

Minutes
SWRA Board of Directors Meeting
December 20, 2011

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 John Mann were present. Mack Yeargan arrived at 9:25. Kevin Eason was present to report.

Approval of Prior Minutes:

Board reviewed and approved minutes of December 6, 2011.

GM Report

Board Informational Updates

1. SWRA has fifteen lots that are available “For Sale”. Several of these lots have been listed with a realtor for over a year. Kevin suggested that SWRA offer, “owner financing” for the lots that it has available. SWRA could offer the lots with a minimum down payment, \$500, to cover the listing agent commission. We could charge interest but Kevin suggested not charging any interest. The key selling point will be to offer the lots with the lowest down payment possible. This might make the lots more attractive to a potential buyer and turn the lots into income producing lots. Lots would be sold under “Contract for Deed” terms, which means title to the property does not pass until the contract is paid in full. Discussion followed on length of terms. The purchaser would be responsible for taxes and fire dues. Kevin stated that if the purchaser did not pay fire dues, property taxes or association fees that the property would revert back to SWRA with the purchaser losing whatever amounts had been paid up to that point. The unknown downside of this was discussed. **A motion to approve the proposal for selling lots with SWRA holding the financing using a “Contract For Deed” was made and seconded. The vote was 4 in favor, 3 against; motion carried. Kevin will contact Betty Litsey to move forward on this.**

2. Kevin suggested that we offer part of the power line property on Vista Wood to residents to use as a community garden. He estimated that it would cost \$130 to prepare the area to be used. Residents will have to till and maintain their own plot, understand that if APCO has to make repairs they will drive trucks over it and no water is available. Discussion followed on Homeowner Association responsibilities and scope as well as management issues. **The Board did not approve the proposal.**

3. A suggestion to include the approved regular Board meeting minutes in the monthly newsletter has been made. After discussion, the Board agreed that the newsletter already covers the important topics from meetings and the minutes are available to members in the SWRA office or via email for those who wish to read them in detail. The paper cost of printing the entire set would be a waste of money. **Reminders of the availability of minutes will be placed at the end of the “From the Board” section in each month’s newsletter.**

4. Kevin suggested that the board accept VISA/MC from residents who want to pay their dues, gate keys, etc.... with a credit/debit card. Regions gave us the best deal of 1.55% for all cards swiped at the office and 1.75% - 2.25% for cards taken over the phone. The percentage changes a little based on if it is a debit card, VISA rewards card or other type of credit card. They would give SWRA a credit card machine free of charge. There is a \$55 annual cost associated with the machine and a minimum of \$15 per monthly charge if we do not have any charges during a single month. We would charge a convenience fee of \$15 for all amounts over \$200, a convenience fee of \$10 for all amounts under \$200 and a convenience fee of \$5 for all amounts under \$50. This will more than cover any cost associated with accepting credit/debit cards and we will also make a little money from the convenience fee. Kevin received quotes from Sam's Club, Bank of America and Chase Payment Systems. Sam's Club had the lowest rates but charged an additional .10 to .20 per transaction and we had to purchase a machine. Regions was able to cut the cost because we already bank with Regions. Discussion followed. The Board has considered this several times over the years but always decided against. Discussion followed on the legality of charging a "convenience fee", the costs vs. benefits for SWRA and the risks involved. **The Board did not agree with this proposal due to liability issues and the cost to the association for having property owners use their credit cards and it was tabled until Kevin can gather more information on whether or not we could charge a "convenience fee" on charges. He will also check into Payment Card Industry (PCI) compliance concerning Data Security Systems to see how this would affect this issue.**

Deposits and Closing since last Board Meeting

Deposits: \$4,457.37 (\$1,449 is early payment of 2012 dues)

RE Closings: 1

Treasurer's Report – Mike Dollar

2012 Budget

- Mike has finished the first draft of the budget. He sent the draft to Kevin on Monday for him to start reviewing.
- A few items to note:
 - Revenues should be \$17,000 - \$20,000 higher in 2012 due to the COLA increase in maintenance fees and the new garbage receptacle fee. The increase would be greater, except that Mike has not budgeted any non-payment or lien fees, which are almost \$14,000 in 2011.
 - At this point, he has applied the COLA adjustment of 3.6% to all employees, including part-time, which was approved by the Board on Dec. 6, 2011 following established Board policy.
 - Mike included Kevin's recommendations where possible. At this point, he did not include the new SWRA maps and the artwork for SWRA Centre. He projected that certain recommended expenditures will come from reserve

balances. These include gate entrance equipment and the fountain well and pump.

- This version includes budgeted additions to reserves of \$65,000. Mike has included a \$5,000 addition to the fountain reserve in March to increase it to cover Kevin's projected cost for the well and pump. This project will deplete the fountain reserve until we can provide additional amounts, probably not until 2013.
- The remaining reserve additions are to SWRA Centre (\$15,000), Gates (\$3,000), Moonbrook Park (\$5,000), Pineview Pool (\$15,000), Tennis Courts (\$2,000) and Contingency (\$20,000). Mike state that his current thinking is that the Contingency amount should likely be set aside for legal expenses.
- Mike projected a 90.5% collection rate for maintenance fees and assessments. This might be optimistic, but it is generally in line with the experience in 2011.
- The current budget version projects an unrestricted cash balance of \$35,000 at 12/31/2012, which is close to our goal of \$40,000 - \$50,000. This will also be dependent on the ending cash balance for 2011.
- Mike distributed more detailed notes on the budget and summary income and cash flow statements at the meeting. The Board reviewed and discussed.
- Mike will send the 2012 budget to Gary Crumpton and Debbie Nigh of the Budget Committee for additional input after incorporating any changes from the Board.

The Board agreed to publish a list of past due accounts at the annual meeting. Those accounts over 1 year old, 2011 fees and prior would be published.

OLD AGENDA ITEMS

Long Range Planning Committee – Herb Starzer is working on the draft of a cut and paste from 1987 covenants. The 1st iterations will be put into the computer system at the office. Budgeting money for end of 2012 and 2013 to handle expenses of mailing information out to property owners will need to be included in budget projections.

NEW AGENDA ITEMS

Nominating Committee - First meeting was convened by President Eb Spink to explain the rules and schedule. Dave Heinzen and Patti Richardson were elected as co-chairman of the committee. Committee members developed a list of potential nominees that they are contacting to see, if nominated would they be willing to serve. Their second meeting is today at 1:00 p.m.

Dates for Nominating/Election Process

- January 24, 2012– Nominating Committee Report due to the Board.
- February Newsletter and eflash announcement of Nominees

- February 7, 2012 – Nominations by Petition due into SWRA office.
- February 9-10, 2012 – Mail ballots and candidates' resumes to 1987 Members.
- March 2, 2012– Ballots due to SWRA office by 5:00 p.m. or postmarked as such.
- March 10th – 10:00 a.m. Annual Meeting at SWRA Centre.

Deer Herd Thinning -

The SWRA approved Bow hunting was suspended for a couple of weeks at the request of State Game Warden, Jeff Brown who was pursuing illegal hunters. This program has been restarted. So far the Bow hunters have killed a total of 18 deer; 17 doe and 1 buck. One of the bow hunters drives an old, distinguishable truck, which has caused some concerns and negative comments from a few residents. The game warden continues working in our area, as there have been some gunshots at night by illegal deer hunters. **Kevin will communicate the concerns to the bow hunting team members.**

The Board approved a motion to adjourn to Executive Session at 10:50 p.m. to discuss legal issues.

Penny Alexander, Secretary

Robert Eb Spink, President

Date approved:

Minutes
SWRA Board of Directors Meeting
December 6, 2011

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, Mack Yeargan and John Mann were present. Kevin Eason was present to report.

GUESTS - 9:05 AM Pat Praytor, Amanda Gilliland, Kathy Adamson, and Albert & Sarah Steadman attended the meeting to address issues concerning the Alabama Urban Deer Control Program under the State of Alabama Department of Conservation and Natural Resources. They had questions about the program and expressed concerns over what they had heard. After discussion, it was agreed that there was much misinformation and rumor about the program. In agreement with the views expressed by the guests, different Board members expressed their love of StillWaters and their goals of safety for all residents, guests, visitors, children, grandchildren and pets. The guests were upset over the thinning of the herd and felt that the program should have been handled more publicly. President Eb Spink explained the process, the professional organizations involved and that the Board members had followed the recommendation of the professionals on how to proceed with the deer thinning program in an effort to accomplish the goal of improving the health of the deer herd in StillWaters. Secretary Penny Alexander pointed out that the issue of the size and health of the deer population has been discussed by boards back to at least 1993 according to existing minutes. In the process of instituting the program to manage the deer in StillWaters, the Board also found that the golf course owners have allowed hunters on its property for many years. That is of greater concern to the Board as these hunters are not internationally certified hunters or working under a controlled program. SWRA is working closely with Game Warden Jeff Brown.

The Board members are elected to make decisions on behalf of the association and to lead the community. We decided to talk to professionals on how to best handle this just as the Board does on other projects. There was not cloak and dagger; the idea was to follow the advice of the professionals who have handled these programs in other communities. The Bow Hunters are a highly trained, safety wise and certified group that is strictly controlled. They are not trophy hunting but working to thin the herd of diseased and mal nourished deer. The current report is 67 sightings of deer that should be taken according to the guidelines; however only 14 have been taken due to the safety requirements of the program.

