

Minutes
SWRA Board of Directors Meeting
December 14, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of November 30, 2010.

Community Administrator's Report

- Deposits - \$3673.00 since our last meeting.
- Interview Schedule for General Manager position was distributed.

Maintenance Manager's Report

- Pineview Pool – The pool mechanical room was winterized on 12/6. The shower and outside water hydrant were drained and a small ceramic heater was installed. The pool seems to be holding its water level so with the pump running, the skimmers should be OK. The rest room at the pool was also winterized by turning the water off and placing antifreeze in the bowl and sink trap.
- Moonbrook Park – The restroom facilities were winterized by turning off the water at the meter, draining the toilet tanks and placing antifreeze in the bowls, the urinal and the sink traps. The restrooms were closed for the winter.
- Gate Traffic Report – Gate 49 had 12,172 entries; Gate 34 had 9,002 entries for a total of 20,174 entries.
- GFI Breakers –GFI breakers in the median at Gate 49 for the Christmas lights were reset. Bren will check them when he leaves every evening.
- Leak Relief at 49 Gate House – The water bill was \$2,875 for November due to an underground break. After our request for relief, Walnut Hill reduced the amount to \$706.46, which is a reduction of about 75%.

Treasurer's Report

Collections –Attorney Harrison's office has filed a motion for a discovery of assets on one property owner that we have a judgment against. This owner is purchasing another property at one of the condo units. Another owner, outstanding for several years, against which we have a judgment, previously offered to give SWRA the lot. Outstanding fees are now \$3,276. Instead, since there are IRS liens against the property, we reached an agreement where they will pay \$100 per month on the property. There are 15 accounts at Holloway Collections for \$9268 that include their collection fees. Susan has sent several letters direct to slow payers that had not been turned over to collections yet and has

received some payments. We are evaluating the remaining accounts to determine if they should be turned over to legal collections.

We still have remaining properties we purchased at the SWVF&R auction in 2008 that need to be redeemed. Mike is working on the details of what needs to be done next.

2011 Budget – Mike distributed notes for the 2011 budget compilation, which were discussed by the board. Board members will review further and send input to Mike. Reserves were discussed and will be added to at year-end.

Reserves By The End of 2010

Executive Center	\$ 0
Gates	\$30,000
Tennis Court	\$10,000
Moonbrook Park	\$10,000
Truck	\$14,000
Pool	\$15,000

OPEN AGENDA ITEMS

Jim Higdon Purchase Proposal – Eb has not had a response from him.

Long Range Planning Committee – deferred

Road Committee/ Drainage report – Dave reported that work has been completed for 2010. All bills will be paid this week. Approximately \$115,000 has been spent in 2010 for roads and drainage. The committee will continue to review areas that need work and develop the list.

Gate Arms –Travis will report next meeting with a parts list and pricing and utilization for gates. There are two arms in storage.

ARC Report –

- There are complaints about one resident running a business out of their home. ARC is following up on this.
- Changes to the Building Application need to be completed. (Carports/RV's and piping size on culverts.)
- Eb will follow up with Attorney Treadwell to verify that a letter has been sent to the Redbud Villa owner concerning non-standard paint colors that need to be changed.

Poplar Point - Dave followed up with the courthouse about property lines. A resident has complained about drainage runoff. The landscape ties are not on the SWRA right-of-way. It is not an SWRA responsibility but the individual property owners. Dave Heinzen has investigated further as to property lines and responsibilities and he will respond in writing to the property owners in this building.

Open House Dec. 5th, 1-4 – Board members supplied cookies, snacks, coffee and punch. Photos taken during construction were displayed for property owners. About 35-40 property owners attended in addition to board members on a very cold day. Comments were favorable.

NEW AGENDA ITEMS

Pool Repairs/Reserves – There will be \$5000 at year-end in pool reserve and the proposed budget would add \$15,000 in 2011.

Coyotes Reported – Several residents have reported seeing coyotes and one reported having one come up on their porch. Discussion followed on what could be done. Thinning of the deer herd is a partial solution since they are a food source. The Alabama Department of Conservation and Natural Resources (Game Warden) would probably be the correct agency for residents to contact. There is probably not much that they can do as coyote are in their natural habitat. They may actually help in the control of armadillos.

Harbor Pointe Utilities/ Church of the Living Waters – The sewer smell continues to be reported. ADEM has checked the system and says there is no regulation or rules concerning odors. There were some problems with sealants (o-rings) on the pumps that have supposedly been replaced. The board of the Church of the Living Waters has talked with Harbor Pointe Utility representatives on several occasions concerning this issue.

Ponder Camp Boat ramp/Alabama Power Land – The area is very shallow, there would not be year round water without massive dredging. Also, the roadway in is very narrow, which means this is probably not a near term solution for a boat ramp in the Blue Creek Area. Alabama Power property maps were reviewed. The next step for Alabama Power is to provide the final application to the Federal Energy Regulatory Commission, which will take approximately two years to study and reply. This is the only change of land use that is part of the proposed discussions.

General Manager Position – As of today 41 resumes have been received. Board members have reviewed them and made a collective list to interview. The first round interview schedule will start this Wed. and appointments will continue through Monday.

The Board approved a motion to adjourn to Executive Session at 11:35 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: Jan. 4, 2011

Minutes
SWRA Board of Directors Meeting
November 30, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of November 9, 2010.

Community Administrator's Report

- Deposits - \$9390.00 since our last meeting. Most of that is from boat storage fees. We have 5 spaces available at this time, due to non-renewals.
- Stoneview Summit - Susan will contact them to verify that the project is complete except for the docks. She will bill the appropriate amount of gate fees at \$50 per month and will inquire about clean up of the property, dead trees, empty pallets and traffic barrels.

Maintenance Manager's Report

- Moonbrook Park - There have been issues with a teenage/adult group playing football at the park. Bren Baker was instructed to keep an eye out for them and to inform them team sports games such as soccer or football are not allowed in the park. According to Bren, they had about 30 there on Tuesday. He explained the policy to them and they got belligerent with him, cursing and telling him that they would sue StillWaters. They did however, leave. There are two residents children who contend that these are their "guests". Wednesday morning, he checked out the park restrooms and found a mess in the men's room. Someone had burned what looked like a shirt in the lavatory. Bren was told another time that one of the players was upset about missing a play that he took it out on one of the lamp poles, bending it over and breaking the globe. We were unable to determine who was responsible for that incident. There are three damaged lights and the split rail fence has been broken again.

Action: Due to the recent incidences and property damages a motion was made that we enforce our originally no team sports. Motion carried unanimously. Dave will contact Sheriff Abbett to discuss this problem and ask for assistance. Eb will contact the parents/aunt to make them aware that their guests will not be allowed to enter since there will be no team sports at the park. Gate Attendants will be informed also.

- Dead Tree – The SWRA property adjacent to unit 50 Poplar Point has a very large dead pine tree on it that is about 20 feet from the villa. The resident has requested that we remove it before it falls on his property and causes damage. Dave and

Mack will look at this and the board gave them authority to make a decision as to what needs to be done, if anything.

- Boat Yard – We currently have 5 available spaces for rent. They will be advertised in the December newsletter.
- 49 Gate House Leak – Plumber Terry Freeman dug down to the leak at the meter on the south side of the 49 Gate House. His hole was about 4 feet in diameter and close to 6 feet deep. The meter is a 1" meter and it was reduced down to a ¾" supply pipe. The connection at the reducer is what rusted out. The Walnut Hill water crew, they told me that they read the meter every month and that the leak occurred during the period between the October and November reading. Terry replaced the corroded parts, which were in the bottom of the hole he dug. The toilet was still working with the pipe completely separated from the reducer. Travis has asked Robin East of Walnut Hill Water for relief since we did not have any control over this problem. He is looking at it and will let us know. There is a very visible sand stratum about 4 feet down where the water escaped the leak area. Robin was asked for an estimate to replace the 1" meter with a ¾" meter to see if the monthly bill can be reduced as minimum usage is the norm.

Action: During discussion it was agreed that the Board would request a meeting with Robin East to discuss the issue of aging infrastructure throughout StillWaters to pursue a mutually beneficial solution.

Treasurer's Report - Mike Dollar submitted a written report as he was out of town.

Collections – We finally received the recorded deeds for Sprayberry and Chattahoochee Valley Educational Foundation properties. As per policy, these will be listed for sale with Realtor Betty Litsey.

Eb signed the two quitclaim deeds to return the Marina Point properties held by 5-K Equity to John Koval. We still have the remaining Fire Dept. auction properties that we acquired that need to be redeemed.

I have sent another e-mail to Stacy at Don Harrison's office to see if they ever confirmed if the sheriff's office ever served John Oliver, as agent for Chilwaters. This is what we need to start the potential court process.

2011 Budget – I should have the preliminary 2011 P&L budget ready for the December 14 meeting. Penny is gathering information for some of the maintenance issues/projects for next year.

2010 Cash Projections – I have prepared a projection of cash for year-end using the 11/19/10 free cash balance of \$325,880. Using an assumed additional \$10,000 for remaining building renovation, we should have approximately \$50,000 available for any roads/drainage expenditures that are still outstanding. Of course, this needs to be reduced by any building renovation expenditures that exceed the amount I included in the

estimate. I have factored in the remaining estimated expenses for the year (salaries, utilities, etc.) to reach this total.

OPEN AGENDA ITEMS

Jim Higdon Purchase Proposal – Eb will phone the neighbor, Mr. Brooks to be sure that he has received our letter. The counter offer letter will be sent to Mr. Higdon.

Long Range Planning Committee – Cal and Herb Starzer are working on a list of meetings.

SWRA Centre Repair – Rails were installed this week, there is a minor bit of painting to be completed. The irrigation and landscape is complete with Visions needing to check the irrigation. Penny will contact Jessica of Visions and Hagan Wagoner of ProgressCiv to verify the final drainage plan. **The Board agreed that the original bid from Blue Creek Ironworks less \$100 for red oxide paint be paid. No additional fees will be paid.** Penny has contacted Keith Ragsdale of Dadeville Gas for a rebate due to the installation of the tankless hot water system. The first evening rental event went well, many positive comments and flow worked well. A couple of suggested table layout floor plans will be developed for the future to insure capacity limits are followed.

Open House Dec. 5th, 1-4 – Board members will supply cookies, coffee and punch will be served. Photos taken during construction will be displayed for property owners to see. A list of what has been done to the building will also be available.

Road Committee/ Drainage report – Dave reported that Alex City Grading was engaged to work on five locations which is almost completed. \$14,200 was the conceptual estimate amount. The work has been quality work and Hagan Wagoner of ProgressCiv has done an excellent job of supervising and coordinating these projects. Dave will verify that Bren Baker has a list of all sites where drainage work has been done this year so that he may observe them after heavy rains and report any issues.

Gate Arms – Cal to check with Travis on costs as he thinks we have them in the file.

ARC Report –

An addition to a Poplar Point Villa was approved.

The committee is making a recommendation to change requirements that a minimum of 12" or size appropriate according to ADEM specifications. The requirement was recently changed to 18" however, it seems that this is too large for several applications. Eb will send the correct changes in writing to Susan for changes to the Building Application.

There has been no response to a letter to the Redbud Villa owner concerning non-standard paint colors has been sent with a date of Nov. 12th to correct the problems.

A motion to turn this issue over to Attorney Treadwell was approved.

NEW AGENDA ITEMS

Poplar Point - Dave will follow up with the courthouse concerning property lines in this area in response to a letter from resident concerning cross ties. In the past some units/buildings have paid to have concrete curbing put in to replace the old crossties. If they are on the owner's property, it is not an SWRA responsibility but the individual property owners. Dave Heinzen and Patti Richardson will investigate further as to property lines and responsibilities then respond in writing to the property owner and report back to the Board.

Newsletter Article – From last meeting minutes - *There have been several inquiries concerning an article about 1974 Homeowners' Association donation to the SWVF&R. Several residents who were mentioned in the article have asked questions, as they were unaware of the money, any meeting or any decision. Penny had an email from SWVF&R Board President stating that Thad Johnson gave the list to him. Since Board member Cal Johnson was listed in the article and he too was not aware of this, he agreed to call Mr. Johnson for answers. This information will be shared with those property owners listed in the article.*

Report: Cal asked Thad Johnson about the account and reported the following. "In a review of an old bank account, the bank in town notified the old Treasurer (signature on a card in bank) that the inactive account would be closed and the money (\$1,700 or so) sent to the State of Alabama. Thad said that he would poll the list of old members (found in his file or some old file) and decide how to dispose of the money properly. After purging the list of those who had moved and/or died, he had a handful of names (published in paper). He called the first four or so, he says, and asked if it would be OK to donate the remaining money to the SWVFD. He had four affirmative votes, so he went ahead and did it without calling the remaining members (exact number unknown). The money was transferred by the bank; no check was cut, so there is no paper trail. Cal suggested to him that he do a memo for the record, stating what was done by whom, have it notarized, and either record in the Court House or give original to the Fire Department. Thad thought that was a good idea. He needs to be off the hook. Cal was on the list because he had signed up as a member, paid dues for a period in the early days, and attended meetings (cannot remember doing this, of course). Others may have been in the same situation as I. I was never called by Thad or anyone else on it. Jim Koeppen was involved in the discussions with Thad Johnson and that was how the decision was made."

This information will be relayed to those people mentioned in the November newsletter article on this issue.

Gate Policy on Window Decals– Penny reported that there has been some miscommunication to gate attendants as to the policy concerning gate entry by property owners who have current decals but no automated entry device. After review of the gate policy and checking with Chair Janie Merrifield from the original special committee, the recommendation is that property owners with current year decals be waved them through

and the attendants note it as "property owner" with no decal or tag number being recorded.

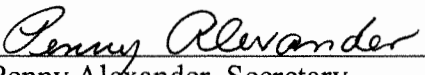
Christmas Décor – Penny reported that there have been some electrical problems and that electrician Gene Smith and Barry Jowers are working on them. The remainder of the Christmas decorations at the fountain should be installed this week. The Christmas Committee is decorating the office this afternoon at 3:00 p.m.

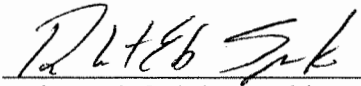
Summary of Insurance Coverage- Penny reported that she and Mike Dollar had met with insurance agent John Dark and Donna Ganno to review our insurance coverage and discussed changes. The only recommended changes were to add to the contents coverage specifically for our computer system. The board reviewed the summary. There is \$600,000 of replacement coverage on the SWRA Centre, a \$2 million dollar Directors and Officers Policy, \$5 million umbrella for general liability, coverage on gates, truck, gatehouses, signs, pool & pool house, fountain, park facilities and weather siren. All Board of Directors will need to once again sign an exclusion form in January for Worker's Compensation, stating that Board members are not eligible.

Nominating Committee - President Eb Spink contacted members in the order listed to ask them to serve. Eb and Cal will serve as the Board representatives for the committee. Buck Stevens, Carolyn Strother and Patti Richardson agreed to serve. The letter from the Board to the committee was reviewed. Eb will send these out this week. **The Board approved a motion to accept the Nominating Committee members.**

General Manager Position – As of today 36 resumes have been received. The Board discussed the review system and each member will read, evaluate each one and place notes on the cover sheet. Interviews will begin as soon as next week.

The Board approved a motion to adjourn to Executive Session at 11:15 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: Dec. 14, 2010

Minutes
SWRA Board of Directors Meeting
October 26, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of October 12, 2010.

Community Administrator's Report

- Deposits - \$1496.25 since our last meeting.
- Closings – A couple closed on three lots since the last meeting.
- Website – Uploaded the SWRA Centre Guidelines and the General Manager Ad to the SWRA site.
- QuickBooks Seminar – The seminar that Susan attended was very beneficial, the teacher was an accountant by trade and was an excellent teacher. QuickBooks was created for the non-accountant and is transactions driven. Susan was very impressed and felt that SWRA got its money's worth in the training.
- Slide Gate Billing – The total costs for repairing the gate was \$3,676.00 and the resident who hit the gate has been billed.

Maintenance Manager's Report

- Gate 34 Report - The entrance gate at 34 was reinstalled last Wednesday. Alabama Ornamental Iron had to replace the lead vertical member and the bottom tube.
- Pineview Pool Update - Eric Rudd of Backyard Experience has found and is repairing the leak in a return pipe today. The pool furniture will be moved to the pool house after November 1st when the pool closes. The extra pool pavers and extra siding shingles have been stacked and stored in the pool house.
- Trailer Violation Log – Response has been good from property owners who have received letters on utility and boat trailers. All have been moved or properly stored.

General Manager Search – The response has been overwhelmingly positive from property owners. Several resumes have been received. The ads have been placed in newspapers and the lake magazines but have not run yet. The Neighborhood Council was very supportive of the decision to hire a professional General Manager. The job description will be published in the November newsletter along with an explanation of the process and the Board's responsibilities per the bylaws. The ad has been posted on the SWRA website. The Board agreed to send copies of the job description to anyone who

might be a good contact to pass this on to qualified individuals who might be interested in the position.

Treasurer's Report

Collections – Mike reported via email that he is waiting to hear from Attorney Harrison's office about a few collection issues. Once he receives the October month-end numbers he will begin preparation of the 2011 budget. All Board members should review their areas of responsibilities and send Mike projections for 2011. Warren, Sasser is working on the 3rd Quarter financials. Susan sent them the analyses that they need from us last Friday.

