would allow 35 mph. (Audience added Stagecoach Road.) There are several long roads that, except for the circumstances of topography of the lake, would be like through streets, and are not so curvy. The speed limit should be raised to no lower than 25 mph on these long side roads. (The Board indicated it was aware of the problem.) Which political entity, as vaguely designated in the local law, sets the speed limits in SWRA, because the local law does not?
- "Sheriff Abbett reiterated that we are treading new territory, ... Sheriff Abbett stated that the County Commission sets the speed limits as requested by the SWRA Board.
- Cal explained that the Roads Committee originally set the limits several years ago when road signage was redone. The Board will ask the Roads Committee for input and look into this.
- A.B. Campbell – "I live in FL though not a gated community, they use golf carts, even though this in our governing documents, how about use on the shoulder of the road? Sheriff Abbett responded, "That would be acceptable".
- Resident – "Will one be ticketed in SW if riding a bike without helmet?"
- Answer: "Should wear, it is a law to promote Safety, head protection is the goal".

Sheriff Abbett reiterated that we are treading new territory, there are areas of interpretation, and he is working with Shelby County who has a gated community bill also. The main goal is safety and discretion will be used in the enforcement of laws. The law is clear to only a point. Beyond that point, the Sheriff will work to ensure the residents know their responsibilities.

In closing, Sheriff Abbett stated that he “can’t fix the problem if he does not know, so please call him or his office with complaints and positive comments.

Cal stated that the community will need to be educated on this issue and SWRA will strive to do so with the newsletter and with the Condo and Timeshare Boards. Safety is the goal and will be highlighted.

Guest Speaker Jim Crew – Alabama Power Relicensing Initiative

He has been in this process for over 10 years and works full time on different relicensing programs. Mr. Crew explained the process and where we are in Martin Relicensing process. Alabama Power has the operating license for a hydro plant – goes to Federal Energy Regulating Commission (FERC), about to expire, 30 - 40 year license. It is a unique opportunity to participate. Expires 2013 so application has to be put together and filed by 2011 with FERC. 4-5 year process, complicated, trying to decide how to protect resources and how project should be operated for next 40 years. All types of stakeholders involved: government agencies, homeowners associations, environmental interests; who has interest in how it will operate. Study plans being developed by issue for the last couple of years. Evaluate and recommend items to be put in the application with FERC. Sending in final 21 study plans next week. All very time driven process.

Then FERC has 30 days to approve or change them. Out in the field for a year revamping data, more meetings with stakeholders to negotiate what goes in the final application. Stakeholders play an active roll in this. Fortunate that there are very organized groups on Martin project.

1. Lake level #1 issue for homeowners groups – 1-5 foot increase in winter pool
2. Temporary variance, filling lake early move to mid-Jan from mid-Feb, trying to get to full summer pool earlier – April not May and keep winter pool up another month.
3. Downstream interest are concerned about flooding and quality of wildlife and environment.

Encouraged all to come to any of the meetings, all are welcome to attend, input is needed, and very open meetings.

Questions?

- Ellaine Lowry – What is the worst case for the lake if license is not issued?
- Answer: Jim Crew - This is not an alternative for AL Power, it will be approved, and the issue is what the requirements within that license are. Others can compete however, that rarely happens. Want to make sure that new license doesn’t cause problems.
- Tom Clement – Does AL Power permit marinas on the lake regarding boat ramps and do you enforce the rules? Harbor Pointe Marina has a sign at front entrance that says “Open to public” - local manager who doesn’t want to launch boats. Would AL Power get involved to enforce the permit?

- Answer: Jim Crew – Yes, they should abide by the permits, contact corporate real estate Lee Townsend and Billy Edge.
- Fran Clement - The original documents for Martin Dam do not state it is for flood control. When Thurlow Dam was licensed it contained requirements tied to Martin Dam, and later an agreement was signed involving Russell's Lake Martin Recreation Association, Thurlow Dam, APCo, and others, tied to the Thurlow Dam requirements. The Thurlow Dam requirements were removed from Thurlow Dam after its relicensing, but the agreement still binds Martin Dam. Is APCo going to try to remove the agreement in its relicensing?"
- Answer: Jim Crew – We cannot change those license requirements in this relicensing package but do look at a basin wide approach. Martin is the driver though Thurlow is considered.

FEMA flood plain issue – AL Power is not involved but has offered some information and assistance to FEMA so they will have the better maps and data to allow them to produce some quality results. Can't tell them how to operate or regulate their particular concern.