Chairman Spink and the board members thanked the residents for attending the meeting and for their concern and input. The guests thanked the board for listening to their concerns and stated that they had a better understanding of the issue. They left the meeting at 10:08 AM

Resident Kathy Adamson stayed for the remainder of the General Meeting.

10:10 AM GUEST - Mrs. Karen Phillips representing the Wednesday and Friday bridge groups attended the meeting and presented a letter signed by 14 people. After discussion, the Board thanked her for coming and agreed to take the request for use of the room by their groups with no fees under consideration and respond back. The Building use policy was revised in September 2010 to reduce the fees charged for use of the room by SWRA members during daytime hours of operation.

Approval of Prior Minutes:

Board reviewed and approved minutes of November 8, 2011.

GM Report

Board Informational Updates

1. **Landscape Contract** - The Landscape Committee met on November 17th to discuss the bids for the new landscape contract. The Committee reviewed bids from 7 companies that had met with Kevin to review the specs and our needs. The Committee selected Vision Landscape as its first choice and Auburn Grounds Incorporated as its second choice. Kevin concurred with the committee and presented the recommendations to the Board at the meeting. The Landscape Committee feels that Vision has been an excellent partner that has responded fairly and quickly to our needs/concerns/issues. For example, they were here early the day after the tornados with chainsaws and a crew. No one had to call them, they just showed up due to the news broadcasts. The Committee had reviewed the different companies and made a recommendation to renew a 5-year contract with Vision Landscapes. **A motion to go with the 5-year and 40 visit contract to include the additional spaces recommended by the Landscape Committee was approved unanimously. The annual contract amount is \$136,104.** The designation for the loop of Lakeview Ridge Drive from StillWaters Drive to the four way stop at Sunset Point has been changed to be listed as a main road for the contract purposes. Penny reported that Kevin had done a good job in the negotiations and that he had spent many hours working with the bid process and those companies in assuring that SWRA received the best bids possible.

2. **Twin City Security** - Kevin reported he was unable to secure a satisfactory contract with Twin City Security. Twin City was the only security company in our area that was able to provide gate attendants. At this time SWRA will continue to employ employee attendants and manage both gates as in the past. Kevin stated that he should be able to handle the gate captain duties at this time. **Board agreed to wait for 6 months to see if some of the issues over the 30-day termination clause can be worked out.**

3. **The Tallapoosa Historical Society 2012 Tour of Homes** – They have requested that SWRA allow the 2012 Tour of Homes to be in StillWaters and that they are allowed to use the SWRA Centre for the public to pick up maps and tickets. They already have residents that have agreed to open their homes for the tour. The date will be December 8, 2012. This is their annual fundraiser and is held the second Saturday of December each year. Board agreed to approve the use of the upstairs part of the SWRA Centre for this event in 2012 at

no charge as a service to the greater community. By using the upstairs area it will not prevent the rental of the downstairs room for a Christmas group event.

4. **Removal of Nuisance Animal Form-** A nuisance animal complaint form and procedure to remove the nuisance animal has been completed under the guidance of Attorney Russell Balch. The complaining party must sign a document of complaint about the nuisance animal, which will be certified. The attorney recommended that the safest process for SWRA would require two to three different people filing complaints about the same animal before the process to remove the animal is started. **The procedure has been added to the SWRA manual and the complaint forms are available at the SWRA office. The Dog Committee, Board Member John Mann and General Manager Kevin Eason will continue to directly address owners of animals that present problems for their neighbors.**

5. **Moonbrook Park Usage** - The usage request form for Moonbrook Park has been completed and is available at the SWRA office. This form will not be added to the web site at this time.

6. **Budget Items for 2012** - Attached to the GM report is a list of items/projects that Kevin suggested the Board consider for 2012. He based his cost estimate on written and verbal estimates from companies and individuals we have worked with in the past. This list was reviewed and discussed by the Board.

Deposits and Closing since last Board Meeting

Deposits: \$7500 deposited since the last meeting. \$1509 is prepaid fees for 2012

RE Closings: 4 since last meeting

Treasurer's Report – Mike Dollar

2012 Budget

- Mike continues working on the 2012 operating budget projections. He will complete soon and hopefully, have Gary Crumpton, Debbie Nigh and Kevin review before our next meeting.
- A few items to note this year:
 - Annual maintenance fees have been increased by the 2011 COLA of 3.6% to \$358. This should add approximately \$22,000 to revenue.
 - The garbage can service initiated by Kevin should add about \$7,000 additional revenue in 2012 for a total estimate of \$9,500.
 - We need to determine to what extent we are going to adjust salaries/hourly rates by the same COLA adjustment of 3.6%. **The Board unanimously approved a motion to follow the Board policy of previous years of giving all employees the annual COLA adjustment. (See minutes of January 8, 2008).**

- Kevin has supplied a list of recommendations for projects in 2012, as previously discussed in the meeting. These recommended improvements and additions for the gates, Moonbrook Park, landscaping, Pineview Pool, well installation for the fountain and new StillWaters maps are being incorporated into the proposed budget projections.
- The new landscape contract will cost just over \$5,000 more than in the previous year's contract. This is the first increase in five years. This equates to the amount spent in 2011 when you adjust for what was spent on areas added in the contract.
- The Board discussed the possibility of budgeting additional legal expenses in 2012. Our current legal reserve has depleted significantly (currently \$29,455). This reserve was originally established several years ago through a special \$100 assessment. We have since continued to levy the special assessment for the operating budget. The Board agreed that this reserve should be set up along with our other reserve categories. The amount of this reserve will depend on what will be available during the budgeting process.

December 31, 2011 Cash Forecast

- Mike has projected our unrestricted cash balances for the end of year using the December 4th balances reduced by anticipated cash requirements during the remainder of the month. This schedule was distributed and discussed. It shows that unrestricted cash should be around \$20,000, if we set aside the recommended reserves for 2011. The reserve recommendations have been adjusted based on the Board's prior discussions in previous meetings.
- The recommended reserves for 2011 have been reduced from the original budget of \$50,500 to \$35,000.

Mike recommended that SWRA set aside \$35,000 for 2011 reserves as presented below. Motion was seconded and carried unanimously.

	<u>Original Budget</u>	<u>Adjusted</u>	<u>Current Reserves</u>
Executive Center	15,000	15,000	0
Gate House/Equipment	3,000	0	10,000
Tennis Courts	2,000	0	4,200
Moonbrook Park	5,000	5,000	17,500 (committed)
Truck	4,000	0	14,000
Pineview Pool	15,000	10,000	5,000
Fountain at 49	5,000	5,000	10,000
Contingency	1,500	0	50,000
	\$50,500	\$35,000	\$110,700

OLD AGENDA ITEMS

Long Range Planning Committee – Cal met with Herb Starzer this morning. Herb has been working on rewrite of specific areas, feels we should use the 1987 covenants as a basis for the new covenants. The Tradition Covenants are a good example and well spelled out in specific areas. Herb feels that the two sets of covenants should work well together so that they are in agreement and complementary rather than divisive. The Board once again discussed and stressed the need for additional committee members to be involved. Cal reported that Herb is working on a rough draft for discussion by a committee.

NEW AGENDA ITEMS

Nominating Committee

The committee will be Dave Heinzen, John Mann, Carolyn Strother, Patti Richardson and George Brady. Penny has worked up the nominating and election committees, which was sent to Eb and Kevin. Kevin will set up the first meeting of the committee who will elect their chairman. Eb will send a letter to committee members outlining their duties and Penny will be available with any documents that they may need.

Dates for Nominating/Election Process

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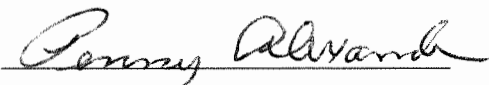
Christmas Committee Report

Penny reported on the Committee's activities. This project came in under budget and the "elves" are not quite through with decorating but should be finished this week.

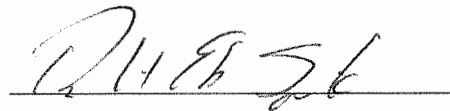
Bridge Group Letter Request for use of the SWRA Centre with No Usage Fees

After discussion, a motion to keep the policy as presently stated and thanking the ladies for their input with a letter detailing benefits that they are receiving and the information that the policy was changed last year partially due to their request was unanimously approved. Kevin will write the letter of response.

The Board approved a motion to adjourn to Executive Session at 12:10 p.m. to discuss legal issues.



Penny Alexander, Secretary



Robert Eb Spink, President

Date approved:

Minutes
SWRA Board of Directors Meeting
November 8, 2011

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

Approval of Prior Minutes:

Board reviewed and approved minutes of October 25, 2011.