OPEN AGENDA ITEMS

Jim Higdon Purchase Proposal – deferred.

Long Range Planning Committee – Cal and Herb Starzer are scheduling a series of 2-4 meetings between now and March. Attempting to build a set of resident friendly covenants that do not conflict with The Tradition Covenants. The plan is to also have the ability for residents to change the covenants in the future as needed. They hope to have a good outline by March.

SWRA Centre Repair – Penny reported that the concrete has been poured and will have to cure for 14 days before the stain can be applied. The stain and sealing process will take 3-5 days. The walkway and posts have been painted/stained. Blue Creek Iron Works has measured and is making the metal sections to be placed between the support posts. The metal will be painted before installation, which should start next week. All painting of the building is complete. The cable company has removed two unused wires from the building and removed and buried a third cable that services the building. Extra, unused wires have been removed from the telephone pole. The phone company has been called to check the old telephone system wires, boxes and cables inside the service closet in the kitchen to see what may be removed. The hall lights are supposed to be in the first week of November. Hagan Waggoner will oversee the grading on the lower and upper area to control drainage. Three bids for irrigation have been gathered and Penny will seek one more. The building will be open to groups beginning Nov. 1st.

Road Committee/ Drainage report – They met last night. The current needs were reviewed and discussed. Some areas of concern from the Neighborhood Council were addressed. The committee continues to add areas for paving and drainage to their list. The committee is focusing on safety issues and on protecting the road structure and integrity.

Gate Arms –The gate arm currently being used is a 16-foot aluminum pole. There is a 9-foot plastic arm that is much lighter made by the same manufacturer but may require a

different motor. Cal will follow up on details of the comparative cost for both systems for the future.

ARC Report – A letter to Neighborhood Council explaining the sign requirements for the Home of the Quarter sign has been sent. Also, a letter to a resident in Redbud concerning non-standard paint colors has been sent.

Fountain Filter - Eric Rudd of Backyard Experience sent an estimate to replace the filter system at the waterfall as per the recommendation of Rob Corum of Atlantic Pools. The new filter will be a DE version with a cartridge, which will be cleaned quarterly and replaced every 11-24 months depending on usage. The leak may be in the actual old filter rather than in the fiberglass shell of the vault.

Pineview Pool Lighting - Penny reported that low voltage landscape lights have been priced for the brick retaining wall area. They will be hardwired by Smith Electric. Overall estimate is \$475-\$500 for materials and labor.

Tools – Dave met with Travis Fincher. In the future a dependable name brand tool will be purchased for durability. Dave developed an “SWRA Request for Purchase” form to be completed and submitted to the President of the Board before any future tool type purchases are made. He also explained the need for an inventory list of items with model number, serial number, date of purchase, etc.

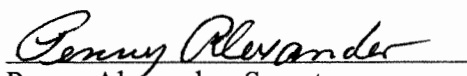
Resident letter – Mowing of Old Golf Course – Eb Spink has drafted a letter of response from the Board. The Board shares the concerns but has no authority over the golf course.

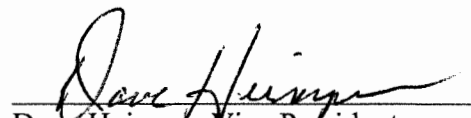
Christmas Decorations for StillWaters Entrances – Penny and Al Spiers met with Barry Jowers of Christmas Décor by Cut Right Lawns last night. The committee had reviewed and responded to the options. It was agreed that some of the costs would be covered in trade out ads and articles in newsletters.

NEW AGENDA ITEMS

Window Decals – These will be ordered next week.

The Board approved a motion to adjourn to Executive Session at 10:55 a.m. to discuss legal issues.


Penny Alexander, Secretary


Dave Heinzen, Vice President

Date approved: Nov 9, 2010

Minutes
SWRA Board of Directors Meeting
October 12, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of September 28, 2010.

Community Administrator's Report

- Deposits since last meeting - \$1,165.52 has been deposited.
- 922 Beach Island Trace – SWRA has had this lot cleaned up and the costs will be charged back to the property owner.
- Keith Maxwell contacted Susan to pay back fees on property that he owns. He asked if SWRA would be interested in buying the lot. The Board agreed that SWRA is not interested in purchasing the property.
- Projector for annual meetings – Susan will research our options.

Maintenance Manager's Report

- Pineview Pool – With the changing weather, due to the reduced use of the pool the last few weeks, it was decided to turn off the heater and to leave the pool open until November 1st for those who like to sun bathe. American Leak Detection has not yet found the leak. They will return with different equipment to try again. Rob Corum had isolated the leak to the return line system when he was here a few weeks ago. Rob and Eric Rudd of Backyard Experience are communicating on the solution to this problem.
- Gate 34 – The entry slide gate was hit again on last Tuesday. On Wednesday a resident called to inform SWRA that she had accidentally hit it. David Nichols said that depending on the severity of the damage to the lower beam, they should be able to either replace a section of the beam or they may have to replace the entire lower beam. In either case he hopes to have it back by this Friday or Monday at the latest. They will pick up the gate this morning. The resident will pay for the repairs in accordance with established SWRA policy.
- September Traffic Report – Gate 49, 15,955; Gate 34, 11,988; Total, 27,943
Year to-date total, 270,912.
- Trailer Violation Log – The Board reviewed the written report.
- Street Patching – Eddy Walker will be laying an asphalt driveway tomorrow and will finish the patching for SWRA when he finishes the driveway. One 5x4 patch on South Turkey Trot that was damaged by Walnut Hill Water Authority due to a broken main under the paving was added.

- Moonbrook Park – The split rail fence is in bad condition. The rails are falling apart and the posts are breaking. Also, the park lights are in poor shape and repair parts cannot be found. The globes are also not manufactured any longer. Penny stated that these items are on the Recreation Committee's list for research and recommendations.

Treasurer's Report

Collections – Updated statements on several past due accounts have been sent to Attorney Harrison's office. We still have not received the deed from Chattahoochee Valley Educational Foundation property. Mike will continue to follow up on this.

Cost of Living Adjustment– It has been announced that there will be no Cost of Living Adjustment (COLA) for 2011. Therefore, according to the covenants, the SWRA annual fees will remain the same as last year and per Board policy, there will be no COLA increases for employees in January 2011.

OPEN AGENDA ITEMS

Jim Higdon Purchase Proposal – The Board discussed the purchase proposal, the county tax records, reviewed plat maps and compared tax rates to another similar wedge of property. A motion to counter his offer with SWRA selling the portion of the property adjacent to Poplar Point #50 as per the drawing for \$15,000 with Mr. Higdon paying all survey and closing costs involved and the adjacent property owner being notified at the same time was approved.

Long Range Planning Committee – No report at this time.

SWRA Centre Repair – Penny reported that a few changes have been made to the lights at the request of the Board. The front corner spot will be placed on a photocell. The damaged boards were removed from the front deck walkway and new pressure treated boards have replaced them. The pebble coat area in front that had dropped and cracked is being torn out today. Reinforcing rebar will be placed in the new concrete to stabilize the pad. Keith Moon was the low bidder on the concrete work. The pad will be sloped to the asphalt in order to be handicap accessible. The handrail system has begun. Wooden posts will be installed then the ironworks company will measure and build each section to fit. Kathy Hutson and Debbie Nigh have continued to work on landscape plans. The approved trees have been removed; stumps ground and wax myrtles have been trimmed. Hagan Waggoner will oversee the grading on the lower and upper area to control drainage. Bids for irrigation have been gathered, however the committee feels they are too high. They are seeking additional bids as well as other options.

Road Committee/ Drainage report – Dave reported that they met to discuss putting together a proposal to pave some areas before year-end. The committee has a list of sites to consider for paving work and will be prioritizing the list. One is to redo some tar and gravel work at Doe Run that has been on the list. The Committee added a few other streets to the list for review. Dave will get in touch with Chairman Patti Richardson to call another meeting. They hope to have paving done before the end of the year.

Gate Arms – Cal contacted David Nichols on some gate issues. The gate arm is a warranty item under a strict national gate codes and the entire unit is purchased as a package, as is the rail gate. The gate arm currently being used is a 16-foot aluminum pole. There is a 9-foot plastic arm that is much lighter for \$128 and is made by the same manufacturer but may require a different motor. Cal will follow up on details. The gate arm vibration problem is now fixed. The vibration was due to boring out the hole. The Board agreed that in the future, the bolt hole will not be bored out but will be replaced as a unit once it is worn.

Tools - SWRA needs to purchase some tools. Dave will check on this and develop an inventory list of items. Discussion was to purchase tools that are not only at a good price upon purchase but carry a long-term warranty. Dave will develop a “SWRA Request for Purchase” form to be completed and submitted to the President of the Board before any future tool type purchases are made.

ARC Report – A drawing of a proposed sign for the Neighborhood Council sponsored Home of the Quarter was reviewed by the ARC. Recommendation from ARC is that the sign be limited to 18”x18” and to remove the SW logo at the bottom.

There has been an issue at Red Bud Villa where one property owner made significant changes to his unit. He did not get the required permit for approval prior to making changes and neighbors have complained about the changes, as they are not in harmony with the rest of the units. After looking at the property, ARC’s decision was to send a letter through Covenant & Maintenance Manager Travis Fincher stating that the owner is required to paint the unit to match the colors of other units including the deck or remove the deck and paint to match the rest of the unit.

NEW AGENDA ITEMS

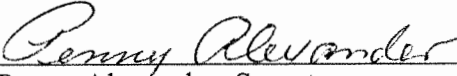
Quick Books Seminar – Penny attended an afternoon seminar in Auburn. It focused on reports and budgets. A packet of materials has been given to Susan Thames for review. Penny stated that she felt that it would be beneficial for Susan to attend one of the two day training seminars on Quick Books as there is always time saving shortcuts to be learned. The Board agreed that Susan would attend an upcoming seminar.

2010 Assessment - Based on anticipated and projected budget needs for 2011 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 2010 year to be billed with the 2011 annual dues to be effective at the close of business on Friday, October 15, 2010 carried unanimously.

Resident letter – Mowing of Old Golf Course – Letter was reviewed and discussed. A response will be sent stating that other than option 1 in the letter, the SWRA has no authority or ability to do anything concerning this property. It is owned by an individual owner and is under no covenants. The letter writer or other residents may approach the golf course owner directly. Option 1 was for the Board to contact the owner to discuss the mowing of this property. The Board has been having these discussions for several years to encourage the golf course owner to mow the old golf course and will continue to do so.

The Board approved a motion to adjourn to Executive Session at 11:30 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: October 26 2010

Minutes
SWRA Board of Directors Meeting
September 14, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of August 31, 2010.

Community Administrator's Report

- Employee handbook –Code of Alabama – Susan distributed copies of the documents for Board members to review. These will be included with the policy in the employee manual.
- Stoneview Summit Billing – Approximately \$7,200 has been billed to the developer for the fees prorated from August 1st to the end of 2010.
- 922 Beach Island Trace cleanup – Susan passed pictures of the property around for the members to view. The house has never been occupied and the property is unkempt with weeds, overgrown grass and underbrush. Macran Development is the owner and is two years in arrears with maintenance fees. Susan will ask Travis to send a letter requesting the owner to clean up by September 30. If no response, she will have Bren clean up and spray Round Up and will bill the customer for the out-of-pocket costs.
- Regions Bank – Susan has made several deposits to the account using the new remote-deposit system.
- Deposits – Deposits since the last meeting totaled \$2,215.00
- Closings – There have been six closings since the last Board meeting.
- QuickBooks Seminar – **The Board passed a motion for Susan to attend whichever seminar is deemed appropriate.** Susan mentioned two-day seminars available in Birmingham and Atlanta during October. In addition, Penny Alexander had distributed information concerning a three-hour session in Auburn in September.
- Cincinnati Insurance – The insurance carrier has agreed to pay \$7,400 toward pool skimmer repairs. The claim was based on Rob Corum's earlier estimate of \$8,400 submitted to SWRA.
- Delinquent account – Per a request from Cindy Morgan at SWVF&R yesterday, Susan discovered that an owner of two properties that is delinquent in paying annual fees for multiple years is purchasing a condo at Golf Colony. The owner in question will be informed that she is delinquent in paying past years' amounts and will not be issued a gate card until the accounts are current.

Maintenance Manager's Report

- Motor Home Log – Travis went to each residence late last week to confirm the status of the motor homes in question. He is now showing five vehicles at these residences. A board member noted that another owner has since moved their motor home back on their property since Travis patrolled the neighborhood. This issue will also be addressed in the Executive Session.
- Pavement Patching Report – Walker Paving and Asphalt paved all day last Thursday and cleaned up waste on Friday. After they left, Travis found three patches that they missed plus another that he had not included. Walker will return to fix any punch list items and missed patches on September 27. The amount currently owed for work completed is \$3,351.00. **The Board approved a motion to withhold \$1,000 of the total due to be paid upon completion, consisting of \$500 for unfinished work and \$500 retention.**
- Dogwood Trail property – Travis spoke to one of the residents about the condition of their property. She apologized and indicated that they will clean it up leaving the logs in place. Bren and Travis will continue to monitor.
- Pineview Pool – The temperature is currently at 79 to 80 degrees. Travis has had several ladies ask him to warm it up because it is too cold when they enter the pool early in the morning. **The Board agreed that Travis should do nothing to the thermostat until the temperature falls below 70 degrees based on last year's agreement by the Board to maintain that temperature as a minimum until the pool closes for the season.**

Treasurer's Report

Financial – Mike indicated that little has changed since his review of the August month-end statements that he discussed at the last Board meeting. No changes in trends, with Moonbrook Park and pool water bills still running high. These should moderate with the end of summer.

Collections Update – Mike has been unsuccessful in contacting Don Harrison's office by telephone and e-mail. He will continue to try to contact to arrange an update meeting on several accounts. He will also inform them that we have heard from one account as mentioned in Susan's report. The owner was previously thought to not be locatable.

OPEN AGENDA ITEMS

Jim Higdon Purchase Proposal – The Board discussed this area and examined a layout of the property. Although the Board agreed that the amount the resident offered is too low, the Board agreed to defer the response of any counter offer until all members discuss further and agree on the amount to counter to Mr. Higdon.

Christmas Decoration Committee – Penny submitted the following written report. The committee members are Al Spiers, Dick & Janie Merrifield, Debbie Nigh, Silvia

Thatcher, Thelma Pitts, Mike Dollar and Chris Spink. The Committee has met twice, once with Barry Jowers of Christmas Décor by Cut Right Lawns of Auburn. After much discussion, touring of the entrances and reviewing a portfolio of Christmas Décor's work the committee agreed to have Mr. Jowers develop an additional proposal from the original one for the committee's review. All agreed that the decorations should be tastefully done with white lights, garland and wreaths. Some of the cost will be offset with annual advertising in *The Voice of StillWaters* monthly newsletter. Penny will check with Smith Electric on the price on installing an outlet in the islands in the entrance of Hwy 49. Information on the services offered by Christmas Décor will also be shared with the condo association boards and residents. There is a website at www.christmasdecor.net for board members to review.

Long Range Planning Committee – Cal indicated that the meeting would not be held until September 20, at 4:30 p.m. in the SWRA Centre.

SWRA Centre Repair – Penny submitted the following written report. The carpenters will be finishing up several projects and loose ends. The painters will be in the entire week of September 13th with the flooring being installed beginning the week of Sept. 20th. Landscape work will be started the first of October in order to allow for outside work on the building and entrance railing to be completed. Penny and Kenny McBride met again on Sept. 8th to discuss alternative plans for the entrance walkway, which will be reported as soon as details and pricing are in. We should be on target for moving Susan back to her office by the first week of October, maybe sooner.

Road Committee/ Drainage report – Dave reported that we missed a week of work due to the breakdown of Hagan Wagoner's assistant's truck. Low stone dams have been built on the south side of Vista Wood with the water flow currently is going toward a resident's property.

Also, the Committee added the Prestwick drainage to the priority list as #30. Silt was covering the drain at the end of the street with no homes. Hagan raised the grate to prevent silt from accumulating after Dave and Bren shoveled the accumulation.

The church area that had been cut in error has been re-seeded. We need to emphasize no moving for this grass.

Hagan will be here Wednesday (tomorrow). Eb and Dave will meet with him to talk about the Aberdeen drainage project scope. The Roads Committee will meet on Thursday to address other roadside erosion. They are trying to minimize the use of riprap in these areas. They are attempting to use a grade/mat/seed/straw approach. The Committee will develop a comprehensive list of the sites to address.

Gate Arms – Cal will get contact information to call David Nichols.

NEW AGENDA ITEMS

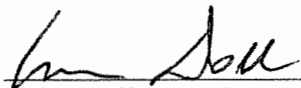
ARC Report – Eb indicated that an issue between property owners has arisen that would be addressed in Executive session.

Use of Community Room Guidelines – deferred

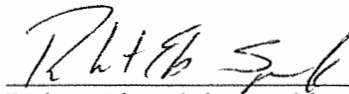
Pineview Pool/Fountain - Penny submitted the following written report. Rob Corum called on Thursday, September 9th to discuss the skimmer repair and new filter. He will come up the week of September 20th to do the repairs at the pool as well as to check for the leak in the vault fiberglass. Rob and Penny will meet with Eric Rudd of Backyard Experience and will also hold a training session for staff and board members. Matt Gilmore of Cincinnati Insurance Company has reported that the skimmer freeze damage is covered and they will be issuing a check for \$7,400.00 to SWRA.