Election Results – Penny Alexander

Penny Alexander, Secretary of the Board gave the report. The process started in November with the appointment of the Nominating Committee. Those who agreed to serve were Patti Richardson, Carolyn Strother, Michael Carter, Paul Gross, Thelma Pitts and Buck Stevens. They were very diligent in their search for the most qualified candidates that they could find and they took their responsibility to StillWaters for this task seriously. They contacted around 30 residents and in the end presented 6 highly qualified candidates: John Durr, Mike Dollar, Rex Evans, Tom Handley, Debbie Nigh, and Eb Spink. We are fortunate to have had these talented people willing to serve.

A volunteer crew assisted in the folding, mailing, stuffing and stamping of mailing out 1328 ballots. Thanks to Charles & Jan Darwin, Chuck Lehman, Janie Merrifield, Bob Bradshaw, Silvia Thatcher, Ellen McCrary, Mary Torres. Of course Susan Thames and Travis Fincher worked hard on this also. It was a full day event and they did a great job.

The Election Committee met this week. They took the task very seriously. Those serving were Carolyn Strother, Thelma Pitts, Bob Bradshaw, Buddy McCrary and Michael Carter. The meeting began at 2:30 p.m. and reviewed the Election Committee Counting Guidelines. The ballot box was cut open, then envelopes opened and the counting began. They counted, re-counted, checked each other's counts and finally at 6:20 p.m. certified the election results.

There were 1328 ballots mailed to 1987 covenant property owners. 471 were returned, which is about 100 more than last year. There were 22 ballots cast that were not counted due to non-payment of fees or not legible. These would not have changed the election outcome even if counted.

According to the Election Committee Guidelines, *"The new Board members will be announced at the Annual Meeting, no count totals are given. This has been the policy since the resident's took over in 2004. After the auction in 2003 the first resident's board was January 2004. Since that time the actual count of the SWRA board elections have never been publicly released - it has remained private. This was started by Eldon Johnson's board in an effort to not discourage people from running because they did not want people to be embarrassed if they received a low number of votes. Boards since that time have discussed and also have agreed with this policy."*

We appreciate all who were willing to run. We are fortunate to have so much talent in StillWaters. When I called candidates to let them know the results they were all most gracious. I am very pleased to announce that the 3 candidates, who were not elected to the Board this time, have all agreed to assist the Board by serving on an SWRA committee. Those elected to a three-year term are Mike Dollar, Tom Handley, and Debbie Nigh.

2009 SWRA Board:

Penny Alexander, Michael Carter, Mike Dollar, Tom Handley, Cal Johnson, Debbie Nigh and Buck Stevens.

Board Term Completed: Wayne Washburn:

Cal Johnson expressed thanks to Wayne Washburn who will be leaving the board after serving his three-year term. Wayne was the liaison to the Architectural Review Committee. In lieu of individual plaques, there is a plaque in SWRA office with the names of all board members by year.

Follies tickets are on sale for tonight's performance. They are \$10 each and profits benefit the SWVF&R.

Mission Statement – Buck Stevens

Although StillWaters Residential Association 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.

Goals of SWRA – Buck Stevens

- Continued communication with property owners.
- Maintain infrastructure and assets that we, as property owners have inherited.
- Consistently ensure the quality renovation and maintenance of assets throughout StillWaters.
- To be good stewards by developing and staying within a reasonable and responsible budget.
- Maintain or increase property values and SWRA fixed assets.
- Continue to repair and pave roads in StillWaters within our limited resources.
- Plan for the future by setting up specific reserve funds.
- Budget for a contingency fund for emergencies and unknowns.

SWRA Board and Committees work hard to improve StillWaters. The volunteer labor accomplishes a great deal and additional volunteers are needed. Please consider volunteering.

SWRA Committees – Cal Johnson

Cal thanked all who volunteer.

- Architectural Review Committee (ARC)
- Budget and Finance
- Communications
- Documents
- Drainage Task Force
- Elections
- Landscape
- Long Range Planning
- Nominating
- Recreation and Maintenance
- Roads
- Signage

Neighborhood Council – Cal Johnson

Though the NC is not a committee of SWRA, the Board and the property owners/residents greatly appreciate the time and talents that these NC members contribute to improve our StillWaters community. Cal thanked Chairman Dick Merrifield for his leadership of the Council.

Employees – Cal Johnson

Cal applauded Community Administrator Susan Thames, Covenants and Maintenance Manager Travis Fincher and Gate Captain Sue Page for their organization and the long hours worked with great diligence and lots of extra effort.

Board – Cal Johnson

Cal pointed out that this board has been a strong group with a good team effort that has worked hard on many tough and knotty issues. He expressed his thanks to each of them, as did the membership.

Budget Presentation – Cal Johnson

Cal reviewed the budget and explained the process. Board members and candidates Eb Spink & Mike Dollar attended final budget meeting after input from the Budget & Finance Committee.