GM Report

Board Informational Updates

1. **Deer Thinning** - The Bow Hunters' Association (BHA) working under the Alabama Urban Deer Control Program (AUCD) has started thinning the deer herd. The insurance cost was \$350 and covers all SWRA, golf course, Mr. Rozelle's, Mr. Russell's and Harbor Point Utilities' properties. SWRA covered the total cost of the insurance; none of the other property owners would contribute to the cost. Kevin is still working with the golf course on a couple of issues but they have agreed to allow BHA on part of their property.
2. **Gate Attendants** - Negotiations with Twin City Security concerning a contract for them to provide gate attendants have reached a terminal point. There are two issues that are of concern. One issue is the 30-day notice that either party has to terminate the contract. If Twin City decides to terminate the contract, 30 days does not give SWRA sufficient time to re-hire and re-train gate attendants. The second issue of checking their references, everyone has stated how pleased they are with the service, very professional, no problems but a couple of references reported that the first year hourly rate with Twin City was reasonable but they had a larger than expected increase the second year. An equal number of references have reported that Twin City is very reasonable. It was suggested that a 10-year analysis of cost increases be requested so that the Board and Kevin could review.
3. **Pineview Pool Pavers** - Kevin has emailed all Board members concerning the maintenance and repair of the pavers around the pool. It was approved to contract with Atlantic Pools (Rob Corum) to perform the work at an estimated price of \$2,750. The work will be completed next week, provided the weather is acceptable to apply the sealer.
4. **Moonbrook Park Lights** - The new lights at Moonbrook Park are complete and the total cost was \$4,125 which is less than the \$5,000-\$6,000 range that had been the previously estimated cost. This was due to our maintenance employee assisting in the installation and due to Kevin's renegotiating some costs with Smith Electric.

5. Landscape Contract Bids - The following landscape companies/individuals received the specifications for the StillWaters Landscape Contract: Vision, US Landscape, Ricks Lawn Service, AGI, Immaculawn, Bodines, Duffey Lawn Care, Southeastern Grass, Justin Nelson Landscape, Bush Landscape Services, Tommy Ponder, A to Z Landscape, Jason Morris, Cut Right Lawns and Greg Henderson. As of the November 5th deadline six bids were received. Copies of the bids will be forwarded to the landscape committee for their meeting. The recommendation of the landscape committee along with Kevin's recommendation will be made to the Board at the December 6th meeting. A spreadsheet outlining the bids was distributed for Board review.

6. Office Hours for Holidays - In the past, the SWRA office has allowed employees to take vacation time so the office has been closed a week for Thanksgiving and a week for Christmas. Unless there is an unforeseen issue, the office will be closed the week of Thanksgiving and the last week in December. Gate attendants and maintenance personnel will only be off during this time if scheduling can be arranged. Kevin will be available during this time for any emergencies. Plans to have annual invoices, newsletter, and etc ready for year-end have been made.

Deposits and Closing since last Board Meeting

Deposits:	\$6,285.46
RE Closings:	6

Treasurer's Report – Mike is out of town but is working on 2012 projections.

Kevin reported Agreement for a \$3,153.30 outstanding balance has been reached with one past due property owner. They will pay a monthly amount until the debt is cleared. All future fees will be paid on time due to a default judgment order on file so if in the future they are late on fees the judgment will be put into place rather than having to go to court again.

No payments from Holloway or Attorney Harrison since the last meeting though Harrison has reported a few hundred dollars of collections have come in.

OLD AGENDA ITEMS

Long Range Planning Committee – Cal met with Herb Starzer and they are scheduling the first couple of meetings for committee members. They will contact the members to make sure that all can still serve. Herb was very cooperative and willing to move forward on the rewrite of the covenants.

NEW AGENDA ITEMS

Nominating Committee – The committee will be Dave Heinzen, John Mann, Carolyn Strother, Patti Richardson and George Brady. The Board agreed to set the Annual Meeting for March 10th 10:00 a.m., at the SWRA Centre. Penny will work up the

timetable for the nominating and election committees and send to Eb. Eb will send a letter to committee members outlining their duties.

Christmas Committee Report – Penny reported on the Committee’s meetings and activities. Purchases are almost complete and there will be decorations that are not only visible at night, but also during the day.

Dog Committee – In response to two separate and serious complaints about the same dog, John Mann presented a draft letter for the Board’s review. He proposed that this type letter including specific details of incidents would be sent to a dog owner concerning their pet. The letter would be sent by “certified mail with a return receipt requested” to both their lake and other home address. Proposal is for there to be personal contact from either John or Kevin if there is a complaint first and then if no positive remedy to the issue this letter would be sent to notify them of the costs of having the dog recovered once removed from the property by an animal control company. Discussion followed. It was agreed that the “Complaining party” should sign a written complaint to be kept on file by the General Manager before a letter was sent. At an earlier request from the Dog Committee, Kevin has already checked with Attorney Mark Allen Treadwell who stated that SWRA had the authority to have the dog removed, however the owner must be notified in writing with a 30 day time frame for action according to the covenants. After a few suggested changes to the letter it was agreed that Kevin would take it to Attorney Russell Balch for review and a second opinion.

It was agreed that the November 15, 2011 Board meeting was not necessary, therefore the next meeting will be December 6th.

The Board approved a motion to adjourn to Executive Session at 10:05 a.m. to discuss legal issues.



Penny Alexander, Secretary



Robert Eb Spink, President

Date approved: *Dec. 6. 2011*

Minutes
SWRA Board of Directors Meeting
October 25, 2011

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, Mack Yeargan and John Mann were present. Kevin Eason was present to report.

Approval of Prior Minutes:

Board reviewed and approved minutes of October 11, 2011.

GUEST: Janet Johnson, Property Owner

Ms. Johnson had asked to address the Board. She stated that she wanted to serve on the Architectural Committee. She stated that she felt that we need someone on there to look out after the environment. Janet is on the Neighborhood Council and the Communication/Publicity Committee. John Mann stated that he could use help on the Dog Committee. Janet is not interested in that committee. The Board thanked her for making herself available. She stated she wanted to do anything she can to make StillWaters a better place.

GM Report –

Board Informational Updates

1. Use of Moonbrook Park for Group Events - After talking with our attorney, Russell Balch and our insurance company, Dark Insurance, Kevin suggested to the Board that the use of Moonbrook Park for special occasions such as birthday parties, community gatherings, etc... be approved by the Board on a case by case basis. This suggestion is so that SWRA controls what groups use the park for what purpose. Kevin also suggested that SWRA purchase a special events rider for our liability insurance policy for each event. The cost is \$100 per event and it covers SWRA and any of its committees or organizations when an event is held at Moonbrook Park. An events insurance rider will not cover firearms or fireworks. The insurance cost could be passed on to the group/person holding the event. The insurance covers alcohol and any non-standard park activity. The attorney stated that SWRA should not ever close the park to the property owners, even for an event. SWRA guidelines for Moonbrook Park should only be: Moonbrook Park will remain open to all StillWaters property owners at all times and any individual, group or organization wishing to use the park for a special event must receive approval from the SWRA Board. Damage deposit of \$300 would be required. Kevin is developing a form that when completed will name the responsible party, purpose, activities and holds SWRA harmless. **Kevin is working on a request form for the use of Moonbrook Park.**

2. Horseshoe Bend Bookmobile - The Board approved the Horseshoe Bend bookmobile to stop in StillWaters. The scheduled time will be the second Wednesday of

each month from 2:00pm to 3:30pm. The bookmobile will park in the SWRA Centre parking lot. Kevin suggested a Wednesday afternoon because the SWRA office closes to the public at noon on Wednesdays. SWRA staff will not be involved in the operation of the bookmobile and the bookmobile is self-contained. StillWaters residents will be able to checkout books without any ID or becoming a member of the Library. **The Board approved this recommendation.**

3. **Gate Attendants** - In an effort to maximize the funds available in the budget for the gate expense, Kevin contacted Twin City Security concerning what the cost would be for them to provide gate attendants for StillWaters. Twin City Security is licensed by the State of Alabama and provides unarmed/armed security guards throughout Alabama and neighboring states. Locally they have security guards at Lyman Ward Academy and a manufacturing company in Dadeville. They charge a rate per hour per security guard, which includes all cost such as insurance, uniforms, workman's comp, etc.... The Board compared the cost per hour of using SWRA personnel or Twin City Security personnel. Outsourcing with Twin City would actually save expenses for SWRA as well as eliminating the problem of scheduling for missed shifts. Training would have to take place with SWRA and also with the SWVF&R. **The Board agreed that Kevin should continue the research and pursuing negotiations on this.**

4. **Moonbrook Park Lights** - Most of the new lights have been installed. There is an issue installing the two lights on the rock columns at the restroom building but it will be resolved soon. Several residents have already commented that are pleased with the new lights.

5. **Deer Herd** - Concerning thinning the deer herd. Several quotes for hunting insurance ranging from \$375 to \$1,200 have been received. Two of the quotes are from Alabama Companies: Alabama Forestry Association \$700 and Buckmasters \$375. Buckmasters covers bow hunting and the listed bow hunters, which is all that is needed. We do not want any other hunters or type of hunting. All property owners that are a member of SWRA will be covered. We will have to list property owners that are not members of SWRA. A date to start the thinning has not been set because Kevin is still working out a couple of issues with the golf course.