Fountain – Penny submitted the following written report. I contacted Gene Smith of Smith Electric on Thurs., Sept. 9th and he will have the timer at the fountain lights changed to come on at 6:30 p.m. The spotlights in the fountain are on photocells. He will also check the up lights on the trees, as the housings are broken/bent. Gene will also give us an estimate on installing electrical outlets on the three islands near the streetlamps per the request of the Christmas Decoration Committee.

The Board approved a motion to adjourn for Executive Session at 10:15 a.m.



Mike Dollar, Acting Secretary



Robert Eb Spink, President

Date approved: 9/28/2010

Minutes
SWRA Board of Directors Meeting
August 31, 2010

Call to order – President Eb Spink called the meeting to order at 9:05 a.m. Board members Mike Dollar, Penny Alexander, Michael Carter, Dave Heinzen, Cal Johnson and Mack Yeargan were present. Susan Thames was present to report.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of August 17, 2010.

Community Administrator's Report

- Employee handbook –Code of Alabama –Susan will contact the Secretary of State of Alabama for assistance in locating the correct codes.
- Stoneview Summit Billing – According to the building inspector's office these buildings now have electricity and water. SWRA will bill the developer for the units on a prorated basis for the year. Susan will check as to what date is the correct start date.
- Regions Bank – Mike Dollar and Susan had an online tutorial on the new automatic scanner deposit for our office. The funds are deposited by 6 p.m. on the day of the scan, which means that the funds are available the next day. The account at RBC will be closed out as soon as all outstanding checks have cleared.
- Deposits - Deposited \$ 3,457.33 since the last meeting.
- Closings – Six closings in the last few weeks.

Maintenance Manager's Report -

- Pineview Pool Maintenance – Backyard Experience's Eric Rudd is our interim pool/fountain maintenance service currently working Monday and Friday. Bren will blow off the deck every morning Tuesday through Thursday and check the chlorine on Wednesday. Eric will send us a copy of his liability and workman's comp. insurance certificates naming us as additionally insured.
- Pineview Pool Exit Lock System - Smith Electric moved the exit button further away from the security fence and installed a metal shroud around the button.
- Building Keys - The board officers have been issued a full set of keys. The other members will be issued a front door key and a main office key.
- Trailer Violation Log – The Board reviewed this log and the results are very positive as residents are responding to the notifications.
- Motor Home Log – The Board reviewed the list. Six have been moved with 5 remaining. After verification these five will be listed in the Declaratory Judgment being filed at the courthouse as the 30-day time frame has expired after the letter from SWRA Attorney Treadwell to these property owners.

- **Pavement Patching Report** – There are a few issues with the scope of the work. Travis will meet with Mr. Eddy Walker this week.

Treasurer's Report – Mike Dollar

Financial –The Profit & Loss was discussed. More than \$78,000 was carried over for roads/drainage from last year. With \$100,500 remaining in this year's budget for roads we have \$179,000 available to spend on roads for the remainder of the year. Approximately \$10,000 in outstanding invoices for work completed has not yet been paid, which will reduce the total available.

Collections Update – Mike reported that he was following up on the largest past due owner of multiple lots account with Attorney Harrison's office, who has been out of town.

Holloway – Two lots taken to our collection attorney. Mr. James Miller thought he purchased them at the county tax sale, Koval had gone behind and purchased these from Mr. May the original owner. It is unsettled and unclear legally. The SWVF&R foreclosed on these lots, which SWRA purchased the lots at the fire sale. Cindy Morgan is checking with the fire department attorney on the Right of redemption time limit.

OPEN AGENDA ITEMS

922 Beach Island Trace – Macran Development owns this property. According to Travis this property has been mowed but no bushes trimmed. Susan will drive by to check into this further and report back if more clean-up needs to be done.

Jim Higdon Purchase Proposal Request – A proposal to purchase a portion of SWRA property was sent to SWRA before our letter was sent to Mr. Higdon. The board will check with Patti Richardson at the tax assessor's office before responding.

Landscape Committee –The first spraying of the sedge weed has been completed. The area at Moonbrook Park was the worst. Sunset point broken irrigation pipe and lights have been fixed. Spider mites in new trees at the fountain are being treated.

Pineview Pool Furniture Order – Penny reported that after an email vote of the board, it was agreed to wait until next year to purchase the pool furniture from Resort Contract Furnishings. President Jack Bandazian told Penny that he had received a notice of a 4% increase on the Grosfillex line of furniture that would be effective.

Pineview Pool Cleaning - Penny met with Eric Rudd of Backyard Experience of Auburn/Opelika. He is degreed from Auburn University and has been in the pool business for 22 years. He will meet with Penny and Rob Corum of Pool Solutions and

Atlantic Pools when Rob is here in a few weeks. Eric agreed to the current pool protocol and will notify us if there are any issues.

Christmas Decoration Committee – Penny reported that there is a meeting of the committee at 9 a.m. this Thursday in order for Al Spiers to share the information and bids that he has gathered.

Long Range Planning Committee – Cal reported that they had a good meeting in July. The next meeting is the 20th of September at 4:30 p.m. Tom Handley will be on a special subcommittee to work on the covenants. Certain other subcommittees will be set up to explore specific. Questions were discussed. All documents will be compared for compatibility. Mike suggested that the Fund Reserve studies would be a fit for this committee and Cal agreed.

SWRA Centre Repair – Penny reported on bids for tree removal on dead trees and those affected by bugs surrounding the centre. The tree stumps will be ground up and used as mulch. The Board agreed to accept the Trees-R-Us Professional Tree Service proposal. Kathy Hutson and Debbie Nigh are working on finalizing the new plantings. Penny, Kenny McBride and Micki Joell are continuing work on gathering pricing on the outside railings. Penny shared a drawing of the proposed railing. Sheetrock work is continuing in phase II and should be completed next week when trim will start.

The board discussed having an Open House once the building is complete and it was agreed that a Sunday afternoon from 1-4 would be the best time.

Roads Committee/Drainage Report – Dave reported on the progress of the drainage repairs (Copy Attached). Bren Baker will put on his schedule to check and clear 4 sites on a routine basis. Some items are on a watch list for further study. A few were determined to be the responsibility of individual property owners. This first formal project list of 29 sites should be completed by the end of September. Discussion followed.

The Roads Committee is calling a meeting to review and finalize the drainage issues and to start on the list of paving needs. There are a few sites that have been recently reported that Dave and the committee will check.

Gate Arms – Cal to contact David Nichols – deferred.

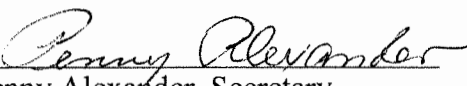
NEW AGENDA ITEMS

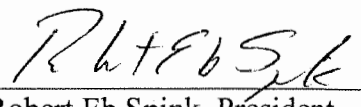
ARC – Eb reported that SWRA billed Stone Martin Builders for the work done by Hagan Wagoner of ProgreCiv LLC on the drainage issue at the house at Pinecone and StillWaters Drive. This will be deducted from the initial completion deposit on the project. ARC meets this Thurs.

Michael Carter left the meeting at 11:25 a.m.
Mack Yeargan left the meeting at 11:45 a.m.

Use of Community Room Guidelines – The Board reviewed the guidelines and made suggestions for changes. Usage fees and deposit amounts were increased. An additional wedding/reception rental agreement will be made that will apply to all renters whether a property owner or other with there being a price reduction for property owners. The Board will pay a special events coordinator to handle large events and to ensure proper use of the facility as well as to assist with questions/needs. Weddings will be able to reserve the room 6 months in advance and will have the room for the day in order to have time to set up. Penny and Susan will look at other facility rental policies and report back.

The Board approved a motion to adjourn for Executive Session at 12:00 p.m. to discuss legal issues and employee staffing.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: Sept. 14, 2010

Minutes

SWRA Board of Directors Meeting

August 17, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of August 3, 2010.

Community Administrator's Report

- Deposits – Deposited \$ 13,467.76 since the last meeting.
- \$1,040 was received yesterday from a property owner who had been sent to Holloway but has not yet deposited. The check amount did not include the collection fee due Holloway.
- The mortgage company that took it over under foreclosure will complete construction on the house on the corner of Stagecoach and Aberdeen.

Maintenance Manager's Report - No report due to his computer being down.

Treasurer's Report – Mike Dollar

Financial –The Profit & Loss was discussed. Mike had reviewed the last few weeks' transactions and pointed out that pool chemical expense is above what was budgeted and the water at Moonbrook Park is above budget due to the dry weather. Pool usage has definitely increased over last year. We will ask Vision Landscapes to check the irrigation here to be sure there are no leaks. Electricity is below budget for the year.

The Balance Sheet now reflects the new mortgage. Eb and Mike signed the new mortgage two weeks ago. Regions lowered the rate to 5.3% and the money has been deposited to our account. The mortgage includes the closing cost of \$1,739.00, which is lower than what was budgeted.

Reserve studies – We have reserves set up on the gate structure, SWRA Centre, Pineview pool, tennis courts, Moonbrook park structure and the SWRA truck. Mike has been looking at other associations to see what other types of things are reserved for. The fountain, irrigation and heating and air systems were discussed for additional potential reserves. Mike will continue to gather qualified estimates on the life of the assets in order to continue to develop and fine tune an accurate reserve plan.

Collections Update – Mike reported that we received \$8,700 in past due association fees from the mortgage company Stock Loan Services on six of the Koval properties, five of which were listed under 5K Equity and one Baldwin Tayes. Attorney Harrison sent us a check on the Moss account and they are recording one deed on the Sprayberry property that we received under the Deed for Debt program. According to Don Harrison's office, Chattahoochee Valley Educational Foundation has agreed to turn over a lot under the Deed for Debt program in lieu of fees. All lots received under the Deed for Debt program are evaluated, researched and listed for sale.

OPEN AGENDA ITEMS

Employee Handbook – Susan presented the retyped sample concerning drug testing. A few suggestions were made and the board will review the listed Alabama codes before the next meeting.

922 Beach Island Trace – Macran Development owns this property. Susan will check to see if Travis has made arrangements to have this yard cleaned up.

Jim Higdon Proposal Request – Mack & Penny reported on their findings concerning this SWRA property adjacent to Poplar Point end unit #50. **A motion was made to send a letter to Mr. Higdon explaining that the board would entertain a proposal from him with an outline of how he plans to use the property and what he is offering the association.**

Landscape Committee – Sedge weed issue- Penny. A motion to approve the proposal from Vision Landscape to spray the sodded areas at the entrance at Gate 49 and Moonbrook Park carried. Landscape Committee Chair, Debbie Nigh has agreed to oversee this. Penny will check with Todd Rogers of SW Golf to see if they want to have their adjacent property sprayed at the same time.

Pineview Pool Furniture Order – Penny presented an additional bid on pool furniture from a resort furnishings company. Since it is so late in the season, she will check with them to see how long they will honor the bid and report back. The bid would allow the purchase of four additional chaises for only \$78 more than the estimate from Dixie Store Fixtures in Birmingham.

Gatehouse at Hwy 49 repairs – Penny will continue to research and gather additional estimates. Michael offered to assist.

Christmas decoration committee – Penny reported that there would be a meeting of the committee in order for Al Spiers to share the information and bids that he has gathered.

Long Range Planning Committee –deferred.

SWRA Centre Repair –Penny reported that the majority of phase I has been completed. Additional chain toppers for the interior staircase railing are in which were necessary to raise the height of the railing in order to meet current building code. The move of offices was completed on Monday with the help of board members and Travis and Susan are continuing to unpack and organize. Phase II has started and the plan is to be able to move Susan back to her office in 4-6 weeks. The painter will touch up again after the final move.

We are very fortunate that resident Landscape Architect Kathy Hutson has volunteered to design the landscape plans. She and Landscape Committee Chairman, Debbie Nigh met with Hagan Wagoner of ProgreCiv Group to discuss drainage and grading and with Jessica Wright of Visions Landscape concerning the plants/bushes. Hagan will send in an estimate as soon as he has it and Jessica will also. Debbie and Kathy are going to a couple of grow houses to choose the plants in order to get the best prices and they will oversee the installation.

Penny is meeting with Micki Joell and Kenny McBride on the design of the front railing from the parking lot to the building. Wallpaper removal will continue the end of this week for anyone who has time to come up to remove some. The supplies are in the office and all are invited to help.

Roads Committee/Drainage Report – Dave reported on the progress of the drainage repairs. (Copy Attached) At Stagecoach and Vistawood there was a grate just placed there. Four legs have been attached to the grate, as it should be which will allow better flow now. Several of the large project areas have been divided into smaller, multiple projects. There are a few areas that Bren Baker will put on his schedule to check and clear on a routine basis. Alex City Grading is mobilizing today on the work that is scheduled for the next four weeks. By the end of September they should be finished. Discussion followed.

Gate Arms – Cal to contact David Nichols – deferred.

NEW AGENDA ITEMS

ARC – Eb reported that the committee approved two new small projects.

The ARC approved and recommended to the Board a paragraph to be added to the ARC building permit as follows:

The SWRA Architectural Review Committee (ARC) encourages all new homes built to include a garage. Both the 1971 and 1987 Covenants state "Carports and garages shall not open in such a manner that they face the street." In cases where carports are built in new construction or remodeling project and is in view of adjacent neighbors, whether next to or behind the proposed carport, the view of the carport will be blocked through screening, landscaping, architecturally, and/or any other method the ARC deems appropriate.

A motion to accept the recommendation from the ARC passed unanimously.

Project Manager of Stone Martin Builders Jeremy Till has signed the agreement for resolution of Pinecone and StillWaters Drive. SWRA billed them for the work done by Hagan Wagoner of ProgreCiv LLC on the drainage issues. Susan will check on this, if they have not paid the invoice it will be deducted from the initial completion deposit on the project.

Moonbrook Park –A group of young people have been using Moonbrook Park some. Michael knows some of the group that is using the park and he will touch base with them concerning use and care of the facilities. Michael agreed to look into replacement or solution to the problem of the park lights and split rail fencing that is not very durable.

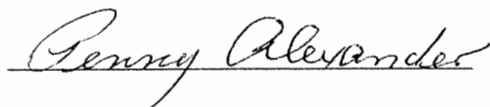
Resident John Gregory – The sudden death of John last week was a loss to our community. There is a memorial service at the Church of the Living Waters at 5:00 this afternoon with a reception/visitation at the golf clubhouse.

Pool Contract – Bren and Penny tested the water once and Michael came down to add chemicals. The Polaris/vacuum system belonged to John Gregory. Travis is meeting today with Eric of Backyard Experience to explore setting up temporary cleaning until bids can be taken. Penny will contact Rob Corum for his assistance and input in making sure that the protocol outline for cleaning of the pool and the fountain is complete.

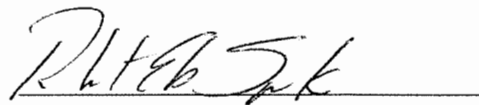
Pool Complaints – There have been complaints concerning one woman and her loud and rowdy children. The Board discussed solutions and determined that the best one would be for other residents at the pool to speak to the woman. It was also suggested that they try to get a name so SWRA would know who it is in case there are continued issues. The board cannot control people's manners and we do not have a lifeguard or staff person monitoring the pool use. Reminder articles on pool courtesy will placed in the newsletter again.

Road Committee – They need a place to store riprap during some of the projects. Dave will speak with Jerry Heath about storing this on his commercial property or at the SWRA parking lot where the porta-potty is now.

The Board approved a motion to adjourn for Executive Session at 11:50 a.m.



Penny Alexander, Secretary



Robert Eb Spink, President

Date approved: 8/31/2010

Minutes
SWRA Board of Directors Meeting
July 20, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of July 6, 2010.

Community Administrator's Report

- Deposits – Deposited \$2,072.95 since the last meeting.
- Closings – There have been 19 since the first of June. Two of these properties were in foreclosure, so SWRA recouped the past due money owed.
- Stoneview Summit – Six more units have been sold since ERA has listed the property for a total of 11 units under individual ownership. When the third building is completed there will be a total of 85 units.
- Flag Lots – At this time, all of these but three have houses and all lots are 1987 covenants. A memo has been placed in each of these property folders indicating that these are water access lots so that future ARC will be aware that these were intended as water access lots.

28017	Bill & Dorothy Kent	house
28037	John & Sharon Crews	lot
28047	Norman Price	house
28051	James & Roselyn DeWitt	house
28055	Randy & Kay Nycamp	house
28059	Robert & Garnett Brown	house
28079	Danny & Janet Faulk	lot
28089	Ted or Diana Stronkowsky	lot

Maintenance Manager's Report

- 2010 Patching Update – Once the Road Committee finalizes the patching list, bid letters will be sent out to four companies requesting pricing for patching, explaining that no overlay or paving will be done this year due to the focus on drainage issues.
- Trailer Violation Log – The Board reviewed the current log.
- Covenant Violation Log – The Board reviewed the current log.
- 49 Gatehouse Air Conditioner – The unit is in need of repair. Bids will be sought to include Sunshine since they did such a good job on the SWRA Centre units.

- **Drainage Progress** – The drainage project at the Church of the Living Waters is about 85% complete. The 36-inch pipe is in place and backfilled. The riprap has been placed at the inlet. Today they are placing the 18" drainpipe to drain the r/w in front of the parking lot. The paving will come when all locations are ready.