Number of Properties

- | | |
|-------------------------|------|
| • 1987 Covenants (SWRA) | 1328 |
| • 1974 Covenants | 377 |
| • 1971 Covenants | 52 |
| • Total Properties | 1757 |

SWRA 2009 Projected Income		SWRA Operating Budget	
Total Property Owners Fees	\$ 555,718	Administration	\$ 129,777
Interest Income	\$ 14,000	Boat Storage	\$ 3052
Newsletter Ads	\$ 10,000	Executive Center	\$ 24,823
Gate Cards	\$ 40,000	Landscape/Grounds	\$ 166,800
Boat Storage	\$ 12,800	Moonbrook Park	\$ 9,460
Building Permits	\$ 7,500	PineView Pool	\$ 13,942
Transfer Fees	\$ 10,800	Tennis Court	\$ 3,383
Assessment 2007	\$ 126,000	Roads	\$ 170,105
		Gates	\$ 151,476
		Special Funds	\$ 104,000
Total	\$ 776,818	Total	\$ 776,818

Presently 89% has been collected for the year 2009. We keep monies in CD's in order to earn interest and move as needed to the checking account, about \$50,000 per month to operate. We budget on 93% of the projected income coming in.

Needed the \$100 assessment to make budget because we don't have the developer to kick in extra money in order to make budget as they did in the past. This board and past boards have had to look for ways to increase income. Building permit income has slowed. Debbie Nigh has done an excellent job with accounting and on the budget process and Tom Handley has saved us lots of money with his understanding and reviews of all insurance documents and shops for the best coverage at the best rates. His legal background has also been a money saver for SWRA.

Roads, patching and paving is a large area of the budget.

Gates – Attendants \$130,000 costs per year.

Reserves funds \$104,000 last year and the same for this year. We look at life cycle on facilities and assets. Some of our structures are well into their life cycles, yet we are only two years into putting money aside into reserves.

Questions/Comments from the Floor:

Fran Clement, 1987 covenants – Asked Board to please take a look at increasing the speed limit to 25 mph on side roads.

Cal Johnson- Responded that the Board will review.

Tom Clement, 1987 covenants – Understand that Board has no control over HP Marina but encourages the Board to follow up on the agreement to launch boats.

Buck Stevens- responded that he and Penny Alexander have been trying to meet with Harbor Point Manager Partner Don Allen to resolved issues. We are customers and we'll try to work with them on a solution for all.

John Durr, 1987 covenants – Stated that he promised that he was not a troublemaker but would like to know the status of the lawsuits that SWRA was involved in.
Cal Johnson - Legal Cases – Collections issues, partial payment plan, 3-month collection to Holloway to collect then we turn them over to a local attorney to file suit. When SWRA wins, the property owner pays all collection and legal fees.
Currently 27 people of 33 properties for a total of \$50,067 are involved in legal cases.

Declaratory Judgment – Involving the 1987 residential covenants on some properties, 7 cases, and 10 properties. SWRA petitioned the judge for mediation but there were some others brought into the lawsuit into by others, not SWRA. The court has set April 9th as the date set for Court ordered Mediation – all 7 at the same time. All are different situations. Your SWRA Board is very positive on this, must represent the residential rights and protection and is looking forward to closure on this issue.

Jim Russell 1987 covenants – Identified him as one involved in the Declaratory Judgment. He asked about the remaining amount of allocated legal fees from a previous year's legal fund assessment.

Penny explained that the fund was a fluid one as legal payments are made out of that account and that reimbursed legal funds are put back into that account when SWRA wins cases, which in collection cases, SWRA almost always has legal fees reimbursed. The current balance is over \$100,000.

Mr. Russell began a statement about the lawsuit and his position.

Cal explained that this was a personal issue and that the Board had been advised by legal counsel not to comment on the pending case.

Ellaine Lowry President of SSPI - Asked about the expense amount on the budget for telephone. Cal explained that the majority was due to the gates and security.

Cal thanked all for coming to the meeting and for their input.

The meeting was adjourned at 11:35 a.m.


Penny Alexander
Secretary

Cal Johnson
President

Date approved 3-17-2009

Minutes
SWRA Board of Directors Meeting
March 3, 2009

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

Guests: None

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of February 17, 2009, Regular Session.

Community Administrator's Report

- \$505,252 in maintenance fees received; \$46,533 in gates fees received.
- 26 liens filed on unpaid properties; 2 releases of lien filed.
- Decal mailing is up to date.

Maintenance Manager's Report: *Information/Action*

- Waterfall Pond: No quotes for complete replacement have been received. However request for bids are in the process. **Travis will write up specs for this project and the bids.**
- ARC Report: Two waterfront projects approved; extension of a seawall with the addition of a floating dock and a new pier and seawall
- Gate Traffic Report: 11,503 through Gate 49 and 12,063 through Gate 34
- Property Line Encroachment: A setback variance was requested on a new home on Mountain View Lane in order for the closing to take place. **A motion made to grant a variance on a new home on Mountain View, which is 9.5 ft. from property line rather than the normal requirement of 10 ft. carried unanimously.** A copy of the letter notifying them of this variance will be placed in their property file.