6. **Landscape Contract** - To date a total of 11 companies have requested contract specifications. The following landscape companies/individuals have received the specifications for the StillWaters Landscape Contract: Vision Landscape, US Landscape, Ricks Lawn Service, AGI, Immaculawn, Bodines, Duffey Lawn Care, Southeastern Grass, Justin's Landscape, Bush Landscape Services and Tommy Ponder. Kevin has met with the following companies to discuss the landscape specifications and what is expected by StillWaters: Vision Landscape, Ricks Lawn Service, AGI and Immaculawn. The dead line for bids is November 4, 2011. AGI and Visions have indicated that they will be submitting bids. **The Landscape Committee will meet to review the bids and make a recommendation to the Board.**

Deposits and Closing since last Board Meeting

Deposits: \$6020.87

RE Closings: 5

Treasurer's Report – Mike Dollar –

Revised Cash Flow - Mike presented a revised forecast on the Statement of Cash Flows. This one shows reduced payroll expenses to reflect current expenses. We will have a bare minimum of unrestricted cash, approximately \$12,500.00 at year-end. This does not include amounts held in reserves.

Collections - One owner who owed \$1600.00, which included attorney collection fees agreed to pay \$400 each month until it is paid. Attorney Balch handled this after it was taken back from Holloway Collections.

Annual Fees 2012 - The official cost-of-living adjustment (COLA) calculated annually from the Consumer Price Index determined by the Department of Labor was released during October. The COLA for 2012 will be 3.6%. Accordingly, as required by the covenants, annual association fees will increase by 3.6% to \$358.00. This will be the first increase in the annual association fee since 2009. Gate fees, annual association fee and assessment will all be billed in December and are due by January 31st.

OLD AGENDA ITEMS

Long Range Planning Committee – Cal has not contacted Herb Starzer but will do so. The Board discussed the timetable for a vote on a revised set of covenants to replace the 1987 covenants. Cal will contact Herb to move forward with a meeting of the entire Committee, as it is important to get this process in motion.

NEW AGENDA ITEMS

Nominating Committee - This is a five-member committee made up of two board members and three property owners. John and Dave were appointed to serve. The Board made a list of other property owners and Eb will call to ask them to serve in order to complete the committee.

Christmas Committee Report – Penny reported on the Committee's meetings and activities. They have decided to purchase decorations and decorate this year rather than hiring Christmas Décor. The decorations were well received by the community last year.

\$100 Assessment for 2011 – Based on anticipated and projected budget needs for 2012, 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 2011 year to be billed with the 2012 annual dues to be effective at the close of business on Tuesday, October 25, 2011, carried unanimously.**

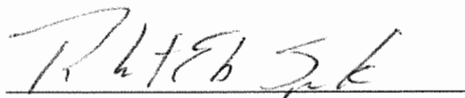
Moonbrook Park Playground Equipment – An estimate has been approved by the Recreation Committee of \$13,213 for equipment, with SWRA handling installation. There is currently \$19,000 in the park reserve. Kevin checked prices again yesterday, which are good until the end of the year. Kevin will wait to order the equipment until the lights at the park are completed.

Neighborhood Council – Chairman Tom Dyne had sent a letter from the Neighborhood Council requesting consideration of allowing residents to use Moonbrook Park for their fireworks on New Year's Eve. Kevin had checked with our insurance company and reported that they advised against it and that there is no rider that can be purchased for such events. **After discussion, the Board unanimously agreed to deny the request due to safety concerns.**

The Board approved a motion to adjourn to Executive Session at 11:10 a.m. to discuss legal issues.



Penny Alexander, Secretary



Robert Eb Spink, President

Date approved: 11/08/11

Minutes
SWRA Board of Directors Meeting
October 11, 2011

Call to order - President Eb Spink called the meeting to order at 9:00 a.m. Board members Dave Heinzen, Mike Dollar, John Mann, Cal Johnson and Mack Yeargan were present. Penny Alexander and Cal Johnson were excused. Kevin Eason was present to report.

Approval of Prior Minutes:

The Board reviewed and approved minutes of September 27, 2011.

GM Report

Board Informational Updates

1. Cutting of the residential power lines-APCO has stopped cutting the dead brush from under the residential power lines. They cut the primary roads, a few of the secondary roads and residential roads. Kevin requested that APCO cut all areas they sprayed with a defoliating agent this past spring. Doug Sheffield, the person responsible for transmission line clearing in our area, explained that they only cut the brush to promote better customer relations with StillWaters and normally would have left the dead brush standing. He claimed the additional cutting was not in his budget and he felt like he had gone beyond the scope of work that APCO normally does after spraying the brush.

2. Landscape Bids-Vision Landscape, US Landscape, Immaculawn, Bodines Landscaping and AGI Landscape have indicated an interest in bidding on the landscape contract as of today. Kevin has only met with Vision, AGI and Immaculawn. US Landscape and Bodines have received the landscape specifications but for one reason or another have not contacted Kevin for a meeting. Bids must be received by November 5, 2011. Kevin will continue to contact other landscape companies and solicit bids.

3. Trailers at Gate 34-The trailers have been removed from gate 34 and clean-up is progressing. Todd Rogers, from the Golf Club, told Kevin the clean-up of the area should be completed within the month.

4. Moonbrook Park lights-Work on the new Moonbrook Park lights is progressing. The old lights have been removed and the foundations for the new lights have been poured. The original labor cost for the light replacement was estimated to be \$3,500. The new estimate is \$6,500. The increased cost is due to deficiencies in the existing wiring, foundation changes and safety issues.

5. Invoices for paving project-Kevin reported that ProgreCiv had requested payment of \$6,215 for invoices associated with the construction management of the 2011 paving project. Kevin had originally reported that all invoices had been paid but there was a miscommunication between ProgreCiv and Kevin. The invoices that Kevin reported as being paid were for preparing the bid and planning. The Board discussed ways to ensure this oversight does not happen in the future. The Board agreed on the importance of having ProgreCiv, a professional engineering firm, partnering with SWRA to ensure that infrastructure repairs and maintenance are performed to maximize budgeted funds.

6. Trash/yard debris pick up by SWRA-The SWRA office has received a few requests from residents asking for someone to pickup yard debris and/or trash (moving boxes, old grill, etc...) SWRA personnel have removed some of the trash, provided it is not hazardous, can fit in the SW truck and is easily moved. SWRA is charging \$50 for a pick-up truck size load. Kevin has investigated purchasing a golf cart or small utility vehicle for SWRA to use but at this time it is a purchase that can wait until next year.

7. Wholesale account at Cafco- Kevin presented a letter to be signed by the SWRA Board requesting a wholesale account be opened at Cafco. Cafco is a wholesale distributor of Christmas decorations, floral supplies, etc... The purpose of this account is to purchase Christmas lights for SWRA. The Board approved the opening of the account and a letter requesting Cafco to open the account was signed by Eb Spink and Dave Heinzen.

8. Pressure washer purchase-Kevin informed the Board he had purchased a pressure washer to clean the SWRA building and other uses. Kevin had obtained a bid to have the building cleaned and the estimate was more than the cost of the pressure washer.

9. Investigation of liability for Roving Patrol-Kevin reported that he had checked with the insurance company concerning volunteers using the SWRA truck for roving patrol. The insurance company explained the SWRA is covered if someone uses the SWRA truck or any other equipment but the person using said items would not be covered by SWRA insurance.

Deposits and Closing since last Board Meeting

Deposits: \$ 1,495.00
RE Closings: 4

Treasurer's Report – Mike Dollar

Collections – There have been no significant collections since last meeting. The Board discussed the fact that it was taking a considerable amount of time to collect on past due fees. Mike informed the Board that Don Harrison's office was still waiting on Judge Martin to sign a couple of judgments. John Mann suggested that Kevin and another board member try to meet with Judge Martin and express our concerns that about the delay in finalizing the judgments.

Financial position of SWRA-Mike indicated that in light of the new invoices from ProgreCiv he would have to review the balances in the reserves and work on a new financial projection for the remainder of 2011.

OPEN AGENDA ITEMS

Dog Committee-John Mann reported that he would be holding another committee meeting in the near future. A copy of his dog committee article he wrote was reviewed by the Board. John suggested a possible future project for the Dog Committee was a dog show for StillWaters. This would give dog owners and residents a chance to meet each other and for residents to become familiar with dogs in StillWaters.

Long Range Planning Committee – Cal Johnson was not present to report.

NEW AGENDA ITEMS

There were no new items discussed.

The Board approved a motion to adjourn to Executive Session at 10:00 a.m. to discuss legal issues.

A handwritten signature in black ink, appearing to be 'KE', written over a horizontal line.

Kevin Eason, General Manager

A handwritten signature in black ink, appearing to be 'Robert Eb Spink', written over a horizontal line.

Robert Eb Spink, President

Date approved: *Oct. 25, 2011*

Minutes
SWRA Board of Directors Meeting
September 27, 2011

Call to order - Vice President Dave Heinzen called the meeting to order at 9:05 a.m. Board members Penny Alexander, Mike Dollar, John Mann, Cal Johnson and Mack Yeargan were present. Eb Spink was excused. Kevin Eason was present to report.

Approval of Prior Minutes:

The Board reviewed and approved minutes of September 13, 2011.