Treasurer's Report – Mike Dollar

Financial –Quarterly Reports should be sent in the next couple of days.

Collections Update – Mike contacted Stacy in Attorney Harrison's office and we will pay a \$40 fire department lien so a \$1,362 receivable can be cleared up through exchange of deed for the associated property. Also a check for \$1,400 should be forthcoming from Harrison's office on another lot.

Mortgage – Mike and Penny spent some time on the latest estimates on expenses on projections on the building repairs. Mike reviewed the upcoming expense estimates. The Statement of Cash Flows revised forecast for 2010 was reviewed and discussed. \$79,000 was carried forward from 2009 plus \$209,000 in the 2010 budget for Roads and Drainage for a total of \$288,000. SWRA has \$184,000 in restricted cash for reserves at APCO Credit Union with \$65,000 of that in reserve for the SWRA Centre. Mike will email the Board with his recommendation of either Regions Bank or RBC once he has received additional information from RBC Bank so that a mortgage may be secured. The Board agreed to an email vote on this issue.

OPEN AGENDA ITEMS

Long Range Planning Committee – An agenda on the scope of the work was distributed and discussed. The Board expressed concern over the volume of issues listed and the scope of the work. Much of this work may be beyond the range that the Board has requested. The Board agreed to wait until Cal returns for his explanation, presentation and discussion of this document.

SWRA Centre Repair –Penny reported that the travertine is being installed in the kitchen and bathrooms this week. The painters are here, primer is up and first coat of paint is going on. The fluorescent box lights are up downstairs. Trim work is progressing nicely and HardiPlank boards will go up on the inside bathroom walls this week. Once the paint is completed the carpet will be installed. Drop ceilings and cabinets will be installed next week.

Roads Committee/Drainage Report – Hagan Wagoner of ProgreCiv, LLC has been overseeing the site at the Church of the Living Waters along with committee member Pete Arnold since Dave is out of town. An area at Dogwood/Lakeview and one at

Cardinal Heights will be worked on next.

Employee Handbook – Deferred. There is no drug testing language in the current one. The Board will research this topic for inclusion in the handbook.

Gate Arms – Cal to contact David Nichols – deferred.

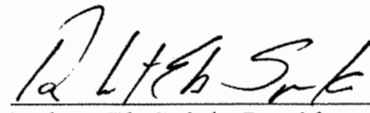
NEW AGENDA ITEMS

ARC – Eb reported that the committee has not met since our last meeting. Eb and Chairman George Brady met with Jeremy Till, Project Manager of Stone Martin Builders to discuss drainage problems. Vaughn Wahl met with Eb over the shut down of all three Stone Martin Builders projects, which Eb explained was done in order to get their attention since they had not responded. ARC and Stone Martin Builders agreed upon a proposal for a solution from Hagan Wagoner of ProgressCiv, LLC Work was continued and the document is in the office ready for signatures.

Pool – Rob Corum will be here to change out lights and to repair a cracked pipe as well as to do a check of the pool and the fountain at Gate 49.

The Board approved a motion to adjourn to Executive Session to meet with Attorney Mark Allen Treadwell at 11:00 a.m.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: 8/3/10



**Minutes
SWRA Board of Directors
July 22, 2010**

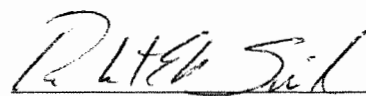
Treasurer Mike Dollar presented mortgage information at the StillWaters Residential Association board meetings of July 6th and July 20th. After discussion at its July 20th meeting, the board agreed to hold a vote via email once Mike had some additional information. Mike sent an email on July 21st to all board members with the information and a recommendation on the upcoming mortgage.

SWRA has received a commitment from Regions Bank for \$200,000 at a fixed rate of 5.60% based on amortization periods ranging from 7 to 15 years with the rate being fixed for five years. Stipulations are that there will be a prepayment penalty, but only if we prepay using borrowed funds (we may pay down early using internal cash flow), and that SWRA move its primary deposit relationship from RBC to Regions.

A motion to approve the terms as outlined in the attached term sheet from Will Hickman of Regions Bank for a 1st mortgage of \$200,000 with a \$1000 origination fee using a 15-year amortization for a 5-year fixed rate carried.

Mike Dollar will gather all information needed by the bank for the mortgage.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: July 22 2010



June 30, 2010

Still Waters Residential Association, Inc.
1816-B Still Waters Drive
Dadeville, AL 36853

Dear Michael Dollar:

We appreciate the opportunity to present you with the following commitment to lend.

Borrower: Still Waters Residential Association, Inc.

Amount: \$200,000

Terms: 5 year fixed rate @ 5.60% with 15 year amortization = \$1645/month
5 year fixed rate @ 5.60% with 12 year amortization = \$1910/month
5 year fixed rate @ 5.60% with 10 year amortization = \$2181/month
5 year fixed rate @ 5.60% with 7 year amortization = \$2883/month

Origination: \$1000 (reduced from 1%)

Collateral: 1st mortgage on real estate located at 1816-B Still Waters Drive
Dadeville, AL 36853

LTV / LTC: 85%

Other Provisions:

The borrower will bear all closing costs. These may include, but are not limited to: survey, appraisal, title work, attorney's fees, environment due diligence, etc. These costs may be financed in with the loan amount to relieve any out of pocket expenses. The loan closing will be conducted by an attorney approved by Regions Financial.

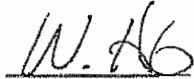
The loan is subject to an acceptable review of survey, flood, title and environmental concerns.

Evidence of insurance will be required on a form acceptable to Regions Bank.

There will be a prepayment penalty of 2% if the loan is paid off within the first 5 years. This penalty will only apply if the loan is paid off through a competitive refinance by another financial institution. This would not apply if money comes from the cash flow of the borrower.

This loan is subject to Still Waters Residential Association moving their primary deposit relationship from RBC to Regions Financial and maintaining it during the course of the loan.

Submitted by:



Will Hickman
Regions Financial
Vice President

Accepted by:



Michael Dollar
Still Waters Residential Association, Inc.
Treasurer

Minutes
SWRA Board of Directors Meeting
July 6, 2010

Call to order – President Eb Spink called the meeting to order at 9:00 a.m. Board members Cal Johnson, Mike Dollar, Penny Alexander, Mack Yeargan and Dave Heinzen were present. Susan Thames was present to report. Michael Carter was absent.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of June 22, 2010.

Community Administrator's Report

- Deposits – Deposited \$ 5,606.94 since the last meeting.
- Grant house that was in foreclosure has changed ownership with payment in full so this clears another account.
- Pool/Tennis entry cards – There was quite a rush on Friday of people coming in the office to pick these up for the holiday weekend.
- The change in the paper gate pass helped a lot to keep traffic moving at the gates. Gate Captain Sue Page reported huge crowds this weekend.
- The SWRA Fireworks policy and the trailer/boat parking notices were both handed out at the gate the week prior to the holiday weekend.

Maintenance Manager's Report

- Traffic Report –Gate 49 = 18,910 and Gate 34 = 15,957 for June total of 34,867. The running total for the year is 174,810.

Treasurer's Report – Mike Dollar

Financials – The June 30th Profit and Loss Statement was reviewed. Second Quarter financials from Warren Sasser reflecting final adjustments including depreciation should be available in a couple of weeks.

Mortgage - Will Hickman specializes in commercial loans for Regions Bank. They have approved our application for a mortgage loan. The terms on a \$200,000 mortgage are very favorable at 5.6% on a 15-year, 12-year and 7-year amortization with a 5-year balloon payment. Total closing cost including origination is about \$2000, which is very reasonable. There is a prepayment penalty only if we borrow the funds to pay that off. We would have to switch from RBC to Regions as our primary account. Hopefully, RBC will come in as favorably. We should hear from them within a week.

Collections – One past due account paid up last week. One lot owner has agreed to turn the property over under the Deeds for Debt program. One school foundation that owns a lot is likely to turn the lot over under this program also. One other account has agreed to making payments on their past due account. SWRA has only 14 accounts totaling \$10,545 with Holloway Collections at this time. The largest accounts have been turned over to Attorney Harrison who is our collections attorney.

OPEN AGENDA ITEMS

Long Range Planning Committee – Herb Starzer and Cal met and sent a letter (copy attached) out to prospective eight committee members, one out of town member has asked to be removed due to scheduling. They want to meet 2-3 times a month. Next meeting is July 12th at 4:30 p.m. then Sept 20th at 4:30 p.m. They will work on a covenant rewrite for 2015, a three-year plan and a five-year plan. Input will be sought from the 1987 property owners on the covenant rewrite to help build support.

SWRA Centre Repair – Penny reported that the insulation is in, sheetrock is up, mudded and sanded. The primer coat of paint is up on the upstairs area. Flooring will start in about 10 days. The work is progressing as planned and the outside is virtually complete except for installation of the light fixtures, some touch up paint and a screen to hide the trash cans. The Landscape Committee is working on a landscape plan and drainage cleanup will be done when planting takes place. Resident Kathy Hutson has been gracious in offering to draw up a plan on a volunteer basis. The main handicap entrance for downstairs will be the kitchen door. Inside trim work will begin next week.

Roads Committee/Drainage Report – The traffic control signage/cones/barricades was discussed. Dave has asked Hagan to get a second price and Hagan is looking at other options as this part of the project is out of line as far as scope and costs. Dave is following up on the project near the church. The committee is looking into some cold patch for some areas.

Employee Handbook – There is no drug testing language in the current one. The Board will research this topic for inclusion in the handbook.

Gate Arms – Cal to contact David Nichols – deferred.

NEW AGENDA ITEMS

ARC – Eb reported that the committee met and approved the paragraph addressing carports and garages to be added to the guidelines. The board had a request for one word change in order to be absolutely clear on intent for future committee members. Eb will take this back to the ARC at its next meeting.

Harbor Pointe Utilities Sewage Plant – ADEM is involved in the pump station by the Church of the Living Waters. Don Allen had reported that they were replacing some seals but those are on backorder. They also agreed to put a French drain in the area. There was a problem this weekend with the high usage and Harbor Pointe Utilities had a pipe to blow a cover off. They self reported to ADEM and are working to solve the problems.

SWRA Policy List and Index – Penny has updated this through June 22, 2010. Copies were distributed for the board members to read, be familiar with and keep in their records for future reference.

The Board approved a motion to adjourn to Executive Session to discuss covenant violations and employee evaluations at 10:25 a.m.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: July 20, 2010

Minutes
SWRA Board of Directors Meeting
June 22, 2010

Call to order – President Eb Spink called the meeting to order at 9:00 a.m. Board members Cal Johnson, Mike Dollar, Penny Alexander, Mack Yeargan and Dave Heinzen were present. Susan Thames was present to report. Michael Carter was absent.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of June 8, 2010.

Community Administrator's Report

- Deposits – Deposited \$4781.26 since the last meeting. Included in this are receipts from 6 old accounts that have brought these up to date.
- 2010-2011 SWRA Directory – New directories are in and look good. We printed fewer this year, 700 rather than 900. One if free to each property owner with additional copies available for \$5 each, which is the reason for the fewer number of books needing to be printed.
- Updated liens – Legal collection fees have been added to some property liens and re-filed.
- Server and Computers – Matt Spain of Computer Paramedics loaded different software on the system in order to have a more stable operating system. He put in a lot of hours on our system in the last few weeks, which was all covered under our monthly contract. The system backs up nightly to an offsite server and we also back up to a removable hard drive once a week.

Maintenance Manager's Report

- Gate 49 Repairs - The gearbox and motherboard on the resident's entrance gate has been replaced.
- Gate 34 Video System UPS – The UPS we had is programmable and after brainstorming with Eb, Matt Spain programmed it to start the computer DVR back up automatically when power is restored after an outage. Bren will continue to check it daily.
- Storage Pod – This 16 foot unit will be delivered Wednesday to store office furniture during the sheet rock/painting and flooring installations.

Poplar Point Sink Hole – A deep sinkhole in the parking area in front of Units 41 & 42 has been excavated, packed and filled with crusher run. It appeared to be over some of Alabama Power's primary electrical lines so they did the excavation. However, the root cause was not determined. The soil was extremely loose and they dug 7 feet down and

about 25 feet long. Alabama Power tamped down the dirt and filled it with crusher run which should compact well and stabilize the area. Dave Heinzen, Hagan Wagoner, Bren Baker and Travis coordinated and observed the operation. This area will be patched when other paving is done.

Treasurer's Report – Mike Dollar

The 2010 Budget Forecast June 2010 adjustments that were prepared by Mike were explained and discussed. The Statement of Cash Flows – Revised forecast 2010 was also reviewed. The cash flow model reflected a \$200,000 mortgage effective in September. The mortgage amount might be reduced due to the projected year-end cash balance.

Collections

Mike and Susan have updated our liens for the four properties, two 5-K Equity and two Baldwin-Tays properties, in the default judgment in order to ensure they are current. Collections of old accounts continue to come in from Attorney Don Harrison's office. Total Accounts Receivable is \$138,194.06. Chilwaters, LLC represents \$47,865 of the old outstanding debt and 5K Equity/Koval/Baldwin Tays represent \$11,345. Susan has had to stay on top of Holloway since they seem to have lagged in their collection efforts.

OPEN AGENDA ITEMS

Long Range Planning Committee – The meeting set for June 16th had to be cancelled and has been rescheduled. Cal will report back to the board after they meet.

SWRA Centre Repair – Penny reported that the interior electrical wiring work is almost complete and then the County building inspector would come out. Once he has approved the wiring the wall insulation is scheduled for next Monday with the sheetrock work following shortly thereafter. Attic insulation will be done at the same time.

Roads Committee/Drainage Report – Dave and Hagan Wagoner met with Buck Stevens and Paul Gross of the Church of the Living Waters (COLW) in order to present the scope of work for two options on the drainage repairs. After discussion, Buck and Paul were advised that the Drainage Committee would select which option will be worked. There are two options; one is a longer length of buried 36" reinforced concrete pipe. **A motion to approve the Roads committee recommendation to commence drainage work on their Site 1 (COLW) on Monday July 12th and then move to sites 2, 5 and 6 in order to save money on mobilization fees passed.** SWRA will notify SWVF&R, the condo board members, Neighborhood Council, put a sign at the gate and send out an *eflash* notifying residents of the detour. Weather permitting the work on site 1 should be completed in 5 days. There will be traffic detour signs posted.

Cal left the meeting at 10:35 a.m.

Employee Handbook – Deferred.

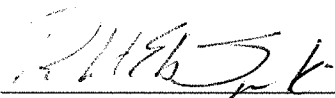
NEW AGENDA ITEMS

Neighborhood Council meeting – Penny reported on the meeting. One issue concerning a Redbud owner who has made changes that do not match the other units and who did not get a building permit has been referred to the ARC. An issue about the pool cleaning has been handled. **The Neighborhood Council passed a resolution supporting the Board's interpretation on the intent of the covenants and enforcement concerning the parking of boats, trailers and recreational vehicles, which must be parked in a carport on garage or offsite.** The council suggested that an *SWRA eflash* be sent out prior to holiday weekends reminding residents of the Advanced Disposal trash pickup schedule after checking with the company since they often pick up on the Monday after a holiday. This will be done.

Gate passes – A motion to discontinue the issuing of paper gate passes except for those visitors who need and want a week pass or multiple entry pass was approved. The gate attendant will continue to log in visitors.

The Board approved a motion to adjourn to Executive Session to discuss covenant violations and employee evaluations at 11:00 a.m.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: July 6 2010

Minutes
SWRA Board of Directors Meeting
June 8, 2010

Call to order – President Eb Spink called the meeting to order at 9:00 a.m. Board members Cal Johnson, Penny Alexander, Mack Yeargan and Dave Heinzen were present. Susan Thames was present to report. Mike Dollar was attending a court hearing for collections. Michael Carter was excused.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of May 11, 2010.

Scheduled Guests - Don Belew – 9:30 AM

Roads Committee Report – 11:15 AM Patti Richardson, Pete Arnold, Hagan Wagoner, ProgreCiv, LLC

Community Administrator's Report

- **Rental of office to SSP II** – The board discussed a request and agreed with the position of past boards that SWRA will not rent the space out.
- **Deposits** of \$20,611.71 have been made since the last meeting.
- **Building permit updated** - All changes have been made to this and updated on the website, welcome books and ARC handouts.

Greensbrook Drainage - Don Belew attended the meeting at 9:30 a.m. to discuss possible solutions for the drainage issue in Greensbrook. Dave explained that he is the liaison for the Roads Committee and that he had visited the site and that the board had met with Hagan Wagoner of ProgreCiv, LLC to listen to his analysis and recommendations. Those proposed solutions were discussed. Hagan will contact Don in order to discuss the options. This particular site was an individual's responsibility, not SWRA's however, SWRA will share the study and other information about this and also place notes in all surrounding property files so that the ARC will be aware of the situation when looking at future building plans.

Maintenance Manager's Report

- **Gate 34 Incident 6-1-2010** – Board instructed Travis to contact the people who tailgated in and hit the gate in order to collect for damages. The cameras captured clear evidence of what occurred.
- **Gate 49 Incident** – An SUV pulling a boat hit the canopy of the building at Gate 49. The driver has paid for the repairs.