Treasurer's Report: *Information/Action*

OPEN AGENDA ITEMS

Drainage Task Force: Deferred.

Roads Committee: There are several areas that need to be checked by the Roads Committee as drainage channels have become clogged and water is washing onto the roads. Travis will add the following streets to the drainage list to be checked: Cardinal Heights, Blue Creek Circle, Magnolia Crest/ Mountain View, as well as other areas to see what needs to be done.

Long Range Planning: Herb Starzer's letter has been typed; however, budget figures need to be changed to reflect 2008 figures. Letter will be attached to meeting minutes for future reference. No action taken by board at this time.

Meeting broke at 10:00 and resumed at 10:15 a.m.

NEW AGENDA ITEMS

Ballots for SWRA Properties: Penny Alexander provided board members ballots for the twelve SWRA properties. **Motion to vote the twelve properties carried with 4 "yes" votes and one "no" vote. Wayne Washburn cast the "no" vote.** A paper ballot was voted and Susan totaled the votes with Tom Handley abstaining from voting. (Debbie Nigh was not present.)

Harbor Pointe Agreement: Susan will send invoices for the three parcels. As of March 2, 2009, Attorney Treadwell had not received an original signed and notarized maintenance fee agreement, only the email copy. Once original is received he will file it at the courthouse. **Penny and Buck will contact Marina Manager Billy Johnson to offer SWRA assistance in working out the details of property owners using the Harbor Pointe boat ramp. The Newsletter and SWRA email list will be used to distribute guidelines and updates.**

Stoneview Summit: SWRA will submit a copy of the bill for the road damage caused by the water line installation to the bankruptcy court in Montgomery by March 24th. Travis and Tom will find the original letter on this issue.

Policy Book Update: Todd Rogers of Riverwoods/StillWaters Golf has requested a mailing list for Traditions property owners. **The Board agreed that when requested, Susan should exchange relevant property owner contact information with developers and condo associations. This will be placed in the Policy Handbook.**

Signage Review: Tom Handley and Cal Johnson have spoken with Sheriff Abbett. State law minimums are complied with already so traffic law enforcement can begin as scheduled on March 15, 2009. The original speed limits were established by the Roads Committee when new signage was installed a few years ago. Travis has driven the streets measuring speeds and would suggest an increase from 20 mph to 25 mph on some streets. **A Committee has been formed consisting of Cal Johnson, Debbie Nigh, Ralph Hutson and Larry Brantley to evaluate and install all signage in StillWaters. The wooden posts will continue to be used on the main roads of StillWaters Drive, Moonbrook Drive and Stagecoach Road as established by the Roads Committee.**

The Board will meet to review the Annual Meeting presentation prior to Saturday, March 14th.

EXECUTIVE SESSION:

The following items were discussed in Executive Session and agreed to be moved

into the regular session minutes:

- **Auction Deeds Case** - President Cal Johnson updated the board on the auction deeds case. Mediation scheduled for April 9, 2009.
- **Vote of Confidence – Attorney Treadwell** - A motion to send Attorney Mark Treadwell a letter expressing a vote of confidence in his job performance and stating the Board's expectation of having him continue as Board Counsel, given the complexity of present litigation carried unanimously.
- **Stoneview Summit Auction** - A notice of bankruptcy was received this week. An auction is set for April 18th at 11:00 a.m. at SVS. A motion to instruct Board counsel MAT, with haste, to contact Susan DePaola, Chapter 7 Trustee of Lake Martin Partners, LLC and Empire Financial Services, Inc. in order to preserve the rights of the 1987 covenants and protect SWRA that they be made applicable by documents to all individual condos and properties sold at the Stoneview Summit auction and all future parcels/properties so defined as a result of that auction carried unanimously. Penny Alexander will make Todd Rogers aware of this situation and discuss sharing legal counsel expenses.

Meeting adjourned at 11:30 a.m.

Sandy Crosslin
Prepared by Sandy Crosslin

Penny Alexander
Penny Alexander, Secretary

Cal Johnson
Cal Johnson, President

Date approved 3-17-2009

Minutes
SWRA Board of Directors Meeting
February 17, 2009

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

Guests: None

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of February 3, 2009, Regular Session.

Community Administrator's Report

- New job descriptions are finished and printed.
- Election information letters and statements mailed. 1987 property owners' decals were mailed; others will be mailed shortly.
- Maintenance fees are continuing to come in, statements have been sent.