GM Report

Board Informational Updates

1. **Removal of Trailers at Gate 34** - the Company that is moving the trailers showed up this morning to try again. One side of the double wide fit through the gate. The other half will be moved this morning. The singlewide is starting to sag which may require some welding of supports before it can be moved which may be another week or two.
2. **Landscape Bids** - Vision Landscape is working on their bid for the new landscape contract. They have not increased their rate for five years, they have indicated that they may have to re-examine what work they perform and adjust their bid accordingly. Kevin has the landscape specifications available for other landscape companies to use to prepare a bid. US Landscape, Immaculawn, Bodines Landscaping and AGI Landscape out of Auburn have indicated an interest in bidding on the landscape contract but none of the companies have requested the landscape specs.
3. **Moonbrook Park Usage Guidelines** - Kevin continues working on these.
4. **Moonbrook Park Lights** - Keith Moon will begin pouring the new foundations for the new lights. Smith Electric hopes to use the existing wiring; we are reducing the number of lights at the park, however the lighting will be adequate.
5. **Alabama Power Company** is in the process of cutting the dead brush under the residential power lines. The contractor they are using is only working on Friday and Saturday so it will take him a few weeks to complete the cutting.
6. **Pineview Pool Fence Painting** - Kevin is in the process of obtaining bids to paint the fence. He has one estimate from Ray Miller at \$2,600. Both Mr. Miller and Ralph Hutson have strongly recommended that we not take the fence down for painting, as it would greatly compromise its integrity and stability.
7. **Gas Heater at Pool** - Locked down the heater at the pool so individuals cannot change the temperature. Well cover for the heater may be an option to protect it from the weather in the off-season.
8. **Billing For Boat Storage and Trash can Service** - Invoices for the boat storage and garbage can service will be sent out the first part of October. Provided all invoices are paid, the boat storage will gross \$13,600 and the garbage can service will gross \$2,125 at its current level.

9. **Neighborhood Council** – Kevin reported that a suggestion would come from them to use Moonbrook Park for a controlled fireworks location from dark until 9:00. Points of concern were discussed, such as, would this encourage more fireworks, would liability insurance cover this, would the SWRA Board be responsible for this. There are many issues to consider.

Deposits and Closing since last Board Meeting

Deposits: \$1,323.29
RE Closings: 2

Treasurer's Report – Mike Dollar

Collections – There have been no significant collections since last meeting. The Board reviewed the Statement of Cash Flows as of end of September since we will have no more expenses before Sept. 30. If needed it was agreed that we could skip adding 2011 funds to the truck reserve, which is currently at \$14,000. The amount budgeted for 2011 is \$3,400.

Financial Statements – Mike reported that he had reviewed the current unreserved cash balances projected for September 30 and projected cash through the end of year using our budget for the 4th Quarter and adjusting for anticipated changes as forecast.

- The net change to forecast income is minimal. We likely will have a shortfall in revenues, similar to what we have experienced for the first nine months, particularly in transfer and impact fees. Mostly lower salaries and wages than in the original budget will offset that. No other unusual items are included in the forecast at this point.
- The forecast unreserved cash balance at 12/31/2011 is approximately \$28,500 below our target of \$50,000.
- As discussed at the last Board meeting, we can look to budgeted additions to reserves for 2011 or to the existing Contingency Reserve balance for potential sources to build the balance back to the \$50,000 target level, if needed.

As mentioned at the last meeting, our legal reserves are reaching a level of concern. We now have \$26,291 available to cover legal fees. There is no budget for additional legal expenditures in 2011. The need for a Legal Fee reserve was discussed.

Mike distributed copies of the September 30 financial statements, as well as the cash projections, which were discussed at the meeting.

2012 Budget - Penny, Kevin and Mike met briefly a few weeks ago to discuss anticipated expenditures for projects next year. We need to keep the identification of special needs and projects a high profile item on our meeting agendas for the remainder of 2011 as we kick off the budget process, which should begin in October.

OLD AGENDA ITEMS

Resident Concern– John reported that one resident has talked to him about thefts in StillWaters and gatherings of people at cul-de-sacs. They suggested that since we have some touring of the truck at nighttime and a night patrol, whether volunteer or hired employee. 10:00 p.m. to 6:00 a.m. There was discussion as to what actions they would take. John suggested writing down tag numbers. John thinks this would be a very strong push to all of our residents through the newsletter. Fits better with the Neighborhood Council if we do on the volunteer basis. The NC discussed and researched the formation of a Neighborhood Watch program, however there was not sufficient interest to institute one.

SWRA has no law enforcement authority and could be considered harassment by some residents. Residents should call the sheriff and report any suspect activity. There is also a liability and safety issue for employees or volunteers. A roving patrol is too costly for the Association. These concerns as well as the nonproductive results were some of the reasons that the roving patrol was discontinued.

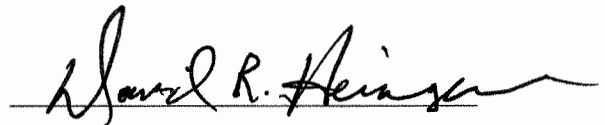
SWRA truck cannot have blue lights, as it is illegal, they have been changed to amber. The truck has alley lights. We do have staff patrol during holiday weekends. **John will write an article for the newsletter.**

Long Range Planning Committee – Herb Starzer is supposed to call Cal this afternoon to discuss the progress. Cal will report at the next meeting.

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



Penny Alexander, Secretary



Dave Heinzen, Vice President

Date approved: *Oct. 11, 2011*

Minutes
SWRA Board of Directors Meeting
September 13, 2011

Call to order - President Eb Spink called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, John Mann, Dave Heinzen, Cal Johnson and Mack Yeargan were present. Kevin Eason was present to report.

Approval of Prior Minutes:

The Board reviewed and approved minutes of August 30, 2011.

GM Report

Board Informational Updates

1. **Paving Update** - Paving and striping is complete. Ingram Paving re-striped, at their cost, the areas at Church of The Living Waters and Stoneview Summit. The final striping numbers should be around \$4,000. The original estimate was \$7,000 but Hagan and Kevin worked with the striping company to save as much on the cost as possible. SWRA will be removing leftover gravel from a couple of areas on the roads and moving the gravel to areas it is needed.
2. **Gate Attendant** - Mary Ann Dalton subjected her Eagle Peak Villa to the 1987 covenants. He also hired her as a part-time gate attendant. Mary Ann worked as a gate attendant a few years ago but could not work the weekend shifts. With Sue out, due to health reasons, we need someone to work weekday shifts.
3. **Guidelines for Use of Moonbrook Park** - Training Alan and a few other issues have put Kevin behind on completing them but he will have them to the Board for review before the 09/27/2011 meeting.
4. **Trailers at Gate 34** - The Golf Club claims they are in the process of removing the old sales trailers from Gate 34. They plan on giving them to someone but they have to be moved and the area cleaned-up. The Golf Club is also requiring a \$2,500 deposit from the person that moves the trailers to ensure the cleanup is completed. The first person the Golf Club had an agreement with decided the cost of moving the trailers and cleanup was more than the trailers were worth. Todd has informed Kevin that they have offered the trailers to a second person, he will keep Kevin informed.
5. **Alabama Power Cleanup** -APCO claim they will be returning to StillWaters toward the later part of September to complete cutting of the dead brush under the power lines.
6. **Moonbrook Park Lights** - The contractor is scheduled to start on the installation of the new lights at Moonbrook Park the later part of September.
7. **Pineview Pool** – Kevin is getting estimates to have the fence at Pineview Pool repainted. SWRA will perform some touch up painting of the pool building. The heater at the pool has been turned on with the temp set at 72 degrees. Discussion as to when to close the pool followed, we have someone who keeps moving the temperature on the heater up which is very expensive for SWRA. Suggestion to close the pool October 15th was made, Kevin will monitor temperature and use of the pool.

Deposits and Closing since last Board Meeting

Deposits: \$2,964.45

RE Closings: 4

Treasurer's Report – Mike Dollar

Collections

- As anticipated, collections are very small right now until we have further action on outstanding judgments and pending cases.
- Mike distributed summaries of the remaining uncollected accounts at Holloway Collections and the account balances of accounts we have with lawyers for collection. He also distributed a listing of all outstanding accounts, which includes the detail of the first two schedules mentioned. The Board reviewed and discussed these accounts.
- Mike/Amy Lewis/Chilwaters (\$73,604.85), John Koval/5K Equities (\$11,868.18) and the Sy McLain Estate (\$8,849.58), represent half of the \$189,691 total outstanding. Approximately \$15,000 of receivables are on foreclosure properties, which are slow to come in, however we will eventually receive these funds.

Financial Statements

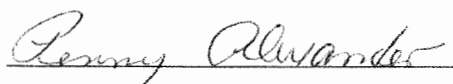
- Mike revised the cash forecast to reflect the impact of unanticipated expenditures in August and September. These include tree removal, additional paving costs and the Anglican Church lot purchase. The Board reviewed the summary.
- Unrestricted cash balance as of June 30, 2011 was \$576,430.87. After adjustments, Mike is projecting we will have net unrestricted cash of zero at year-end. That is based on other budgeted expenditures continuing as planned.
 - This is an indication that we will have to closely watch our expenditures for the remainder of the year. We have no room for any further overruns.
 - We also have \$50,000 in Contingency Reserves currently that we could use to cover a portion of the paving expenditures.
 - We will have to examine the budget for the remainder of the year to see if there are potential expenditures we can postpone to 2012.
 - Mike will monitor and use September 30 data to further update and refine.