- **Gate 34 Video UPS** – A report on battery backups for the computer at Gate 34 was discussed. Eb will follow up on our options and determine which backup will best serve our needs.
- **Gate 49 Repair Problems**- Both entry gates went down last Wednesday. The one next to the gatehouse needed a new circuit board and the outside gate needed a new loop detector module. Both gates were up and running by Friday afternoon.
- **May Traffic Report** - 19,000 entries at Gate 49 and 13,507 entries at Gate 34 for a grand total of 32,510 for the month.
- **Poplar Point Sink Hole** – This is in one of the parking areas on SWRA property. Dave, Hagan and Travis will continue to follow up with utility companies to find the best solution for this problem.
- **Memorial Day** – There were no complaints and no reported fireworks over this holiday.
- **Trailer Violation Log** – This was reviewed and discussed.
- **Tree Removal** - Several dead trees have been removed from SWRA property to avoid damages to surrounding structures.
- **Potholes On Moonbrook Drive** – Bren and Travis have filled several potholes with temporary cold patch as a safety precaution as cars were swerving into oncoming traffic to avoid the potholes.
- **Covenant Violations** - will be discussed in Executive Session.

OPEN AGENDA ITEMS

Long Range Planning Committee – Cal and Herb Starzer have set a meeting for June 16th to get organized before including the entire committee.

SWRA Centre Repair –Penny reported that the electrical wiring work should be completed in the next two weeks. Building inspector will come out once the electrical wiring is completed then the insulation and sheetrock work can begin. We have finished gathering the estimates for the cabinets, sanding of old countertops, additional countertops, plumbing supplies, flooring and lighting. We are still waiting on samples of the toilet stall divider materials. Waterproofing on the outside of the building is complete. We will consult with Hagan Wagoner and the Landscape Committee on the drainage in this area to also work to move the water away from this side of the building.

StillWaters directional sign on Hwy 280 at Highway 34 coming from Auburn has been installed with the assistance of Representative Betty Carol Graham.

Employee Handbook – Eb checked on PTO and vacation pay upon termination, ours is within the Alabama guidelines so no changes need to be made on this section. Dave reported on some information he had and will do a little further research.

Mike Dollar joined the meeting at 10:30 a.m.

Treasurer's Report – Mike Dollar

Financial statements - Mike reviewed the 6/7/2010 year to date P&L versus budget. Revenues are very close to what was anticipated. Most revenues have already been billed for the year, except for boat storage and those that are related to building and real estate activity. Penny discussed the upside for Stoneview Summit sales activity, should any occur.

Expenses were discussed in detail, both versus the year to date and what remains for the year. Although some expenditures, such as landscaping replacement, are over budget, others, such as electricity and specific maintenance projects, are under plan. Overall, expense requirements are likely to be close to plan for the remainder of the year. Mike will prepare a forecast reflecting these changes for the next meeting.

Mike stated that as of June 7, SWRA has \$526,000 in cash available for general use, including SWRA Centre construction. The cash total includes \$65,000 that had previously been set aside for such construction. Based on remaining expenditures for 2010 in the current budget, we will require \$534,000, which doesn't include additions to our specific reserves (pool, tennis courts, truck, etc.) In addition, the ongoing construction expenditures will have to come out of this cash balance. Mike will prepare a cash forecast for the next meeting to estimate how much our mortgage will need to be to meet all of these requirements for 2010.

Collections

Mike attended a hearing in Circuit Court this morning, where SWRA received a default judgment on amounts due from two 5-K Equity and two Baldwin-Tays properties. Mike anticipates that best case is that we receive payment from the holder of a tax sale deed on the 5-K Equity properties and that we receive deeds for the Baldwin-Tays properties from the current owner. He also had a brief update on actions being taken by Don Harrison's office on numerous accounts being managed by his law firm. Mike and Susan will update our liens for the four properties in the default judgment to insure they are current.

NEW AGENDA ITEMS

Roads Committee Meeting – The Roads Committee attended the meeting to make recommendations for work to be done. Dave is the liaison; Chairman Patti Richardson and member Pete Arnold attended. Hagan Wagoner of ProgreCiv, LLC also attended. Twenty-eight known problem drainage sites had been evaluated based on impacts that included safety of residents & visitors, potential for progressive damage, potential lake pollution, potential property impact, possible impact to homeowners, and solution in hand. Those parameters were scored by selecting from a scale of 1 – 10 the severity of any safety hazard, low to high impact on people, property, and lake pollution, progressive damage to each area if not corrected, and costs to be incurred to resolve each drainage problem. Thorough preparation as described resulted in an equitable and effective prioritization schedule.

A great deal of time and effort has been put into this system and reviewing overall drainage issues through out StillWaters. The Board agreed to accept the committee's report in concept and to give them the leeway to determine which sites need to be done in what order in accordance with the recommendations from Hagan Wagoner and within the approved budget amounts. The committee will submit the cost estimates to the board so that purchase orders may be written up. A committee member will notify the Board once the work is completed to their satisfaction and specifications.

The Board approved a motion to adjourn to Executive Session to discuss covenant violations and legal cases at 12:25 p.m.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: June 22, 2010

Minutes
SWRA Board of Directors Meeting
May 11, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of April 27, 2010.

Scheduled Guests - 9:30 a.m. Hagan Wagoner, ProgreCiv, LLC

11:30 Mr. Steve Hendrix – 1971 covenants/ amenities fee. Mr. Hendrix called to cancel during the meeting.

Community Administrator's Report

- Employee Handbook – The board had reviewed this and a few changes were discussed. Eb and Dave will investigate a few areas for proper wording in order to be sure that we remain in compliance with federal guidelines on drug testing and PTO time in the case of termination.
- Updated Building Permit, Covenants and Website – The Building Permit has been updated in all places and the “No Cost” Permit has been added to the website.
- Banner Ads and Links for website – The Dadeville Chamber of Commerce has been added. There is space for a few more on the site.
- Liens – SWRA placed over 20 liens on property last week for a total of \$308 in filing fees.
- Deposited – Since the last meeting \$16,963.75 has been deposited and there is \$1,219.89 to be deposited.

Guest: Hagan Wagoner of ProgressCiv, LLC attended the meeting in order to explain the study of issues of a drainage site on Greensbrook Dr., which has been an ongoing problem. There are no problems upstream of the culvert. A homeowner has at some time in the past installed an 18” pipe across the yard, which is too small since a 36” pipe flows into this area. A series of check dams and vegetation has been placed on the roadside, which has helped. Pipe under Eagle Peak Circle is flowing. The board will invite the homeowner to attend a meeting in order to discuss possible solutions.

Maintenance Manager's Report

- April Traffic Report – Gate 34 = 54,905, Gate 49 = 52,528 for a total of 107,433.

- Red Bud Tree Issue – There is a dead tree on SWRA property that needs to come down as it is in danger of falling on homes. The Board instructed Travis to get a couple of bids to take this tree down.
- Barrier Arm Gate Problems – We are continuing to have problems with these shirring off the bolts and sagging. Cal will contact David Nichols of Alabama Ornamental in order to discuss a solution that Cal has for this.
- Trailer Violation Log – This was reviewed and specific cases will be discussed in Executive Session.
- Covenant Violation Log- This was reviewed and specific cases will be discussed in Executive Session.
- ARC Active Permit Log- This was reviewed.

Treasurer's Report

2009 Financials – Mike reported that the 2009 financial statements from McDaniel & Associates, P.C. have been completed. The board reviewed the entire report. Mike explained that SWRA has a very good set of checks/balances in place as Susan handles the accounts receivable in the SWRA office with oversight from Treasurer Mike Dollar. The accounting firm of Warren Sasser handles the overall accounting. An independent firm, McDaniel & Associates, P.C. does the audit review. A notice will be put in the June newsletter that this report is available for residents who want to come to the office to review this if they desire. SWRA is in a strong cash position.

Collections update Report- We continue to collect on past due properties. 31 accounts of approximately \$15,000 were sent to Holloway Collections last week. A few accounts will be sent to Attorney Harrison for collections. Liens are up to date on properties that owe the association money.

Tax Sale – As Treasurer, Mike attended the tax sale. SWRA did not buy any properties but did pay \$1,961 for taxes on 12 properties, 5 of those were one owner which are in foreclosure and liens have been updated to include these tax fees.

OPEN AGENDA ITEMS

Long Range Planning Committee – Cal and Herb Starzer have set a meeting for June 16th to get organized before including the entire committee.

Administrative Building Repair – Penny reported that the renovations on the inside of the building are moving forward rapidly due to the addition of another crew. The plumber has installed the tankless hot water system, which is very energy efficient as it only heats water as it is used rather than keeping a tank full of water heated 24 hours/7 days a week. The central hall area of windows & walls are being repaired/rebuilt this week. More painting has taken place on the outside and the installation of the roof continues. The kitchen sidewall has been cut back which has made the downstairs area more open and

increased the flow and capacity. The match for the kitchen countertop has been found. The divider wall in the board/meeting room had been added at some point in time so it was not load bearing which allowed for it to be easily removed. **A motion was approved to rename the building the SWRA Centre.** The spreadsheet of expenses was reviewed and the project is on target with projections. Penny will meet with the plumbing supply company representative and electrical supply company representative next week. She and Micki Joelle will meet with flooring and cabinet subcontractors the week after.

NEW AGENDA ITEMS

Roads Committee Meeting – The Roads Committee met again to evaluate 28 sites and prioritize them according to standards by a mathematical formula such as safety, road washout/damage, longevity. Road committee will make a presentation to the board at its next meeting. The plan is to make repairs effective for the long term and cost efficient.

Pool/Tennis card limit –The decision to issue one card per family was made due to the card readers have a 1000 card number capacity, to simplify the need for multiple cards/keys and in an effort to keep extra cards from being given out to non property owners, which had been a problem in the past. There are a few families with multiple children. **A motion was approved that a replacement pool/tennis card will be a \$10 fee and one additional card per year BASED ON AVAILABILITY may be purchased for \$25 per year.**

Sewer Station – Church of Living Waters – Don Allen of Harbor Pointe Utilities has been contacted and he reported that they had ADEM out to inspect discharge lines and Harbor Pointe is replacing seals on this pump station. He is willing to put in a French drain by the station in order to keep the water from pooling. **The board agreed to this and Eb will send a letter to Don Allen.**

Policy Manual – Sale of SWRA owned lots. Mike asked about the sale of lots that SWRA owns. The handbook outlines a procedure to advertise before listing the properties. This has not been effective in selling any lots and tends to slow down the process. **A motion was made to change the previous policy so that SWRA will be able to list property upon approval of the board. The realtor will be encouraged to contact immediate neighbors first with the asking price.**

Pool Cleaned and Opened –Pool Furniture – We need to order one additional white table and four chairs for the pool. Penny will investigate the cost and report back.

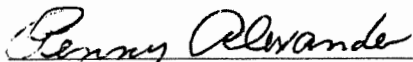
StillWaters sign on Hwy 280 at County Road 34 intersection – Penny met with Representative Betty Carol Graham concerning the addition of a directional sign saying

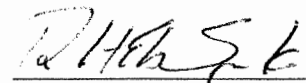
StillWaters to be put on Hwy. 280 at the County Road 34 intersection. Mrs. Graham has gotten approval and commitment from the State Highway Department to install the sign. Over the past several years, SWRA has made several attempts to have this sign added.

ARC - George Brady and Eb met with the Tallapoosa county building inspector Larry Scott and Todd concerning some houses that Stonemartin Builders is building with California corners which meets Auburn, AL building standards, but not Tallapoosa code. This is a green method using only 2 2x4's but is in conflict with the Tallapoosa County building codes which requires 3 2x4's in the corners. Eb assured Larry that the ARC and SWRA are willing to work with the county and will support their decision as they have jurisdiction over building codes. It was a very positive meeting and both groups will continue to work together in notifications of building permits and other matters.

It was agreed that the next meeting scheduled for May 25th would be cancelled. The next regularly scheduled meeting is June 8th.

The Board approved a motion to adjourn to Executive Session to discuss covenant violations and legal cases at 12:20 p.m.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: June 8, 2010

Minutes
SWRA Board of Directors Meeting
April 27, 2010

Call to order – President Eb Spink called the meeting to order at 9:00 a.m. Board members Cal Johnson, Penny Alexander, Mike Dollar, Mack Yeargan and Dave Heinzen were present. Susan Thames was present to report. Michael Carter absent.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of April 13, 2010.

Community Administrator's Report

- **RBC Bank**- Board members signed a new bank resolution for RBC.
- **Employee Handbook** – Copies were handed out for the board to review.
- **Tracking of Vacation Time & Holiday Pay** – Susan briefly reviewed the checks and balances of the system, which matches ADP records.
- **Bank Deposit** – Since the last meeting a deposit of \$9,341.57 has been made and Susan has \$2,831.80 to deposit.
- **Alabama Dept of Revenue** – Business Privilege Tax – As a homeowners association SWRA is not required to file this. Our current accountant filed for refunds of past paid amounts and this has been granted by the state.

Maintenance Manager's Report

- **Pool & Tennis Court Card Readers** – These have been installed and cards are being issued. Bren is putting a coat of primer on the new metal.
- **Gate 49 Repairs** – A wire in the safety loop on the outside gate has been replaced.
- **Gate 34 Repairs** – The exit bar gate needs a new gearbox. David Nichols of Alabama Ornamental thinks that we have a controller board problem and is contacting Chamberlain Co. concerning this.
- **Pineview Pool Plumbing Repairs** – The auto fill has been repaired. Three skimmers have hairline cracks, due to the extreme cold weather this year, which is causing a small leakage. Rob Corum of Pool Solutions will send a letter of documentation for us to turn into the insurance company on these. He recommends we wait until fall to repair these. Some repairs will be made to the pump house; more light is needed, the fan needs to be replaced, a hole into the attic closed off. The sand filter system will need to be changed out to a pressure DC filter system in the future. Rob suggested that we build a small cover to protect the gas heater unit even though it is an outdoor model.
- **Waterfall Pond** – Rob Corum of Pool Solutions tested the pipes and the auto-fill, there are no damages from the winter. The fountain is not leaking, just the normal evaporation and waterfall spray. Jessica of Vision Landscapes has tested the sprinkler system from the fountain to the gatehouse. The only problems were 3

spray heads and 3 rotor heads at the waterfall entrance, the rotors are not turning like they should and the sprays have lost the insides. Parts have been ordered and will be installed as soon as they arrive. The board reviewed the fountain/gate area water bills for the past 11 months.

- **Pineview Pool Opening** – May 1st will be the opening. 7 a.m. to 9 p.m.
- **Trailer Violation Log** – The board reviewed the list.
- **New Home Applications** – There are five new homes currently under construction.
- **Gate 34 incident update** – The driver who hit the gate has turned the claim into her Farmer's Insurance and they have verified that they are processing the claim.

Treasurer's Report –

2009 Financials – Mike distributed a preliminary audit report from McDaniel & Associates, which the board briefly reviewed. Mike outlined a few changes/questions that he had sent to our accountant Letha Hinote of Warren Sasser. He will also send this report to the finance committee for their comments, then Mike will send these all to Letha for the final financial review from McDaniel & Associates.

Collections update Report- This was distributed and reviewed by the board. Accounts Receivable past due at 4/26/10 is \$152,595.00 outstanding. Of this amount, approximately \$89,000 was outstanding at 12/31/09. Further, of the total outstanding at 4/26/10, approximately \$43,000, or more than 25% of the total, is from Chilwaters. It has been discovered that an owner of 3 properties who is behind several years has a partner. This partner has been contacted and has promised payment. Mike is following up on several other cases.

Tax Sale – Properties up for tax sale in Stillwaters were reviewed. There is \$7513.18 due in outstanding taxes on 20 properties. In the past the Board has paid the taxes at the tax sale in order to keep the properties "in title" in order to protect SWRA fees. The board approved a motion to authorize Mike and Susan to check on these the day before the tax sale and pay the taxes as they deem necessary.

OPEN AGENDA ITEMS

Long Range Planning Committee – Cal and Herb Starzer will call a committee meeting.

Administrative Building Repair – Penny met with Kenny McBride to review progress on the renovation of the bathrooms in order to meet handicap requirements and the kitchen area plans. Penny and Kenny met another day with electrician Gene Smith to go over plans for the lighting, exit signs, emergency lighting, wiring concerns for Alabama code and additional outlet needs. Gene suggested a meeting with his electrical supplier and he and Penny to investigate proper lighting for offices/meeting areas /bathrooms /exterior needs. The windows are partially installed and painting has begun. The top of

the building will be the darker color Ralph Lauren Warwick Lodge with the rafter stain being Spanish Moss and the lower portion of the building color being Benjamin Moore Clarksville Gray.

Open House Stoneview Summit – According to a visit from Lee Lester and an email Michael Langston of ERA Lake Martin Realty they were very pleased with the turnout and the responses from those people who attended. The final estimate was well over 200 buyers, clients, friends and fellow lake lovers attended. Most all walked thru several designated condos and took a walk around the common areas. The comments were off the chart!