Maintenance Manager's Report: *Information/Action*

- Waterfall Pond: An expert looked into the problem and is of the opinion that it would probably be impossible to find the leak and recommended looking into drilling a well and using well water in order to cut costs. **A motion to find at least three companies to draft and design a landscaping/water feature proposal, to include the option of a well, in order to fix the waterfall leak and make it more economical to operate for the long-term carried unanimously.**
- Gate 49 Septic System: The new septic system was completed on February 4.
- ARC Report: Approved a permit for replacing a wood seawall with a concrete wall as well as modifying an existing pier.
- RDA Report: RDA (contracted by Alabama Power) completed their work satisfactorily. They have indicated that they will pay for necessary repairs in a few areas that were damaged.
- Vision Landscapes Proposal: Board members were provided copies of a landscape enhancement proposal regarding bush hogging power line areas owned by SWRA. **Motion to approve the landscape enhancement proposal with Vision carried unanimously.**
- Roadway Patching: Have one quote and attempting to secure others in order to see if it is feasible to patch a few areas.

Treasurer's Report: *Information/Action*

Debbie Nigh handed out copies of the legal cases and she recommends filing legal collections against 15 on the list as per Board policy. SWRA has used Holloway

Collection Service since 2005 and they have collected \$156,655. Currently 390 accounts amounting to \$240,295 are past due. **A motion to file 15 new cases in court carried unanimously.**

OPEN AGENDA ITEMS

Drainage Task Force: Penny reported on progress made by task force. The task force has worked on studying the association documents in order to "Build a Thread of Logic" and are now working on a draft "Framework for Action Regarding Drainage" in order to be presented to the Architectural Review Committee and the Roads Committee for input.

Employment Applications: Additional wording will be inserted into the application forms this week and copies emailed to the Board.

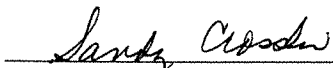
Long Range Planning: Deferred

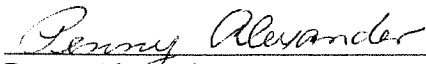
Annual Meeting: Jim Crew with Alabama Power will address the meeting; Sheriff Jimmy Abbett will speak regarding traffic law enforcement. A review of goals and a brief review of 2008 will be in a Power Point presentation.

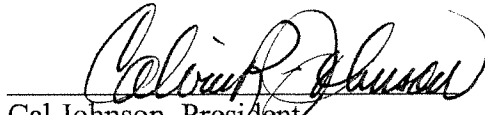
NEW AGENDA ITEMS

Request for Negotiated Fees: A request from a property owner for reduced fees was discussed. **A motion to respond to a property owner's request to pay partial fees is that his request is denied and to follow customary collection procedures if full fees are not paid or a payment plan implemented. Carried with 4 "yes" votes and 1 abstention.**

Meeting adjourned at 10:40 a.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved 3-03-09

Minutes
SWRA Board of Directors Meeting
February 3, 2009

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

Guests: Mike Dollar, Eb Spink and Larry Smith

Approval of Prior Minutes: Board reviewed and approved minutes of January 20, 2009 Regular Session with the correction of one typographical error.

Community Administrator's Report: *Information/Action*

- Susan provided copies of new job descriptions, which included slight changes in Maintenance Manager and Community Administrator duties. **Motion to move the second sentence from Community Administrator's job description, Paragraph 8, to Maintenance Manager's job description under Covenant Enforcement carried unanimously.**
- Maintenance fees collected in the amount of \$509,546 and gate easy access fees in amount of \$37,649.
- Board members were provided copies of a letter from the accounting firm of McDaniel & Associates PC regarding an independent audit review. **A motion to hire McDaniel & Associates PC to perform the services for an audit review as detailed in the letter carried unanimously.**

Stop Signs: A motion to ask the Neighborhood council to study the advisability of installing a stop sign on StillWaters Drive approximately half way between Gate 34 and Moonbrook in order to slow traffic. The neighborhood council is to report back to the board with their recommendation carried unanimously.

Maintenance Manager's Report: *Information/Action*

- Waterfall Pond: Turned off water, efforts are being made to find the leak.
- January Traffic Count: 24,510
- ARC Report: Approved plans for new home on Buckskin Court; approved application for addition of a sunroom on rear of existing home.
- Boat Trailer Survey: Four of the ten found last month have been moved. Remaining six will be sent another notice.
- Traffic Sign Analysis: Don't have a final count of signs needed. Signs will cost approximately \$75 each. If signs are required at every intersection 71 will be needed; number could be lower. We will wait on the recommendation of the

Sheriff.

- Tennis Courts: Parking signs are ready.

OPEN AGENDA ITEMS:

Drainage Task Force: Deferred until after their Feb. 11th meeting.