OLD AGENDA ITEMS

Dog Committee – John reported that we are still having issues with a few aggressive dogs threatening joggers and homeowners and causing other problems. John Mann and Kevin will talk to the owners to try to bring resolution to the situations.

Long Range Planning Committee – Cal will check on this and update the board.

The Board approved a motion to adjourn to Executive Session at 9:50 a.m. to discuss legal issues.



Penny Alexander, Secretary



Robert Eb Spink, President

Date approved: 9-27-11

Minutes
SWRA Board of Directors Meeting
August 30, 2011

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

Guest: Property Owner Donna Weaver

Mrs. Weaver wanted to express concerns over some poor communications concerning building permits and approvals and to assure the Board that she and her husband wanted to follow the rules and do the right thing. She stated that anything that had been done incorrectly or without the proper approval was done so because they did not know the guidelines, not because they were trying to avoid the rules. She also discussed what she described as an over zealous ARC member who bordered on harassing them during the construction of their home and asked if any of the current issues related back to that. The Board assured her that no one had any bad feelings towards her or Mr. Weaver and that it seemed that there had been some serious communication issues. After discussion of some positive solutions to the issues, the Board thanked her for coming directly to them with her concerns and assured her that some improvements would be made.

Approval of Prior Minutes:

The Board reviewed and approved minutes of August 2, 2011. There was not a meeting on August 16, 2011.

GM Report - 08/16/2011 – This written report had been sent to the Board members between meetings since the August 16th meeting was cancelled.

Board Informational Updates

1. **Paving Update** - The paving and patching is complete. The striping of Moonbrook and clean-up will be completed soon. The striping should be completed in a couple of weeks; it will take a couple of days to complete. In an effort to save a little money, our new maintenance man, when we hire one, will handle the clean up in areas that have excess asphalt and rock.
2. **Tennis Court Light** - A light is being installed at the tennis courts. Alabama Power will install the light in the next couple of weeks. This will be the typical outdoor APCO light attached to a pole next to the tennis courts. It will provide light to deter vandals and safety for owners when they use the tennis courts at night. It will be turned away from residential housing so that it will not interfere with a residential dwelling.
3. **Maintenance Employee** - The search for a new maintenance person is continuing. Kevin's plans for a maintenance person/gate captain have changed. Instead he will just hire a maintenance person. If scheduling of the gate personnel becomes an issue do to Sue Page's illness, Kevin will handle the scheduling while we work through her health issues.
4. **Pool Problems** - There have been several additional incidents at the pool. We are now missing a lounge chair and two regular chairs, plus damage to other furniture.

This past weekend, Kevin was contacted after 11pm by a resident in Eagle Peak that the noise was so loud at the pool they could not sleep. By the time the deputy drove by all were gone. The security camera system we discussed at a prior board meeting has been ordered.

Deposits and Closing since last Board Meeting

Deposits: \$ 10,345.39 Closings: 2

GM Report - 08/30/2011

Board Informational Updates

1. **Paving update** - A breakdown of the cost of the paving project was distributed and reviewed by the Board. The cost of the paving project was 5% over original bid/estimates due to the additional work that was performed on Moonbrook Dr. The overall Roads/Drainage Budget is over budget for 2011. \$20,600 was spent on drainage in 2011. Original bid for paving/patching from Ingram Paving was \$251,488. During paving, it was discovered that Moonbrook Dr need additional sub-base repair; the estimated price for repair was \$30,000. The amount Ingram charged for the sub-base work was \$16,316. The remaining striping is budgeted at \$7,000. The total estimated amount that will be paid to Ingram is estimated at \$266,187. This amount may change because every effort will be made to reduce the amount of the striping budget. The seal coating of the parking lots was originally estimated at \$5,000, the actual cost was \$3,277. A few days before paving was to begin a sink hole opened up and was repaired by Ingram at a cost of \$2,993, this was not part of the original paving project but occurred at the same time. Several items previously on the paving list had to be deferred to next year's paving/patching program. The cutting/trimming of the right-of-ways will be delayed until 2012.
2. **Credit Card** - At the July 19th Board meeting, the Board approved changing the SWRA credit card from RBC to Regions Bank. The Regions Bank Visa offered more benefits but the main benefit was that SWRA would receive 1% cash back on all credit card purchases. The Board approved two Visa cards with a limit of \$2,500 each, a combined limit of \$5,000. After reading the fine print concerning the 1% cash back, Kevin discovered that in order to receive the 1% cash back, the credit limit must be a minimum of \$15,000. With two cards, each card would have a limit of \$7,500. Regions Bank issued our Visa credit cards with a credit limit of \$15,000 but the cards have not been activated because the credit limit is over what the Board had approved. We can reduce the limit to \$2,500 per card and still receive no annual fee, lower interest rate and a few other benefits but we will not receive the 1% cash back. The Board will need to decide either to keep the \$7,500 per card limit and the 1% cash back or reduce the credit limit to \$2,500 per card. **A motion to increase the limit to \$15,000 so that SWRA can earn the 1% cash back was approved noting the safeguards of the budget and purchase order/check signing procedures.**
3. **Pool Cameras** - The new security cameras have already helped us identify a couple of pre-teen boys that were throwing the pool furniture into the pool. Since the cameras were installed, the number of incidents at the pool has decreased. When the video surveillance sign is installed, hopefully, that will also help reduce incidents at the pool.

An article explaining the loss of items and the cameras will be in the September newsletter.

4. **Tree Removal** - Floyds Tree Service removed fourteen trees, dropped four trees and removed several fallen trees/brush. All trees that were removed or dropped were in danger of falling on a road or house. Seven of the trees were very large and had to be removed by truck. The other eleven were medium size and were either cut-up or left on the ground. The trees that were taken down were located on SWRA property/right-of-way at Poplar Point, Eagle Peak, Beach Island Trace, Holly Ridge, Knollwood, Dogwood Trail, Lakeview Ridge, StillWaters Dr, Vista Wood, Chinquapin Pass and Stagecoach. The expenditure was \$5,000. **The Board reminded Kevin that this amount was over the limit of unbudgeted funds that he is allowed to approve. It was agreed that in the future as incidents like this arise, Kevin would send the information out via email for the Board to vote.**
5. **Unrepaired Damage to Right of Ways - Dadeville Gas** recently extended their gas line in the Lakeview Ridge Circle area. They have been very difficult to work with concerning repair of the road right-of-way. Keith Ragsdale, manager of Dadeville Gas, has assured Kevin that they will correct any damage they caused but his idea of correction and Kevin's idea of correction is a little different. **Kevin will continue to follow up on this issue until appropriate repairs are made and the area returned to its original state so that Vision Landscape can cut this area.**
6. **Laurel Ridge Lot** - The Anglican Church lot closing has been completed and the Board needs to decide if they want to subject the lot to the 87 covenants. I will have the paperwork at the Board meeting encase the Board decides to subject the lot. **A motion to subject the Laurel Ridge Lot to the 1987 covenants as per the policy of the Board, in order to protect the surrounding Laurel Ridge subdivision was approved. It was agreed that once the lot is subjected to the covenants, it would be given to Realtor Betty Litsey for evaluation and listing for sale, as per our contract with her.**
7. **Tennis Court Light** - Kevin reported that he had received several "thank yous" for the new APCO light at the tennis courts. After meeting with the APCO representative, we determined SWRA would be unable to install an APCO light at the 34 gate. He is looking into upgrading the existing 34-gate lighting by replacing the existing entrance light with a larger light fixture to improve the lighting in this area.

Treasurer's Report – Mike Dollar

Collections – We have received a few small amounts, including monthly payments, for past due accounts since our last meeting. Mike will work with Susan to put together an updated listing of all past due accounts for the next Board meeting.

Financial Statements – Mike has reviewed the most current P&L, which takes us through August 29. In the last Board report, he stated that we should make our cash target for the end of the year if we didn't incur any major unanticipated expenditures. We had a somewhat significant one during August that was not anticipated – \$5,000 paid to remove several trees

on our right-of-way. Kevin and Mike will continue to monitor to see if anything else surfaces that could negatively affect the projections.

Mike reminded the Board that our reserve adjustments at the end of the year might be adjusted to account for any shortfalls in unrestricted cash.

OLD AGENDA ITEMS

Stoneview Summit (SVS)– The SVS documents need to be checked concerning the issue of boat/trailer parking. The Tradition Covenants and 1987 Covenants are both on this property and do not allow parking of boats/trailers/recreational vehicles. The developer had planned to build a covered boat storage area, however, the current SVS property owners were against this so it is not being built. The developer, Empire Financial is nearing turning over the property to the SVS Condo Association. Patti Richardson will be the property manager there. **Kevin will follow up on these issues with Patti and with Todd Rogers concerning covenants, no parking of boats/trailers/recreational vehicles and acceptable cleanup of the site.**

The recent paving done on the SVS parking lot has damaged/covered the centerline striping on Lakeview Ridge Drive in front of the SVS entrance. **Kevin will request an estimate for restriping this area and bill Empire Financial accordingly before they turn the property over to the condo owners.**

NEW AGENDA ITEMS

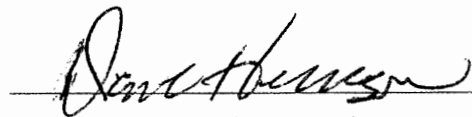
Long Range Planning Committee - Cal will check with Chairman Herb Starzer to follow up on the progress here and report back to the Board.