ARC Recommendations for Building Permit – The ARC had met with Hagan Wagoner of ProgreCiv, LLC to discuss his recommendations to include ADEM requirements in the building permit and Exhibit B of the covenants after studying the SWRA documents. The Board reviewed and discussed the proposed changes. The ARC has sent these changes to the Board with a recommendation for approval. **A motion to adopt the ARC recommendation of changes to the SWRA Building Permit was approved unanimously.**

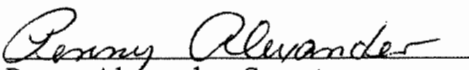
NEW AGENDA ITEMS

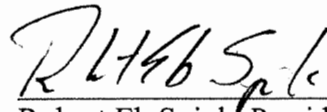
Roads Committee Meeting – The Roads Committee (Patti Richardson, Bill Kelly, Pete Arnold, Bob Buice & Jerry Heath), SWRA Board members and Paul Gross and Buck Stevens (Church of the Living Waters) met April 21st with a presentation by Hagan Wagoner of ProgreCiv, LLC. Members had been asked to come by the office to review the evaluations and reports on 8 sites prior to the meeting. The group agreed to have Hagan Wagoner develop a plan of implementing the repairs on Site 1, 2, 3, 4, 5, 6, and 7. It was agreed that Site 9 (Greensbrook) would be handled by the SWRA Board. Site 8 (Moonbrook Drive) evaluation will be completed by Hagan and presented to the Roads Committee at a later date. The committee turned in their list of established priorities in their areas to Pete Arnold to be plugged into the overall prioritized drainage list. The committee will evaluate paving needs.

Drainage Plans -

Hagan is developing a work plan and gathering more specific construction estimates. He will meet with Dave, Penny and Mike once this is completed. The Board will invite Hagan to the next meeting to go over the evaluation and options for Site 9 Greensbrook.

The Board approved a motion to adjourn at 11:40 a.m.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: May 11 2010

Minutes
SWRA Board of Directors Meeting
April 13, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of March 30, 2010.

Community Administrator's Report

- **Letters to Past Due Accounts** – Letters have gone out to all accounts past due indicating that their accounts will be turned over to collections if payment is not received by April 20th. As a result, several payments have come in. Several others have called to make arrangements for payment. Those that have not responded by April 20th will be turned over to Holloway Collections.
- **Deposited \$9,701.08** since last meeting. Have \$6,600 ready for another deposit.
- **Letters to RV Owners** were mailed with a copy of the letter of intent from Mr. Cecil Duffee concerning the covenants.

Maintenance Manager's Report

- **Gate 34 March Incident Update** – The new slide gate has been installed and a claim has been filed against the insurance of the person who hit the gate.
- **Card Reader at Pool and Tennis Courts** – The new cards are in and are being labeled. Alabama Ornamental installed the magnetic locks and the card readers will be installed this week. With a power outage, the magnet turns off and leaves the gate unlocked.
- **March Traffic Report** – Gate 49 = 16,468, Gate 34 = 15,181 for a total of 31,649.
- **Trailer Violation Log** – This was reviewed. Several boats, trailers and motor homes have been moved in response to notification.
- **Pineview Pool Summer Season** – The auto fill valve is cracked. The pump is running 24/7 as John Gregory is working diligently to keep the water clean with the tremendous amount of pollen this year. The pool opened May 1st in 2009 and at the end of May in previous years. Pool temperatures are being checked. Rob Corum is still scheduled to come by for a check on warranty issues. Penny and Ralph Hutson have contacted Rob and he is aware of this. The Board agreed with the recommendation to open the pool on May 1st. A sign will be posted at the pool.

Treasurer's Report – Collections Updates – Mike Dollar has made several phone calls to obtain updated information from Attorney Harrison's office on several outstanding cases. He will schedule an appointment as soon as possible to see if he can resolve several of these that have been near completion.

- **5K Equity and other Koval properties** - Attorney Charlie Byrum of Holloway is handling part of these properties and Mike will follow up with him.
- **Pleasure Properties** - Deed has been received. This property will be listed for sale.
- **June Dennis Collections Case** - It was agreed that SWRA would take this property in the "deed for debt" program. We are waiting on the deed to be recorded. This property will be listed for sale. This case for fees goes back to the 1980's and was the oldest one on the association's books.
- **ChilWaters** - \$43,000 of our \$162,000 outstanding receivables is this one owner of multiple lots. About half of this amount is from prior years.

Mike and Susan have been gathering information for our accountants Warren and Sasser and also for Paula Steele of McDaniel & Associates who are beginning the audit review process.

OPEN AGENDA ITEMS

Long Range Planning Committee – Cal and Herb Starzer will meet after April 15th.

Administrative Building Repair – Penny, Micki Joel (architectural designer) Kenny McBride (contractor), Gene Smith (electrician) and Mitch McCollum (carpenter) met yesterday to review the progress and pressing issues. There continues to be an astounding amount of rotten wood uncovered. The stairwell area where the skylights were was particularly bad as the whole wall was deteriorated. The downstairs remodel is progressing. Lighting will be updated and some old wiring pulled as well as some new electrical outlets added. All additions are of course being done to current building codes. Penny and Micki will gather some prices to bring back for a purchase order for lights and a stove/range. All of the workers continue to be extremely positive, patient and professional in their work. They are a pleasure to work with.

Open House for Marina and Stoneview Summit – April 17th

NEW AGENDA ITEMS

ARC Recommendations for Building Permit – These were reviewed and after discussion they were sent back to ARC with the recommendation that they meet with

Hagan Wagoner of ProgressCiv to be sure that the recommendations from the Drainage Task Force are understood and addressed for the protection of SWRA.

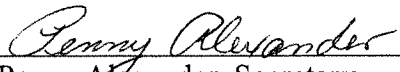
Roads Committee Meeting – They met April 5th and began organizing and assigning the files for the 29 sites identified as priorities to address.

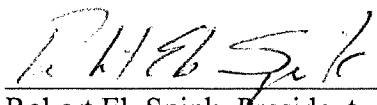
Drainage Sites– Hagan has turned in 6 site books of the original 9 sites referred to him for drainage studies and a plan of action. The Board will meet with the Road committee on Wednesday, April 21st at 6:30 p.m. to review for the presentation by Hagan Wagoner of ProgressCiv on these sites.

Property Owner Drainage Problem - Aberdeen and Birch Rd/Beach Island has been referred back to SWRA with recommendations from the Roads/Drainage Committee. They had looked at the situation and their recommendation is that this is the individual's issue, not the responsibility of SWRA. The owner will need to clean out or replace the culvert under their driveway. We can refer the homeowner to ProgressCiv for professional assistance if they desire. A letter will be drafted, it was suggested that the SWRA policy on this be quoted.

Lakeview Ridge Drive – A resident has suggested that the first part of the loop of Lakeview Ridge Drive which starts between the Administration Building and the sewer retaining pond be changed from Lakeview Ridge to Marina Point Road as it is confusing for deliveries or workers trying to find homes on Lakeview Ridge. The Board agreed that it was a practical idea since the road was not built as originally planned and that should have been done when the street was first built. However, after discussion it was decided that it was not worth pursuing. The 911 addresses, post office addresses and danger of those not getting changed for emergency services, as well as the cost of an address change for those people who own property on that section of Lakeview outweigh the inconvenience for those giving directions to their house.

The Board approved a motion to adjourn at 10:35 p.m.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: 4-27-10

Minutes
SWRA Board of Directors Meeting
March 30, 2010

Call to order – President Eb Spink called the meeting to order at 9:14 a.m. Board members Cal Johnson, Penny Alexander, Michael Carter, Mike Dollar, Mack Yeargan and Dave Heinzen were present. Susan Thames was present to report.

RBC Bank in Dadeville – The Board approved a resolution to update the signatures on the SWRA account at the bank.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of March 16, 2010.

Community Administrator's Report

- Income since last meeting – \$17,088.19 deposited. Reported that there is \$4,594.58 to deposit, which includes the closing of a long past-due account.
- Office Policy Manual – Susan has added some backup items to this. Board members will each review this for additions and suggestions.
- Letters to Residents – Susan requested that before sending recent past-due accounts to Holloway collections she would like to send them a letter with another statement. The board approved.

GUESTS: Wayne Coe, Ralph Spraggins, Wayne Pennington, Martin & Patricia Stokes, Howard & Jeanette Raymond and Ed & Marge Shikoski attended the meeting from 9:30 until 10:40 a.m. to discuss the parking on recreational vehicles (RV's) or motor homes.

Eb welcomed the group to the meeting and thanked them for coming to listen and discuss the issue. He stated that previous boards as well as this board have gone over and over the subject of RV's being parked on residential lots and that the issue has been discussed thoroughly. The consensus is that RV's have to follow the intent of the covenants and that the board feels that RV's fall under several categories or articles. He explained to the guests that the board is drafting a letter to each of them according to covenant and addressing the different reasoning for each set of covenants. The boards explained that the first covenants were written during Mr. Duffee's ownership and generally speak to his vision for the development. They purposely were done in broad language so it comes down to the legal intent of the developer. Each subsequent developer up to and including the Baptist foundation always built on Mr. Duffee's 1971 covenants as they added properties and drafted the documents to look at broader applications. The SWRA board interprets the covenants based on the point of law of the intent of the developer. The Board has not only the authority to enforce the covenants but also the responsibility.

During discussion, it was explained that the mobile trailers at gate 34 and gate 49 are commercial property that is not under the residential covenants and that the board has ~~No~~ ability to grandfather certain residents to a different standard. At the end of the discussion, most agreed that they would move their RV's to offsite storage as other residents have if the Board would

seek a letter of agreement to the intent of the covenants from Mr. Cecil Duffee. The Board agreed to pursue this and respond in writing back to these property owners.

Maintenance Manager's Report

The Board reviewed the written reports.

- **Gate 34 Incident Report** – The gate was hit again and the sheriff is pursuing the suspect. Travis will report back to the board when he receives more information.
- **Pineview Pool & Tennis Card System** – The electrical work is done and the readers will be installed next week with the new gate.
- **Stone Martin Builders** – They have started building on lots 23, 25 of Deer Run and 30 Pine Ridge areas. Eb reported that they had properly cut the trees on these lots per ARC plan that left a line of trees along StillWaters Drive, which provides a nice setting.
- **Trailer Violation Sheet** – Reviewed and noted the status of notices.

Treasurer's Report –

Profit & Loss – The total expenses budget amount through March 31 is \$172,000. The actual amount incurred through March 29 is \$126,000. The lower expenses of \$46,000 are due primarily to \$11,000 in Administration cost center for depreciation that has not been recorded, \$21,000 in the Roads cost center for drainage that has not yet been spent and \$10,000 for pool and tennis courts maintenance that also has not yet been spent.

Balance Sheet – The Board reviewed the March 29th balance sheet. Mike reported that SWRA is in a good cash position at this point in time.

Collections Updates – One long-term property owner has cleared his account this week due to the sale of a lot. Receivables are \$183,718. Of that amount, \$43,244 is from one owner who owns 46 properties. \$9,382 is from a combination of properties owned by one owner under several companies' names. We have liens on all of these properties. Properties will be sent to Holloway Collections on May 1st. Letters informing the owners of this will be sent out. Mike and Susan will prepare a more detailed reporting by collection category type for the next board meeting.

OPEN AGENDA ITEMS

Long Range Planning– Herb Starzer and Cal Johnson have not yet met.

Executive Center Repair – Repairs are progressing and the board was updated on issues that had arisen since the last meeting. The windows will be slightly resized in order to increase the support. All repairs are being done to current code. The downstairs area walls have been partially removed in order to enlarge the meeting room.

The Board adjourned to go into Executive session to discuss legal issues at 10:45 a.m.

The Board reconvened Regular session at 1:30 p.m.
NEW AGENDA ITEMS

ARC –They have recommended Perry Mason as a new member who is a long term resident of StillWaters. **The Board approved a motion to approve the recommendation Mr. Mason.**

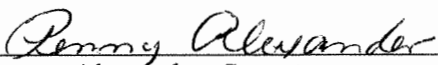
Opening of Pineview Pool – We will watch the weather as it warms up and announce the opening of the pool. We hope to be able to open it mid April if nighttime temperatures warm up. If not, it will be opened on May 1st. There is still a problem with a leak and Rob Corum was scheduled to be here last week once he finished a job in Savannah. Penny will check with him.

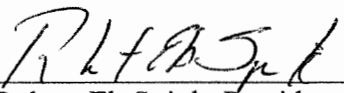
Open House for Harbor Pointe Marina and Stoneview Summit – April 17th

Roads/Drainage Committee Report –Meeting scheduled for April 5th.

Committee List – The board was reminded that they need to contact their committee members and schedule a meeting where needed. Volunteers are always welcome additions.

The Board meeting adjourned at 2:25 p.m.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: 4/13/10

Minutes
SWRA Board of Directors Meeting
March 16, 2010

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of March 2, 2010.

Board reviewed and unanimously approved the minutes of the SWRA Annual March 13 meeting.

Election of officer's was held immediately following the Annual meeting at Camp Civitan. Buck Stevens, President, called the meeting to order. The Election of officers was held. EB Spink was elected President. Dave Heinzen was elected Vice President. Mike Dollar was elected Treasurer and Penny Alexander was elected Secretary.

Community Administrator's Report

- Camp ASSCA - Sent a letter requesting that they be exempt on association fees on properties that they owned. The Board instructed Susan to write a letter of response explaining that the board could not waive the fees as they are attached to the properties by deed and that many other charitable and non-profit groups also own lots and pay the same fees.
- Newsletter billing has been completed.
- Office Policy Manual – Susan is working on completing the additions.
- \$19,376.89 deposited to account since our last meeting. This includes an insurance check of \$5,379.09 and 2 completion deposits for new homes of \$3,200 each.
- An insurance check of \$739.80 for damage to Gate 34 gatehouse has been deposited.
- Laptop Computer – The one used for the annual meeting is extremely old and slow. The board agreed for Susan to have Matt Spain of Computer Paramedics to service this computer and evaluate its capabilities.

Maintenance Manager's Report

The Board reviewed the written reports.

- Projector - The bulb is out and the replacement lamp is \$300. New projectors are not much more. The board agreed that later this year it would consider the purchase of a new projector. Travis will solicit quotes and specifications at that time.
- Alabama Ornamental – Installed the new gate at 34 on Friday, March 6th.
- The Trailers Violation Log was reviewed.
- Pool and Tennis Card Systems – The electricians will install the necessary power this week.

Treasurer's Report - Mike Dollar was excused.

OPEN AGENDA ITEMS

Election Committee Report – Penny reported that she has received the sign letter of report from the committee and it is on file in the office. Dave Heinzen and Eb Spink were elected to serve three-year terms and Mack Yeargan and Cal Johnson were elected to serve two-year terms. The voter turnout was 156 ballots/properties, which was low due to there being 4 positions and 4 nominations.

Long Range Planning– Herb Starzer and Cal Johnson will hold a meeting soon.

Executive Center Repair – Several types of insulation options are being bid including an open cell sprayed foam type. Some inside construction has begun and the transom windows will not be replaced due to the new roofline. Headers and support framing in the front office (Travis') had to be added. HVAC installation is progressing nicely. The black letters on the side of the building (Executive Center) will not be replaced. We are on target with the time worked and money spent even though it is taking a longer time frame due to weather delays.

Deer Overpopulation – Mack recommended that we postpone this for now, ask the residents casually to see how they feel about thinning the herd for the health of the deer population. A suggestion was made that Mack contact Alabama Dept. of Conservation and Natural resources to see if they will conduct a free population study. Also, on how to educate the public on the benefits of thinning the herd, if needed.

Landscape Committee – The work on the latest approved bid is complete at Gate 34 and Gate 49. The large shrubs behind the StillWaters sign had to be replaced. Visions has tried renewal pruning for the last two years, however they were just too old.

Board Meeting Schedule – This was approved as presented.

Board Contact Information – This was checked and approved as presented.

NEW AGENDA ITEMS

ARC –Stone Martin is building on Lot 23 and 24 and Lot 30 across the street. Eb and George Brady will meet with the builder this week to discuss some drainage issues and trees. Garbage cans being left out are once again a problem and the committee is working on some recommendations. The ARC will follow up on recommendations from Hagan Wagoner 18 " pipe under driveways or a certified drainage plan to be submitted with building permits.

Annual Meeting Review – It is a good format. The two presentations were good and set the positive tone for the meeting. Buck did an excellent job in presiding and moving the meeting along. Trying to keep it to a 1.5-hour format is well received. The meeting could be moved to the Administrative building next year, as the turnout was only about 65 people. With the addition of space downstairs, it could be handled at SWRA, as heaviest attendance has been just a few over 100. There were some concerns after the meeting about there being too many houses on the

Enclave land; however, it is a lower density than condominiums. Several have commented that they would like to see some one-level homes included in the project. There will be another presentation at the golf clubhouse on March 28th at 2:00 p.m.

The Board adjourned to go into Executive session to discuss legal issues at 10:00 a.m.

The Board reconvened Regular session at 1:30 p.m.

Roads/Drainage Committee Report –Penny reported on an update from Hagan Wagoner of ProgreCiv Group. He has completed all of the fieldwork for 6 of the 9 sites including evaluations of all structures and pipes of concern and all areas that he felt needed to be surveyed based on potential grade issues. The information includes an inventory of structures, structure sizes, pipes and sizes, roadway dimensions, flumes with dimensions, and various grades. Hagan has also taken photos of all locations and has compiled them in preliminary documents for each site. He is working on the reports now. Once he is ready, a joint meeting of the board and Roads Committee will be scheduled for review and discussion.

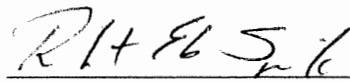
Chamber of Commerce Meeting – March 23rd 10:30 a.m. -1st Methodist Church. Cal, Eb and Penny will attend.