Employment Applications: Wayne Washburn looked over several different job application forms in an effort to find customary wording for questions pertaining to criminal history, background checks and valid Alabama driver's license. **Motion to implement those changes carried unanimously. Penny Alexander and Wayne Washburn will incorporate those changes in the current SWRA job application and present the amended application for approval at next board meeting.**

Long Range Planning: Deferred

NEW AGENDA ITEMS

Annual Meeting: Sheriff Jimmy Abbett will address the meeting regarding enforcement of traffic laws and then Jim Crew with Alabama Power will speak on lake levels, re-licensing issues, etc.

Board President Cal Johnson asked Debbie Nigh, Buck Stevens and Penny Alexander to draft a Power Point presentation for board review prior to the March meeting and they agreed to do so. Penny Alexander suggested announcing election results earlier in the meeting before question and answer period.

Treasurer's Report: *Information/Action*

Debbie Nigh presented a letter from Martin Terrace concerning their overpayment of \$2,000 due to past billing errors. (Copy attached). **Motion that SWRA issue a credit of \$2,000 for the overpayment, which was made because of a management-billing mistake several years ago carried unanimously.**

Meeting broke at 9:50 a.m. and resumed at 10:00 a.m.

Upon return, Treasurer Debbie Nigh distributed copies of the financial report and then the proposed budget was reviewed. **A motion to approve the 2009 budget as submitted carried unanimously.** (Copy attached).

Septic Tank/Gate 49 Issue: After months of negotiation a successful agreement has been signed with Riverwoods. The agreement is one that is mutually acceptable to both parties and it was agreed that the terms are to be kept confidential. SWRA will install and operate its own septic system for Gate 49, and Riverwoods will operate its own septic

system for its properties. All other SWRA easements will remain in effect. This agreement solves one more of the problems created by the exit of BFA, Inc.

Buck Stevens thanked Ed Spink and Mike Dollar for their presence at the meeting and for their willingness to run for the SWRA board.

Meeting adjourned at 11:30 a.m.

Sandy Crosslin
Prepared by Sandy Crosslin

Penny Alexander
Penny Alexander, Secretary

Cal Johnson
Cal Johnson, President

Date approved Feb. 17, 2009

Minutes
SWRA Board of Directors Meeting
January 20, 2009

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

Guests: Dick Merrifield, Eldon Johnson and Ted Caudill

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of January 6, 2009 Regular Session.

Eldon Johnson addressed the board. He went on record as being against the assessment due to the economic situation and he felt that the infrastructure is in the best shape it has been in for years. However, since the assessment is already in place and some have already paid, he feels that the money should be used to pay off the mortgage on the administrative building.

Mr. Johnson also expressed concern about rumors that twelve people indicated their willingness to run for board positions but that the nominating committee was searching for ways to reduce the number of people running. Buck Stevens and Penny Alexander explained that the procedures followed were according to StillWaters governing documents and Robert's Rules of Order under "nominating by committee", as well as precedent from past boards. It has been handled the same way since 2006. Mr. Johnson's disagrees with that and his position is that anyone who wants to be on the board should be voted on by residents, rather than the nominating committee qualifying candidates. IT was reiterated by board members that the association bylaws must be followed.

Eldon Johnson and Ted Caudill left the meeting at this time.

The **Elections Committee** was approved via email on January 13, 2009. The committee will be made up of 5 residents; the alternates on and those who served on the nominations committee.

Community Administrator's Report

- Susan handed out proposed changes to invoices. Board approved changes by acclamation.
- Susan expressed need for form letters to address common situations/questions
- Employee Handbook Review – A few typos pointed out but no significant changes needed.
- Job Descriptions - Minor changes made in wording with corrected version to be presented at next meeting.

Maintenance Manager's Report: *Information/Action*

- Drainage Issues: Poplar Point drainage situation has been corrected. Still working on problem at Mt. View Lane.
- ARC Report: One new building permit issued.
- Boat Trailer Survey: Found ten trailer violations; letters have been sent.
- Power Line: Clearing should take 3 or 4 more weeks
- Tennis Courts: Pat Mims of Pug's Place Landscaping completed drainage work, reseeded, strawed and planted trees south of court.
- Signage: All new reflective street signs have been installed. Replacement signs for those that were vandalized are ready.

Treasurer's Report: *Information/Action*

The proposed budget will be reviewed at the next meeting. Debbie Nigh suggested that the nominating committee stress to those who will be on the ballot for board positions it would be helpful if they were present in order to become familiar with the budget and the process. All Board members will come prepared with questions and suggestions on the budget.

Legal Update: Debbie also reported that five old outstanding accounts were recently collected, including one in the amount of \$4,500.

OPEN AGENDA ITEMS

Drainage Task Force: Members met on January 13th and used plat maps to determine where drainage problems and issues are located. Next meeting scheduled for February 11th.