Use of Moonbrook Park – The Board discussed the use of the park by organized groups or clubs. Past policy and recommendations from the Recreation Committee were briefly discussed with pros and cons. **Kevin will develop a draft usage policy incorporating many of the items discussed and bring this back to the Board.**

The Board approved a motion to adjourn to Executive Session at 10:20 a.m. to discuss legal issues.



Penny Alexander, Secretary



Dave Heinzen, Vice President

Date approved: *Sept. 13, 2011*

Minutes
SWRA Board of Directors Meeting
August 2, 2011

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

Approval of Prior Minutes:

Board reviewed and approved minutes of July 19, 2011.

GM Report –

Board Informational Updates

1. Excessive rain on July 20th caused water to flow over StillWaters Drive from Beaver Lake and across the tennis courts. The flowing water damaged the new surface. Lowery Brothers has inspected the damage and suggested we live with condition of the courts due to the cost to repair. It appears the water was able to get between the new surface and the base. The life of the recent resurfacing has been reduced by a couple of years. We also received damage to the gate 34-gate house. We had about two inches of water in the gatehouse. The floor and lower part of the walls received damage. We had to remove one of the exterior door thresholds to allow the water to run out of the building. *The Board discussed building a higher berm on the street side of the courts. Cosmetic damage to the gatehouse interior.*
2. Matt Spain has sold Computer Paramedics and he has moved to South Carolina. Ray McCann is the new owner. Ray has scheduled a meeting with Kevin for Wednesday to discuss how he is going to make Computer Paramedics a better service provider. Kevin will wait and see what he has to offer. Kevin has all the SWRA pass codes for our system.
3. We received an invoice from Ingram Paving for the work that had been completed as of July 10th. Hagan has reviewed the invoice and work performed. He confirmed that the invoice was correct. The amount of the invoice is \$230,685.81. The paving company still has the repairs to Moonbrook, the intersection of Dogwood and Moonbrook, a couple of utility cuts and the final stripping to complete.
4. Before Smith Electric can install the new lights at Moonbrook Park, their sub-contractor has to complete construction of the new foundations. The new lights will be installed as soon as the foundations are completed. Gene Smith told Kevin that it might be another couple of weeks before the foundations are ready. Also Smith Electric replaced four lights on the tennis courts. It was suggested that an Alabama

Power pole light is needed to light the area for safety when the timed lights go out. A pole light is \$12 a month.

Gatehouse 34-safety light – Kevin will look into the installation costs and options.

5. An arrangement with Jim Price owner of “A Boat Load of Storage” to offer trailer parking for SW guest by the day, weekend, week or month has been worked out. It is located on Hwy 34 near Poplar Dawg’s. SWRA trailer parking notices now have contact information for “A Boat Load of Storage”.

6. Sonny Rozelle has reopened the boat/trailer storage at the old conference center. He is charging \$350 per year.

Deposits and Closing since last Board Meeting

Deposits: \$ 8,442.98

RE Closings: 4

Treasurer’s Report – Mike Dollar –

Collections

- Our collection agents have collected or settled several accounts in the past two weeks. SWRA collected approximately \$4,800 in delinquent maintenance fee billings in July. Kevin is actively working with Attorney Harrison’s office on several other accounts pushing those along.

Financial Statements –

- Mike has reviewed the July financial statements. There have been no significant changes from the trends in the first six months, which is what was used as the basis for the forecast that Mike reviewed at the last meeting. Unless we incur a major expenditure that we don’t anticipate at this point and, assuming we continue our rate of past due collections, we should make our cash target for the end of the year.
- Financial statements were distributed for the Board members review.
- We have received the June financial statements as compiled by Warren, Sasser. There is very little difference between their compiled version in comparison to what was already distributed to the Board for review for the last meeting. The only real difference is that they have recorded depreciation for the Second Quarter, which was not in the earlier version. They have not been finalized since Mike is still disputing an issue with them over their presentation of the budget.

OLD AGENDA ITEMS

Stoneview Summit (SVS)–They are behind schedule on work on the docks. Boat trailers are parked in the parking lot near the street and the church. The SVS documents need to be checked concerning this issue. Patti Richardson will be the property manager there.

Paving Project Update – The Board agreed that the check for payment should be held until the work is completed. See General Manager's report and action above.

Dog Committee – John had another meeting. The good news is that more people are talking about it. John will contact the Neighborhood Council to assist in spreading the word throughout the community. Contact to the owners of problem dogs will be made by John Mann and/or Kevin to see what solutions the owner may suggest and then to explain to them the costs of using the Critter Getter, LLC for pick up of roaming pets. The committee is planning to have a policy to the Board for approval that can be included with the annual SWRA mailing. **It was agreed that Kevin and/or John would talk with the owners of the collie that was running on SW Drive and caused the accident where two dogs were killed and the driver's car was damaged.**

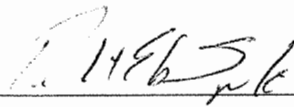
NEW AGENDA ITEMS

Waters Edge – Neighborhood Council representative Tom Dyne held a second meeting in his area of Waters Edge to discuss the NC and the separate covenants of Waters Edge. Mike Dollar also attended. Fourteen residents attended. There are 45 properties in the Waters Edge Subdivision with only 11 who have not subjected their properties to the 1987 covenants. All 45 properties remain with the Waters' Edge covenants even if they have also subjected to the 1987 covenants.

Pineview Pool Issues – Kevin suggested that a part time gate attendant at the pool for Labor Day weekend. We are having problems with people climbing over the fence. The Board agreed that this would be a good idea. Water aerobics is being taught at the Pineview pool. The pool will remain open during the classes and the instructor is being charged \$30 a month for one day a month and the same for each additional day. The instructor is charging for her classes.

The Board approved a motion to adjourn to Executive Session at 10:20 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: 8/30/11

Minutes
SWRA Board of Directors Meeting
July 19, 2011

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

Approval of Prior Minutes:

Board reviewed and approved minutes of June 21, 2011. The July 5th meeting had been cancelled.

GM Report –

Board Informational Updates

1. **Paving** - \$252,000 budgeted for Roads/Drainage in 2011. The paving is progressing at a slower pace than hoped for but Ingram Paving is working with SWRA on reducing the cost of paving because we are allowing them the flexibility to move to another job if needed. Though it is not the ideal situation because we would prefer to have the job completed quickly, it saves SWRA 5% which makes it worth the inconvenience. The additional roadwork needed on Moonbrook Dr. was an unexpected cost; however, we have been able to reduce the overall cost of paving to stay within the original budget. Hagan Wagoner estimates that for an additional \$30,000 we could repair all areas that need attention, which might generate some savings. If we spend the additional \$30,000, we should only have to repair utility cuts next year. **After reviewing the remaining SWRA funds, it was agreed that although the savings would be nice, these areas would be put off until next year since there are no extra funds in the 2011 budget and we face several drainage issues that may need to be addressed this year.** The drainage flumes on Moonbrook Drive, issues on Prestwick Drive and Big Horn Lane are just a few. There is a sinkhole on Knollwood Drive that is in the center of the road. The clearing of the right of ways will be postponed until 2012 as these funds were in the Roads budget.
2. **Card Readers & Gate Arms** - The card readers for the 34-gate and tennis court gate have been repaired. We had to replace most of the electronics in one arm gate and one rail gate. All of the electronics were replaced in the tennis court door gate. Total cost \$4,800. **The insurance agent stated that we should receive some money from insurance.**
3. **Power Line Clearing** - Doug Sheffield of Alabama Power Company (APC) is the person over the clearing of the foliage/brush under the power lines. A few months ago APC sprayed the foliage in StillWaters and now the dead foliage/brush is very unsightly. July 8th, Alabama Power agreed to remove the

dead brush under the residential power lines within StillWaters at no cost to SWRA. They will also be trimming trees along the power line easement. **APC has completed their survey for cutting brush under the power lines and estimates that it will take them a couple of weeks to complete the work.** The rain has delayed their start date but they will start cutting soon.