Pool – Rob Corum is scheduled to come up in the next couple of weeks to look into some leaks at Pineview Pool.

Committee List – These were distributed and liaison positions were agreed to. Board members will need to contact their committees and set up meetings. New volunteers are always welcome on the committees.

The Board meeting adjourned at 2:05 p.m. in order for members to travel to Attorney Mark Allen Treadwell's office to prepare for trial on the Auction Deeds case, which is tomorrow, and to respond to a consent order of settlement agreement with one of the parties.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: March 30, 2010

Minutes
SWRA Annual Meeting
March 13, 2010 10:00 A.M.

President Buck Stevens 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, Mike Dollar, Cal Johnson, Eb Spink, and Mack Yeargan. Community Administrator Susan Thames and Covenants, Maintenance Manager Travis Fincher, Asst. Maintenance Manager/Roving Patrol Bren Baker and Gate Captain Sue Page were also present. There were approximately 55-60 people in attendance (number includes board members, staff and guest speakers).

Welcoming Remarks – Buck Stevens welcomed all to meeting and thanked them for attending on behalf of the SWRA Board and staff. He announced ticket sales for the SWVF&R Follies tonight and the concession sales this morning support the SWV&R. Buck encouraged all to support the valuable fire and rescue department. He then quickly reviewed the agenda.

Russell Lands – VP Sales, Steve Arnberg

Steve explained that he, Lee Lester and John Margeson had attended a board meeting and want to work closely with StillWaters and the board. Steve has a long background in real estate sales and development. He has worked at Russell Lands 8 years and they have sold approximately \$800 million dollars of real estate in that time period. A developer purchased the Stoneview Summit (SVS) property at the 2003 auction from the Baptist Foundation of Arizona. The original plan was to build 220 units with 189 boat slips. They sold 85 units in order to get financing. Many problems followed as these contracts did not close; many people were those planning to “flip” the condos.

Russell Lands is now involved with Stoneview Summit and Steve assured the homeowners they are going to be a good neighbor. They are concerned about real estate all around the lake as it affects all property values on the lake. They are working on developing some zoning for the entire lake community and will enlist SWRA’s help. At bankruptcy the Crown Pointe condos were to sell at 35 to 50 cents on the dollar. Russell Lands took over and in 60 days sold 43 units at Crown Point, which had been left unfinished. Russell Lands restructured its real estate division in order to gain more visibility and range. They split off ERA Lake Martin Realty. Steve stated that 9 out of 10 properties they sell do not belong to Russell Lands but to individuals.

The SVS project is viable financially. Empire Bank is a large bank that pools smaller banks resources and facilitate the coordination of the completion of the project. The almost completed building needed a 1.9 million investment and the other two buildings needed \$8.5 million to finish.

Pier situation – The original plan was for 125 piers. Russell Lands has advised the developer not to build additional condos but to sell the 85 units, which represent \$20-25

million, and to reconfigure the piers to make it as low impact on that cove as possible. Alabama Power has changed the regulations for piers to be 50 feet apart and they can only extend 25% across the slough. Commercial pier permitting takes 1 to 3 years to be approved. FERC has complete and final control.

Steve stated that buyers like StillWaters. His company is here today to represent StillWaters community as a whole, not just SVS. It is a lifestyle that buyers are attracted to and value. Price range of units at SVS will be \$230,000 -330,000.

They own land across the street on a piece of land where they may build a boat ramp, not sure if they would allow SW residents to use it. Also looking to work with the Living Waters Church if they can as good neighbors.

They will take the project to market the end of next week once they review and make sure all printed materials are factual. Should have pier redesign drawing by end of week. April 15th – There will be a Re-Grand opening April 15th and the entire community is invited. This is the same weekend as the Harbor Point Boat Show.

Next building will be completed in July and then August for the third one. They will be adding some trees and shrubbery then repave the parking lot with the goal to be to make lemonade out of lemons. They want it to look better.

Condo financing is hard to find. Empire Financial is putting together a finance program. 10% down, 30 year, ½ point origination fee for qualified buyers at under 5% (4.95%). There is no ability to amend those SVS covenants already recorded at courthouse. They are under the SWRA 1987 and the Tradition Covenants also and will also pay all fees of the SVS homeowners' dues and fire department dues.

Steve stated that there is a need to work with the Marine Police on speed control in the slough. Russell Lands will do this if needed.

The road curve at Hwy 63 at Windermere will be straightened by November. There has been an 80 months of supply of lake homes/condos at one time, but it is now down to about 24 months. It needs to get down to a 10-month supply for prices to level out. He advised that if you don't have to sell a piece of real estate right now – don't do it. Once we get back to inventory of a 10 month supply, you will see values increase. Atlanta, Birmingham, Montgomery are our major sources for buyers at Lake Martin. Atlanta was hammered in the recession. The job levels should be back where they need to be by 2011 for Montgomery and Birmingham. The normal level of sales for vacation homes will not recover until 2012-2013. There should be 25,000 vacation homes per year from that market area but we are only back up to about 5,000 this year. Hopefully, it will be up to 10,000 by 2013.

Enclave Development – Greg Darden

Eight months ago this project was conceptualized. Greg stated that he agreed with what Steve said. Enclave is across the street from SVS in the Sunset Point area. We have tried

to understand the community and what price would sell; we want to fit the requirements of the market. Single family individually owned home sites, lake access, security, privacy and affordable prices and amenities. Greg briefly reviewed a Power Point presentation. One fee will be collected to pay all Enclave Homeowners (EHA), the SWRA and Tradition fees and outside landscape maintenance as well as fire department fees, sewer fees and maintenance of facility itself. Single floor plan for entire project but 3 different designs due to topography. There will be 76 homes, 1500 sq.ft., 3 bedrooms, 3.5 baths, screened porch and walk-in pantry in a gated community. They have a \$310,000 budget for landscaping. The slides shown are a realistic drawing/sketch rendition of the project.

There will be a pier for each home site, common boardwalk, sidewalks and 36 ft. wide streets, free Wi-Fi, 2 parking spaces for every home, golf cart space for every home. There is a vacant area at waterfront if EHA want to build a clubhouse. A 2.5-acre lot will be located offsite for parking of RV's, boats, trailers. Two sites are currently under consideration, one is in SW and one is outside.

They are in final stages of permitting and feel that the project will begin this summer with delivery next year. Greg stated that they are extremely sensitive to the feedback of the community. They are offering the StillWaters owners first chance to reserve a home site in the project. One may pick a spot with no money down. In 35-45 days they will hope to move to a contract. Funding for the project will be available.

Streets will NOT be the responsibility of SWRA or Traditions – it will be responsibility of the Enclave homeowners association. There is a 36 feet elevation drop from front to back with about 12.5 acres. Rhonda Gaskins of Realty South is the broker on the property.

Greg thanked the board for allowing him the time to make his presentation and announced he would be in the back of the room following the meeting. There will be another presentation at the golf clubhouse on Sunday, March at 2:00 p.m.

Election Results – Penny Alexander reported on the election process. She thanked the Nominating committee members, Betty Litsey, Patti Richardson, Carolyn Strother, & Buck Stevens who served with her. She stated that they had worked hard in canvassing candidates and had contacted over 30 in order to come up with four excellent, qualified volunteers.

Penny then thanked the Election committee, Linus Fiely, Paul Gross, Betty Litsey, Buck Stevens & Carolyn Strother. They counted and certified the ballots and the vote this week. The new elected members are Cal Johnson and Mack Yeargan (serving 2 year terms) and Dave Heinzen and Eb Spink (serving a 3 year term). They will serve with remaining board members Michael Carter, Mike Dollar and Penny Alexander.

Penny then thanked Buck Stevens for his three years of diligent service. She stated that

Our deepest gratitude and thanks to Buck who served as President in 2009 and did an outstanding job. His contributions to improve SWRA are much appreciated and he will be missed.

Buck reviewed the **Mission Statement**, which is: *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.*

Buck spoke about the 2009 Major Accomplishments:

- Pineview Pool Renovation including Deck & Pool house
- Waterfall / Fountain Renovation
- Hailstorm Damage Repairs
- New and Repaired Road Signage
- Adopted SRWA Drainage Policy
- Engaged Consulting Expert for Drainage Issues

Buck also reviewed the SWRA GOALS:

- 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.

Buck stated that the 2010 Plans were:

- Continue to repair and pave roads in StillWaters within our limited resources.
- Address immediate drainage issues.
- Develop a comprehensive long-term solution to drainage.
- Repair and renovate the SWRA building for a durable, energy efficient, low maintenance asset.

Buck thanked the committee members who volunteer throughout the year and their time and efforts contribute to make StillWaters a better community. He asked that anyone serving on any of the following **Committees** stand to be recognized.

- 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

Even 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. Buck asked them to stand and thanked them for their service to StillWaters.

STAFF – Buck introduced and thanked Susan Thames, Community Administrator Travis Fincher, Covenants and Maintenance Manager, Bren Baker, Asst. Maintenance Manager/Roving Patrol, and Sue Page, Gate Captain for their hard work, patience and continue excellent service to our community.

Buck reviewed the number of properties under each set of covenants.

	<u># Properties</u>
• 1987 Covenants (SWRA)	1325
• 1974 Covenants	376
• 1971 Covenants	51
• Waters Edge	<u>11</u>
	1763

Budget Presentation – Mike Dollar reported that he and Susan and the Budget Committee Chairman started on in October and finalized in late December. Our reserve funds that had been set aside for several years were very beneficial in handling the capital project repairs that had to take place in 2009 due to the hail storm damage in April.

Mike briefly reviewed the handout budget (copy attached). Gary Crumpton, Wes Wood Herb Starzer and Debbie Nigh served on the Budget committee. Mike thanked Debbie Nigh who had laid the groundwork with much of the financial work that he and the committee dealt with. The bulk of our revenue has been billed and collected for 2010. Our money is invested with Alabama Power Credit Union, which is currently paying higher interest rates than certificates of deposit. Fixed expenses cover most of SWRA funds, there is not much left for discretionary funds.

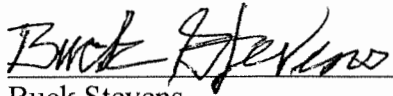
Mike briefly explained the needed repairs for the SWRA office building, the insurance funds that will cover much of the expenses of the roof, siding, HVAC, windows and interior improvements.

There were a few comments and questions from the floor.

Buck thanked the community for allowing him the opportunity to serve on the board and he thanked the other board members for their time and assistance throughout the year. He then thanked all for coming to the meeting and for their input. He reminded people of the Follies tonight, and that the two groups (Russell Lands and Enclave) would be at tables in the back of the room for additional questions.

The meeting was adjourned at 11:48 a.m.


Penny Alexander
Secretary


Buck Stevens
President

Date approved 3/16/2010

Minutes
SWRA Board of Directors Meeting
March 2, 2010

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

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of February 16, 2010.

Community Administrator's Report

- \$15,497.01 collected since the board meeting on February 16, 2010. Non-payment fees have been billed on outstanding accounts.
- Alabama Ornamental Gate Cards – The pool and tennis court cards will use a different number system.

Maintenance Manager Report

The Board reviewed the written reports.

- February Traffic Report – Gate 49 = 12,476. Gate 34 = 13,121 for a total of 25,597
- Gate 34 Update - The insurance company of the person who hit the rail gate is covering all damages. The new gate is scheduled for installation by next Tuesday.
- Emergency Cold Weather Plan Rev. 1 - The Board reviewed and it will be put in the Office Policy Manual as well as in the Maintenance Files.
- Trailer Violation Log - This was reviewed.
- Sky Is The Limit – Stone Martin Builders owns 4 lots that they will be building on once the ARC approves the plans. Carports will be on the side and exterior colors will change to varied colors.

Treasurer's Report

Financial Statement Review – Copies of the current financial statements were distributed and discussed. Mike D. has spoken with Letha Hinote of Warren, Sasser & Associates about the quality of work from the new accountant assigned to our account (Niki) and was satisfied with Letha's explanation that Niki should catch on quickly. He will speak to her again, however, about recent mistakes found in 2010 entries.

Mike reviewed the March 1st balance sheet. SWRA does not currently hold any CD's. The two that were outstanding at the end of 2009 were not renewed when they matured in January and February due to the very low rates available. Instead, the proceeds were deposited into the share account in APCO Credit Union, where current rates are just over 2%. Our funds deposited in APCO currently exceed \$800,000 but are fully insured. Our cash balance is currently higher than anticipated in the 2010 plan primarily due to higher collection activity and slower spending on the renovation of the SWRA office building due to inclement weather delays. Our current

receivables balance of \$228,000 includes approximately \$90,000 of carryover from 2009 balances. The 2009 balance includes the declaratory judgment and the amount due from one owner of 46 lots.

Mike pointed out that we anticipate that the outstanding note payable related to the original purchase price of the SWRA building will be paid off as part of the mortgage financing for the renovation.

Collection update - Notices continue to be sent out to past due property owners assessing a nonpayment fee of \$50. 1987 Covenant notices have already been sent, and the others are in process. Insofar as previous collection issues are concerned, little movement since that last meeting, except that amounts have been collected for four properties previously owned by the owner who now holds 46 properties. The four properties were sold to a builder and closed on February 19. The deed from Pleasure Properties has not yet been received from Don Harrison's office. Once received, this will further reduce outstanding old accounts.

OPEN AGENDA ITEMS

Long Range Planning– Herb Starzer and Cal Johnson will hold a meeting with the full committee after the Annual SWRA meeting.

Executive Center Repair –According to contractor Kenny McBride the project is on target with the progress made compared to the amount of hours worked. The weather has slowed us down as far as days that they could not work. Kenny is checking with Kevin at Sunshine Heating and Cooling on the best options for the insulation of the attic/old roof and best efficiencies versus costs. The HVAC unit for the middle section of the building will be put in the closet under the stairs so that we can preserve the ability to use the downstairs room next to the bathrooms as an office should it ever be needed in the future rather than limiting it to just a storage room.

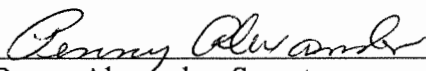
Deer Overpopulation – Mack contacted the Conversation Department of Alabama. Since bringing this up he has questioned whether or not SWRA has the legal authority to be on other individual owners' property as well as the need for thinning the herd. Mack will follow up further and report back.

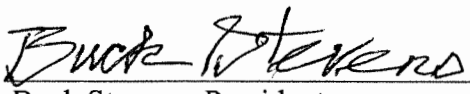
NEW AGENDA ITEMS

ARC –The ARC recommended Bob Bradshaw to serve on the committee. **The board approved this recommendation via email and welcomed Bob to the committee effective March 2010. It was agreed that Assistant Maintenance Manager Bren Baker would have a list of the ARC permitted projects as he drives through StillWaters to cross check in order to be sure that a permit has been issued by the ARC.**

Roads/Drainage Committee Report –Penny reported on an update from Hagan Wagoner of ProgreCiv Group. He has completed all of the fieldwork for each site including evaluations of all structures and pipes of concern and all areas that he felt needed to be surveyed based on potential grade issues. The information includes an inventory of structures, structure sizes, pipes and sizes, roadway dimensions, flumes with dimensions, and various grades. Hagan has also taken photos of all locations and has compiled them in preliminary documents for each site. He is working on the reports now. Once he is ready, a joint meeting of the board and Roads Committee will be scheduled for review and discussion.

The meeting moved into Executive session to discuss legal issues and collection cases at 10:35 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved: 3/16/2010

Minutes
SWRA Board of Directors Meeting
February 16, 2010

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

Approval of Prior Minutes: Board reviewed and unanimously approved minutes of January 19, 2010.

Guests: Lee Lester and John Margeson of ERA Lake Martin and Steve Arnberg, VP Sales of Russell Lands to discuss Stoneview Summit (SVS).

Lee thanked the board for their time, dedication, love for and passion for StillWaters and making it a better place. He stated that they want to market SW for the future in-line with the board's and residents' vision for SW. They were attending to share information, answer any questions and to seek input.

John Margeson explained that ERA and Russell Lands formed a partnership about 9 months ago for better, broader exposure. ERA Lake Martin Realty is separate from Russell Lands in order to promote and list resale properties. The Dadeville office has 5 agents with Lee Lester as the broker and they are listing Stoneview Summit and will start marketing in March. They have been asked to assist the bankers (Empire Financial) figure out the best way to sell this project. Proper exposure and right prices are key for success. Lee Lester is our point of contact.

Steve Arnberg pointed out that we are not in competition with Russell Lands; we all love Lake Martin and want to market the entire area. In 2006 there were 800 transactions on properties owned by other people than Russell Lands. Russell Lands decided to spin off a second organization for individual property owners to sell their property. He asked that if there is anything needed or going on with SVS that we please contact them through Lee. Sterling bank approached Russell Lands to finish Crown Pointe on the lake in order to bring the project to completion. They sold 43 units in 60 days. Zoning for property use on the entire lake is needed in order to protect all of Lake Martin.

SVS developer bought property at auction. The original plans were for 220 units with 1580 Ft. of shore and they wanted to put piers for all units. Empire Financial held an organized, shepherded bankruptcy. Empire Financial is an organization that pools or banks for banks. They put together 10 different banks and are acting as a clearinghouse and chairman of a committee. It is now divided into segments and different ownership. Building # 5 – need to correct a few deficiencies – owned by 10 of the banks. Requires about \$1 million to finish. Other two unfinished buildings needed \$9 million and the nine banks put in their million in cash each with Empire upfront so if any go under it will not effect SVS project. Charlie Lehman is President Of Empire Financial and David Dyar is the person in charge of day-to-day operations. Russell Lands is advising them on how they would move forward if it were a Russell Lands project.