Fireworks: No response yet from the condo boards. One resident noted on an invoice that they are in favor of being able to use fireworks. Penny will contact the Condo Boards for their input. Board hopes to have a policy in place by July 4, 2009.

Nominating Committee: The Nominating Committee report recommending the following residents (in alphabetical order) to serve on the SWRA Board of Directors if elected: Mike Dollar, John Durr, Rex Evans, Tom Handley, Debbie Nigh and Eb Spink, was accepted by the Board. Each candidate will be called and letters will be sent to all the candidates and others considered with information packet including a suggested outline for their bio/resume and an invitation to the next board meeting. Bios/resumes of candidates for the board will be published in the newsletter and mailed with the ballots.

Task Force for Law Enforcement: Cal met with Sheriff Abbett again. Travis Fincher will drive with someone from the Sheriff's Department and assess signs, etc. Only warning tickets will be issued during the first 60 days after traffic law enforcement begins. New law must be publicized to residents before implementation.

Long Range Planning: Deferred

NEW AGENDA ITEMS

Vote Counting Procedure: The process was reviewed for the Board. As before, the Election Committee will open envelopes addressed to the Secretary and clip envelope to ballot. If envelope is not addressed to the Secretary of SWRA as instructed, the envelopes will be opened by Community Administrator Susan Thames and ballots placed in the ballot box. If sender cannot be identified, ballot won't be counted. Every effort will be made to verify that the ballot is from an eligible voter. Property owner must be in good standing and be under 1987 covenants. All ballots are counted by two members then recounted by a different two members. Board decided by acclamation that owner is in good standing if a signed promissory note has been entered into record. If all properties are not paid but some are current, owner may vote based on properties that are paid. Votes are to be kept confidential by the Election Committee.

Employment Application: Job applications were reviewed. Wayne Washburn will look into appropriate wording for suggested changes to include a question asking if the applicant has ever been convicted of a felony and to require a current Alabama driver's license. Wayne will report to the board at the next meeting.

Martin Terrace: Research shows that they have been paying 1987 covenant dues but deed shows that Martin Terrace is under 1974 covenants. This fact is hereby entered into the record and corrected invoices will be mailed for this year.

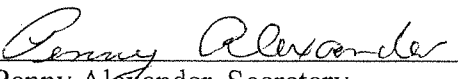
Board decided to hold a "meet-the candidate" meeting in February.

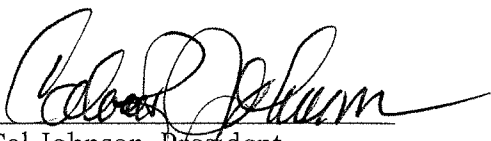
Motion made and seconded to enter executive session at 11:15 and to resume the regular meeting afterward. Motion carried unanimously.

Regular session resumed at 12:25 p.m. to cover the Maintenance Manager's report, recorded earlier in these minutes.

Meeting adjourned at 12:35 p.m.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved 2/3/09

113 South Cardinal Heights
Dadeville, AL 36853
January 19, 2009

To the Secretary of SWRA Board of Directors:

After several phone conversations in preparation, the Nominating Committee met on Monday, January 12th and again on Monday January 19th to sort through a list of thirty-six residents in order to come up with a recommended list of candidates. Patti Richardson had a medical emergency in her family the day before our second meeting and was replaced by Thelma Pitts, one of the alternates.

We followed previous Nominating Committee precedent as well as the SWRA bylaws and Robert's Rules of Order. Eighteen of the residents contacted declined for various reasons. We narrowed the remaining list down to a final list of eight residents we felt were most qualified to be recommended.

We then had a lengthy discussion of these eight remaining candidates and voted on those we considered being the very best qualified to serve. The names listed below have agreed to serve if elected.

The Nominating Committee recommends the following residents (in alphabetical order) to serve on the SWRA Board of Directors if elected.

Mike Dollar
John Durr
Rex Evans
Tom Handley
Debbie Nigh
Eb Spink

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

Minutes
SWRA Board of Directors Meeting
January 6, 2009

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

Guests: None

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of December 9 Regular Session.

Community Administrator's Report: *Information*

- Annual billing completed; \$75,000 received as of this date
- Susan occasionally gets a call from a resident asking about sewer fees, etc. Such questions are to be directed to Harbor Pointe Utilities, as SWRA has no control over the sewer system.