They hope that buildings 2 & 4 will be completed by fall, weather permitting. There are 85 total units in the three buildings. The rules have changed with AL Power Co. for a commercial permit for parcels with over 1000 ft. of shoreline and multiple units on the property. Billy Edge is over all shoreline permitting on all Alabama Power lakes. Lee Townsend is the local representative. Keith Bryant of Alabama Power licensing and hydropower group looks at it before it goes to FERC. At initial stages at reconfiguring piers – FERC has no time frame that they are required to look at a request. Fish and Wildlife, marine policy and surrounding prop own are required to look at this. The rule was that piers could reach 1/3 across a slough. Now it is required that the pier/dock can only extend 25 % across at 490 ft. full pool and 50 ft between piers/docks. They plan is to remove part of the boardwalk. 85 condos with pier requested 85 potential slips with 10 of those being for sea doos. This is a less dense development. Double slips are easier to get in but FERC will require mooring poles to require separation. They are relocating one pier and adding 3 piers.

On April 17th there is an in-water boat show at Harbor Pointe Marina and an open house at SVS. They want to work together to sell the entire StillWaters community.

The Board thanked Lee, John and Steve for attending and for sharing all the information as well as for their efforts to improve Stoneview Summit and the StillWaters community.

Community Administrator's Report

- Annual Billing receipts -\$662, 307 of the annual billing has been deposited thus far.
- Ballot Mail Out – Volunteers folded and stuffed the ballots and mailed along with decals to the property owners/members under the 1987 covenants.
- 2010 Decals – mailed out to 1987 owners who have paid their fees. Other covenants decals will be mailed out as soon as possible.
- Emergency Weather Plan – Document was reviewed and changes made.
- New Email formats for *SWRA eflash*... These were reviewed. Several formats will be developed. The next newsletter should ask members to add the SWRA email address to their computer address books.
- Copier Proposal - Berney Office Solutions made a presentation to Susan Thames and Mike Dollar as the five-year contract is in its last year. Susan presented two proposals for the board's input. **After discussion, the Board agreed to accept the recommendation to move forward with the Sharp Color Copier.**

Guests: Marcus Ralph Spraggins, Ed & Marge Shikoski, Wayne Pennington and Martin & Pat Stokes attended the meeting to express their objections to moving their RV's. The board listened to their concerns then pointed out that many other property owners had moved their boats and RV's as per the covenants and that other residents supported the removal of RVs. The Board members had also reviewed a letter from Wayne Coe. The Board thanked the group for attending and for sharing of their points. At this time, the guests left the meeting.

After discussion, a motion to table this until the next meeting with all board members reviewing the Articles of Incorporation, Bylaws, 1971, 1974, and 1987 covenants passed.

The Board adjourned for lunch at 12:35 p.m.

The Board reconvened at 1:15 p.m.

Maintenance Manager Report

The Board reviewed the written report and then asked Travis Fincher to join the meeting in order to explain some items and answer questions.

- Gate 34 Update – A letter has been sent to the owner of the truck that hit the gate on January 31, 2010 and a report has been made with the sheriff.
- January Traffic Report – Gate 49 =12,967 and Gate 34= 13,594 for a total of 26,561.
- Trailer (RV) Violation Log – This was reviewed and discussed.
- Resident Complaint – Letters to a property owner who is running a business out of his home have been sent explaining that this is a covenant violation.

Treasurer's Report

Proposed Budget 2010 update – Spreadsheets on the Projected Income for 2010 and a cash flow statement by month for 2010 were reviewed.

Collections update – Deed for Pleasure Properties will be turned over to SWRA in the next couple of weeks. Once the deed is received, Mike Dollar will contact Realtor Betty Litsey to list the property for sale.

Open Agenda Items

Roads/Drainage Committee Report – Mike D. - No meeting since the last report.

Long Range Planning– Herb Starzer and Cal Johnson have met. A packet of information has been pulled together for the rest of the committee.

Executive Center Repair –Penny updated the board on the HVAC meeting and final bids. The project was awarded to Sunshine Heating and Cooling. We are still awaiting the response from the Builder's Risk policy insurer on the water damage to the basement. Three banks, RBC Regions and Keystone are willing to do commercial loans for the mortgage on the building.

Election Committee – Penny reviewed the committee guidelines from last year, no changes were made. These will be reviewed with the committee members also.

New Agenda Items

Spiers letter – An email concerning Christmas decorations for StillWaters was reviewed. Al and Rhonda Spiers are looking into costs and suggestions, which will be discussed with the committee who has decorated for several years.

Trash Newspapers - Susan will write a letter to the Tallapoosa publisher concerning the delivery of newspapers to vacant homes, which is a security issue, as well as an unsightly trash problem.

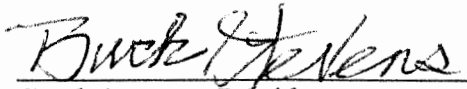
ARC – Eb reported that the completion deposits have been refunded to Stone Martin Builders less the payment for the paving damage.

Landscape Committee Report –A motion to approve the recommendation from the Landscape Committee for the fountain/front gate area passed unanimously.

Deer Over Population – Mack stated that the Conversation Department of Alabama has a program with the Alabama Bow Hunters' Association to thin out the deer and that all the meat goes to a food processor to be donated to a program to feed the hungry. Mack agreed to check further into this program and report back to the board.

The meeting moved into Executive session to discuss legal cases at 2:40 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved: 3-2-2010

Minutes
SWRA Board of Directors Meeting
January 19, 2010

Call to order – President Buck Stevens called the meeting to order at 11:25 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.

Board Position – A letter of resignation from Board member Tom Handley has been received and the Board accepted his resignation effective January 31, 2010. The Board appreciates what Tom has done in service to the community as he has contributed much over the years. **The Board approved a motion to appoint volunteer Mack Yeargan to serve in this position effective February 1, 2010 until the election is held in March.**

Nominating Committee – A written report of nominees from the Committee was reviewed and accepted by the Board. There will be four positions up for election. Two will be two-year terms and two will serve three years. **The board approved a motion to invite Dave Heinzen who has agreed to run to attend all regular session meetings beginning immediately.**

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

Community Administrator's Report

- **Annual billing** – We have collected \$280,000 to date.
- **Baldwin Tays** – This house on Stagecoach is under foreclosure. SWRA has a lien on this.
- **Philip Grant** - This property is back in foreclosure and SWRA has a lien on this.
- **Decals** – There was a problem with the order and they should be in next week.
- **Truck** – Needs repair and the estimate is \$300 to order parts. **The Board approved the repair to come from the budgeted item.**

Maintenance Manager's Report

The Board reviewed the written report and then asked Travis Fincher to join the meeting in order to explain some items and answer questions.

- **New Gate Attendant** – Clyde Ware has been hired.
- **Right-of-way damages** – A criminal mischief report has been filed with the sheriff to be presented to the Grand Jury along with the golf course damages.
- **Waterfall/Irrigation Report** – Visions will work to isolate the latest leak in the irrigation system and repair.
- **Covenant Violations** – Log was reviewed and appropriate actions discussed and agreed upon. The majority of owners continue to comply with the covenants, which is greatly appreciated.
- **Long Freezing Temperatures** – The extra measures to prepare the pool, fountain, executive center and park bathrooms all worked very well. There are a couple of pipes in

the pool house, which will need minor repairs. Susan, Penny and Travis are preparing an emergency cold weather plan of action.

Treasurer's Report

Budget update: The latest has been sent to Gary Crumpton, chairman of the budget committee and his comments have been returned. Mike Dollar is working on a comparative statement for the full budget committee and their review to be presented to the board.

Mortgage: APCO (Alabama Power Company Credit Union) has come back to Mike Dollar to report that they not do commercial loans. Mike is checking with other mortgage companies for rates and terms/conditions.

Payment Plan: A motion to set a payment plan similar to the same program as last year with a promissory note signed by the property owner was approved. It will include a \$50 processing fee per property.

Collections:

- Koval, 5 K Equity, Baldwin Tays, Deny Properties – We are waiting for a response from Charlie Byrum of Holloway on these that are under the same ownership.
- Five of the 5K Equity properties have been foreclosed. We filed before the foreclosure in order to perfect our claim.
- Mike Lewis, Chilwaters: Mr. Lewis sent a special request to the Board for a modification in maintenance fees. The Board does not have the authority to adjust maintenance fees or assessments for any owner as the covenants are clear that all property owners be treated equally and these fees are part of the written covenants. In accordance with SWRA policy, liens have been filed on all of the Chilwaters properties due to outstanding fees.

OPEN AGENDA ITEMS

Elections Committee – The following people agreed to serve on the committee for 2010. Buck Stevens, Carolyn Strother, Betty Litsey, Linus Fiely and Paul Gross. Susan Thames and Penny Alexander will assist the committee concerning members in good standing (fees paid) and multiple properties and which covenants they are under. Only those under the 1987 covenants can vote.

Executive Center Repair – Susan Thames has verified the Liability and Workers Comp certificate for Kenny McBride, M&M Construction. SWRA has also purchased builder's risk insurance. The roof work has begun and dumpster will be delivered soon.

Road Committee Report – The committee met Monday night. Mike Dollar reported to them that the Board had given the list of 9 sites to Hagan Wagoner of ProgressCiv Group, Inc. for evaluation, solutions and estimates for repair. The committee has developed a log as a formal way of tracking every drainage area project with a job sheet for the assigned Road committee

member to completed and given to Hagan Wagoner of ProgreCiv Group, Inc. as project engineer for an estimate and evaluation. The board is appreciative of all the time and effort that this committee is putting in to improve our community.

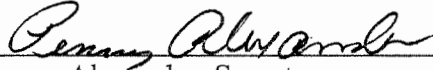
Long Range Planning Committee Report – Cal reported that they plan to have five meetings between now and March meeting but have not met as of yet.

ARC – They discussed and have revisited some of the areas where we have had ongoing problems with clean up. They are discussing some additions/changes to the ARC guidelines/covenants.

NEW AGENDA ITEMS

Pool/Fountain Contract - The contract as presented by John Gregory has been revised with the additions of pool protocol as provided by Rob Corum of Pool Solutions. **After review and discussion, the Board approved the contract as presented.**

The meeting adjourned at 2:30 p.m.


Penny Alexander, Secretary


Buck Stevens, President

Date approved: 2-16-2010

Minutes
SWRA Board of Directors Meeting
January 5, 2010

Call to order – President Buck Stevens called the meeting to order at 9:00 a.m. Board members Cal Johnson, Penny Alexander and Eb Spink were present. Michael Carter and Tom Handley were excused. Susan Thames was present to report. Mike Dollar was attending court proceedings on behalf of SWRA in the cases of Pleasure Properties and J. Hinson. He joined the meeting at 9:40 a.m.

Drainage Issue - The Board reviewed a written presentation from Don Belew concerning drainage problems in the Greensbrook area. **The board agreed to ask Hagan Wagoner of ProgressCiv Group, Inc. to review the documents and meet with Mr. Belew to discuss resolution of the problem.**

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

Community Administrator's Report

- **Annual billing** – Over \$830,000 has been billed. Some of these are voluntary fees and not all will be collected. Volunteers helped to stuff, fold and collate on two days in order to get the bills out. A few residents have called with questions. These were discussed.
- **Stoneview Summit** – Realtor Rhonda Jaye stopped by the office to ask about a real estate development plat map. SWRA will coordinate with Todd Rogers since this property is also under The Tradition covenants. Eb will discuss this with the SWRA ARC.

Maintenance Manager's Report

The Board reviewed the written report and then asked Travis Fincher to join the meeting in order to explain some items and answer questions.

- December's Traffic Report – 13,379 at Gate 49 & 13,211 at Gate 34. total 26,608
- Year end totals = Gate 49, 200,995 and Gate 34, 171,539 for a total of 372,534
- Gate 34 – The new gate will be installed tomorrow. David Nichols of Alabama Ornamental will check the loop systems to see if the timing can be improved. **A motion was made and approved to purchase two all condition cameras to be installed at Gate 34 in addition to those already there in order to improve the ability to read license tags as discussed in previous meetings and included in the 2010 budget for a total of \$6000.**
- Pineview Pool – Pool pump needs a new bearing and pump impeller, which will be replaced. Travis will check with Pool Solutions and Backyard Experience for solutions with the upcoming freezing temperatures in case the part does not arrive on time.
- Waterfall/Irrigation – There is a leak or broken pipe in the Gate 49 area. The pond is loosing water. Rob Corum of Pool Solutions will be up next week. Walnut Hill Water

has checked the meter and it is registering correctly. A plumber will meet Travis this afternoon and he will meet with Vision Landscape to resolve the irrigation issue.

- Paving Report – Still a few small places to be repaired. D&J will have to wait until the temperatures are in the high 40's or 50's before they can pave.
- Paving Quantity/Cost Reconciliation – The final invoice was more than the bid approved by the board. Buckskin Court was increased to 1" of asphalt from tar and gravel, which the board had approved and the cul-de-sac was larger than Travis, had originally figured. Also Chinquapin Pass was not estimated correctly for the bid, as it is wider in some places. These areas accounted for the additional billing.
- Right-of-way Damage update – The resident's son is 18 yrs. old and the family denies any responsibility for him. SWRA will file a criminal mischief report with the sheriff based on the Vision Landscape quote for repair.

Treasurer's Report

Mike Dollar reviewed the balance sheet as of Jan. 4, 2010. 2009 expenses ended up very close to what Mike had projected in late November. There is \$103,723 in the legal reserve at year-end. There is \$24,000 in the gate equipment reserve, \$7,000 in the tennis reserve, \$5,200 in Moonbrook Park Reserve, \$65,000 in Executive Center reserve, \$10,600 in the truck reserve. Any other items that need to be added for 2010 need to be turned into Mike Dollar this week. Unrestricted cash at year-end was \$58,000, of which a substantial amount was from insurance money from hail damage that has not yet been spent.

Collections –

- Five of the 5K Equity properties have been foreclosed. We filed before the foreclosure in order to perfect our claim.
- L. Faulkner – An affidavit has been filed in Florida in order to perfect our claim.
- J. Hinson was one of today's court cases; SWRA will get a default judgment on this one.
- Pleasure Properties – They have agreed to turn the property over to the SWRA deed for debt program.
- Mike Lewis, Chilwaters – Attorney Harrison has notified them that SWRA will be filing a default judgment on the outstanding fees for 2009.

OPEN AGENDA ITEMS

Road Committee Report – Meeting scheduled for January 11th. They are continuing to work on the drainage issues in order to develop a master plan for StillWaters. **The Board reviewed a list of 8 sites that had previously been put forth by the committee. The board approved turning these over to Hagan Wagoner of ProgressCiv Group, Inc. for evaluation, solutions and estimates for repair.**

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

Nominating Committee – They will report back to the board by January 19th.

Executive Center Repair – The Board approved a motion to set up account at Lake Martin Building Supply for renovation project. The window bid was reviewed and approved, which is double pane insulated job built windows. The board discussed the repairs and improvements needed on the building. Penny Alexander, Mike Dollar and Michael Carter had meet with architectural Micki Joell and contractor Kenny McBride and the board agreed to move forward with a cost plus contract with M&M Construction.

Hagan Wagoner of ProgressCiv Group will complete the repair and redesign of the drainage around the building this week. A pipe will be bored in under the parking area and drains installed in order to drain the water away from the building.

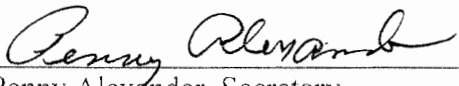
Landscape – The area under the power lines at Lakeview Ridge Circle had been cleaned up. The old asphalt that had been dumped over the years has been removed.

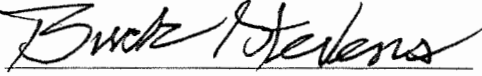
NEW AGENDA ITEMS

Pool & Fountain Maintenance Contract - The Board approved the proposed contract with John Gregory, which is a \$200 per month increase from 2009 due to the new fountain, which now has a bottom that can be brushed and vacuumed. Tom Handley is currently working on combining the contract presented by John Gregory and the list of pool protocol provided by Rob Corum of Pool Solutions.

Election Committee Appointed – The Board will ask the nominating committee members to serve. That is Buck Stevens, Carolyn Strother, Betty Litsey, Patti Richardson and Penny Alexander. Penny will serve in her capacity as secretary of SWRA and Patti works, therefore additional names for those two places were discussed. Buck will contact those listed.

The meeting adjourned at 12:30 p.m. in order for the Board to discuss legal cases and employee issues.


Penny Alexander, Secretary


Buck Stevens, President

Date approved: Jan. 19, 2010

Marina Point Road at Living Waters Church
Dogwood at Lakeview Ridge
Blue Creek Circle - southeast side
Cardinal Heights from Red Bird to Lake
Dogwood Trail between Legendview Ct and GC
Lakeview Ridge at Lot 31
Stage Coach west side, N of Vistawood Dr
Moonbrook Drive - 49 Entrance to triangle

Check deed & Survey for drainage/ownership
Check upstream side of culvert
Check for failed culvert
Near driving range