Maintenance Manager's Report: *Information/Action*

- December Traffic Count: Total of 23,920 entries recorded. Total count for 2008 is 343,995.
- ARC Report: No new housing starts
- Gate 34 Exit Repair: Gearbox installed.
- Plumbing Repair at Waterfall Pond: Leaks have been repaired and a new meter, backflow preventer and new valves installed. Damage to ground cover will be repaired.
- Shepard Gate: With Chad Shepard's permission, a new hasp and padlock were placed on gate.
- Tennis Courts: After the landscaping and drainage work is completed, "No Parking" signs will be placed. Players are to park across the street.
- Cemetery Cleanup: Undergrowth and small trees are being cleared at the cemetery located at Stagecoach and StillWaters Drive.
- Drainage at Poplar Point: About 50 ft. of the curb in front of Units 47-50 is being raised to prevent water from running from the parking lot under the condos.
- Drainage at Moonbrook Park: A French drain will be installed to try to prevent water running across the park and the pavilion area per the recommendation of the Recreation and Maintenance Committee.
- Power Line Bush Hogging: Cutting and bush hogging under power lines needs to be added to Vision Landscape's contract since Young is out of the bush hogging business. Cost is about the same. Vision will also keep the street right-of-way cleared of small trees and bushes.
- Street Signs: Signs are about 75% done.

TREASURER'S REPORT: *Information/Action*

Motion carried unanimously to implement a fee of \$25.00 per returned check.

Board members have been asked to allow payment plans in a few hardship cases. In view of the current economic situation, the Board will look into implementing a policy for an extended payment plan for the 2009 fees.

OPEN AGENDA ITEMS

Drainage Task Force: Members have met and will meet again on January 13.

Fireworks: New Year's Eve fireworks started a fire on the old golf course; however, residents extinguished the fire using buckets and other containers.

Stagecoach Lot: Sale fell through. Owners say they will begin construction of a home. Board will send a letter explaining their position and the action they will take if a deadline is not met.

Nominating Committee: Buck Stevens reported that a number of people have been contacted and that the committee has twelve "no's" and only 2 possible "yes's" thus far. They will continue to pursue nominations.

Task Force for Law Enforcement: Cal distributed copies of the resolution as re-worked by Sheriff Abbett and County Engineer David Moore. Some of the language was replaced with terms more definitive to law enforcement personnel but with no major changes. **Motion made and seconded to approve the resolution as re-written by Sheriff Abbett and County Engineer Moore. Motion carried unanimously.**

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

NEW AGENDA ITEMS

Comprehensive Signage Review: Several stop signs are either missing or are placed in the wrong location. This situation will be corrected before traffic law enforcement begins.

Long Range Planning Committee: The report from Herb Starzer has been typed and Debbie will update the financial amounts in it to current numbers.

Gate 34 Use of Slide Gate: Board directed that slide gate be used when arm gate malfunctions.

Letter Zach Smith: Buck to call for further information.

BUDGETARY ITEMS:

Tennis Courts: Overgrown shrubs need to be removed and replaced after drainage issues are corrected. Pat Mims of Pugs Place submitted a bid to fix drainage, pull out old shrubs and replace shrubs. Tennis budget has \$1,430 remaining, which means \$2,000 needs to be moved from contingency funds to tennis court budget. **Motion to transfer \$2,000 from contingency funds to tennis court budget in order to correct the drainage problem that is undermining the courts carried unanimously.**

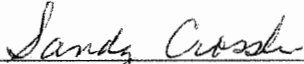
Moonbrook Park: Children's playground and pavilion have drainage issues, which were included in the Recreation/Maintenance Committees report. This has been studied and investigated by several contractors. The cost to install a French drain is \$2,260. **Motion to move \$2,300 from contingency fund to park fund in order to pay for correcting drainage issues and preserve the pavilion and playground carried unanimously.**

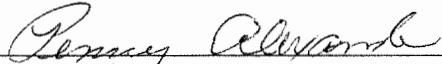
Power Line Bush Hogging: Since Young is no longer doing bush hogging, Board decided to have Vision Landscaping bush hog under power lines four times a year instead of five times a year as Young was doing. **Motion to amend Vision Landscaping 2009 contract to include additional roadside mowing, clearing of right-of-way and fire ant treatment (b and c on Vision Landscaping enhancement proposal) in the amount of \$3500 carried unanimously.**

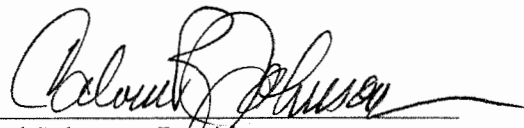
Certificates of Deposit: Debbie Nigh advised Board of current interest rates, etc. **Motion to authorize Treasurer Debbie Nigh and Community Administrator Susan Thames to purchase or roll over CD's at their discretion, using best available rates and choosing expiration dates which will provide funds as needed to meet budgetary demands carried unanimously.**

The Board reviewed the proposed 2009 budget and made suggestions.

Meeting adjourned at 11:50.


Prepared by Sandy Crosslin


Penny Alexander, Secretary


Cal Johnson, President

Date approved Jan 20 2009