4. **SWVF&R Auction** - Kevin attended the StillWaters Volunteer Fire & Rescue unpaid dues sale. SWRA did not have to purchase any lots as all past due amounts were paid before the sale.
5. **SWRA Credit Card** - SWRA currently has a credit card with RBC, which has no extra benefits with the RBC card. Regions offers a business credit card that pays 1% cash back for all purchases, the rate is also lower but the rate does not matter since we pay the balance in full each month. Currently Regions does not charge an annual fee. (FYI, RBC has just sold all its United States offices to PNC, so the old Bank of Dadeville will change its name again.) Kevin also investigated a card with AP Credit Union but the Regions card offers more benefits. Two credit cards will be ordered. Max credit limit per card \$2,500 (same as current card). SWRA will receive 1% cash back on all purchases. **Eb and Penny signed the appropriate paperwork for the new cards. The RBC card will be closed after Regions issues the new card.**
6. **Gatehouse Renovation** - The 49-gate house is completed except for a couple of minor items. Final cost was \$20,160. The air conditioning and two sliding doors were replaced. Cabinets and countertops redesigned and replaced in both work area and bathroom, electrical wiring reworked, rotten wood replaced, ceiling repaired and lighting reworked in main area after removal of old air-conditioning unit, new mirror, light fixture, toilet and fixtures replaced in bathroom and can lighting under the porticos updated. The floor was leveled and new flooring installed. The building was painted inside and out including gate arms and safety poles.
7. **Water Usage at Fountain/Moonbrook Park** - We had a sharp increase in the fountain water bill this month. We have been watching the meter and usage increased dramatically during the first of June. We have checked for leaks and any valve issues and found a problem with the fill valve. The Moonbrook Park meter also showed an increase but we ran the irrigation system a little more than normal due to the lack of rain. Water usage is still less than this time last year but Kevin recommended that we might need to revisit the need for a well to provide future water needs. Provisions were made before the new paving at gate 49 to accommodate the wiring and plumbing that would be need for a well so that the new asphalt would not be damaged.
8. **Stoneview Summit Work Hours Variation** - Henderson and Coker Concrete Company (H&C) had requested on Thursday, July 7th that they be allowed to start pouring concrete at Stoneview Summit Condos beginning at 5 a.m. They claimed

they needed the early start time due to the heat causing the concrete to cure faster than normal. They hoped this would be the only day they needed to start pouring concrete before 7 a.m. but stated that they may need a second time in the future. Stoneview Summit is under The Traditions Covenants and Todd did not have a problem with them pouring concrete early. The quiet hours are controlled by SWRA, not Traditions. Via email the Board and Architectural Review Committee discussed and approved allowing the concrete pour beginning at 5 a.m. on Thursday, July 7th. Kevin monitored the situation and reported that he was at Stoneview Summit at 7 a.m. the morning of the pour and that unless you were close to the concrete trucks you could not hear them. He drove out to Sunset Point, The Point at Sunset Point, Restful Cove and Lunker Court. You could not hear the concrete truck running. Kevin spoke with residents at SVS and they did not hear the concrete company that morning. Scott from H&C was on site. He told me they were using their newest trucks to keep the noise level low.

9. Subjected to 1987 Covenants - The Millers at Eagle Peak subjected their Villa.

Deposits and Closing since last Board Meeting

Deposits: \$ 3583.00 will have for Board Meeting

RE Closings: 1 real estate closing.

Treasurer's Report – Mike Dollar –

Collections

- Some small collections activity, as our two agents (Holloway and Harrison) continue to actively pursue their accounts. No large accounts collected since last meeting.
- Attorney Harrison has forwarded to Kevin a large document received from Chilwaters' attorney containing more than 200 questions as a continuation of the interrogatory. Kevin is working on our response. Harrison's office has indicated that this is a delaying tactic.

Financial Statements –

- The financial statements for June 2011 were reviewed. Mike had prepared a forecast for the remainder of the year using these statements. When looking at the income statement, you will see distorted comparisons for certain accounts in Gates Center, Moonbrook Park and Tennis Courts. These resulted from expenditures for major projects that have previously been discussed by the Board. They distort the income statement since we have to show them as expenses for financial reporting purposes. The funds have been moved from the appropriate reserve accounts and restored to Unrestricted Cash. You will note the changes in the reserved cash accounts resulting from the transfers.

- Mike had taken a look at revenues and expenses for first half of the year and made assumptions based on trends that he noted to prepare a revised look at where he thinks we will end up for the year insofar as Unrestricted Cash is concerned. Mike had adjusted several accounts, including activity-based revenue (transfer fees, impact fees, building permits) and expenses. Most expenses are trending well with the budget, but he reported that he adjusted wages upward for the gate attendants as we have had to man gate 34 some and down for administrative due to our not hiring an administrative assistant as we originally budgeted. Also, he made a few fairly small adjustments to some other accounts, such as our professional fees. Water and all other utilities seem to be trending with what was budgeted.
- Based on these adjustments, Mike prepared a projected cash flow to see how close we come to our targeted (unofficial) Unrestricted Cash balance of \$50,000 at year-end. Based on his fairly conservative assumptions, we are going to end up with only one-half the target amount (approximately \$25,000). Mike will continue to monitor this, and he thinks we have some upside in collections and revenue. He reminded the Board that our projected reserve additions for 2011 might also be adjusted to ensure we have adequate Unrestricted Cash at year-end.
- Mike enclosed the forecast schedules for the Board's review. Discussion followed.

OLD AGENDA ITEMS

Paving Project Update – See General Manager's report and action above.

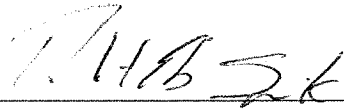
Dog Committee – John shared with the Board a list of guidelines that he has worked on after meetings with his committee members. John suggested that Kevin or John would contact a problem owner at least twice before other actions would be taken. The Board discussed these guidelines. Attorneys have advised that “nuisance” animals can be removed at the owners' expense from the community. A company called Critter Getters LLC will remove nuisance animals with a fee ranging from \$200-\$500. Recently one resident was bitten while out walking by a neighbor's dog that was on a leash. Two dogs chasing another roaming dog that was chasing his owner's car, ran out in front of a car on StillWaters Drive by Beaver Pond. Both dogs were killed. The two residents involved; dog owner who lost his beloved pets and driver of the car who has major damage and was lucky not to have swerved into the lake, were very upset over the incident. The Board and staff are very concerned, as these type accidents seem to be increasing and are not acceptable. John will revise his guidelines before taking them to the committee for discussion. They will also be published in the newsletter for public comment and suggestions.

NEW AGENDA ITEMS

Waters Edge – Neighborhood Council representative Tom Dyne held a meeting in his area of Waters Edge to discuss the NC and the separate covenants of Waters Edge. There is a provision that states that after effective filing date of 1988 the covenants renew 15 years later and then they automatically renew every 10 yrs. There is a stipulation providing for 2/3 of owners of Waters Edge who can decide to change the covenants. There are 45 properties in the Waters Edge Subdivision with only 11 who have not subjected their properties to the 1987 covenants. Tom is holding a second meeting this coming Saturday. All 45 properties remain with the Waters' Edge covenants even if they have also subjected to the 1987 covenants.

The Board approved a motion to adjourn to Executive Session at 10:25 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: *Aug 2, 2011*

Minutes
SWRA Board of Directors Meeting
June 21, 2011

Call to order –President Eb Spink called the meeting to order at 9:10 a.m. Board members Mike Dollar, Dave Heinzen, John Mann and Mack Yeargan were present. Cal Johnson joined the meeting at 9:20 a.m. Penny Alexander was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes: Board reviewed and approved minutes of June 7, 2011.

GM Report –
Board Informational Updates

- SWRA had an expenditure of \$587 for tires on the service truck and \$229 for repairs to the service truck.
- The ac unit at Gate 34 was repaired and not replaced as previously reported.
- Vision Landscape replaced sod at the Pineview Pool.
- Gate 34 has had several electronic gate issues caused by lightning. Four surge protectors, two operating computer boards, two keyboards and one camera computer have been damaged due to lightning. Kevin contacted Smith Electric to install a lightning suppression system but Smith Electric discovered that the electrical ground wire had become detached from the grounding rod. The wire was reattached and Smith Electric theorizes that the detached grounding wire may have been the problem. **Kevin will monitor the situation.**
- Kevin investigated security cameras for the pool, tennis courts and Moonbrook Park. The cost for “real time” security cameras was over \$12,000 per location because Internet is not available at the locations. Kevin reported that a security camera system similar to what SWRA is using at the gates would cost approximately \$2,500 per location.
- Paving has started and is progressing as smoothly as can be expected.
- Construction work at Stoneview Summit started this week, Kevin had previously reported that work would not begin until July 10th but the construction company moved up the start date in an effort to be completed by July 4th.
- All boats and trailers have been removed from the Old Conference Center/Windjammer Restaurant. The owner has not signed the agreement to allow SWRA to tag illegally parked boats and trailers. **Kevin reported that SWRA would not police the area until the agreement was signed.**
- Kevin reported that Todd Rogers, Manager of the Golf Course, had requested SWRA delay the planned drainage work on Moonbrook Dr, that was scheduled to be performed while Moonbrook Dr was being repaved, until October so that SWRA work would coincide with the Golf Course work. SWRA had planned to correct the water flow at a low area on Moonbrook Dr. The correction will send the water across the golf course in a different direction than it currently flows. The golf course

is going to perform drainage work to channel the water across the course but they do not want to take up the grass or do the work during their busy season. SWRA will wait until the golf course is ready, only the road will be crowned at this time. Todd discussed with Kevin that instead of SWRA performing all the work, his crew will provide the labor and SWRA will only have to provide the materials and Hagan Wagoner's expertise. This will actually save SWRA a little money by not having any labor cost.

Deposits and Closing since last Board Meeting

- Deposits: \$8,201.99 since last meeting.
- RE Closings: Three closings since last meeting.

Treasurer's Report – Mike Dollar

Collections – SWRA received a \$2,000 partial payment from the owner of Martin Terrace and a promise to work on paying the remaining debt before year-end. SWRA received payments on two past due accounts that were in foreclosure. The acquiring financial institution made the payments. Holloway is continuing to be successful collecting delinquent accounts. Since the last Board meeting Holloway has forwarded payments equaling \$2,600 and has reduced their collection outstanding to just over \$12,000.

Mike sent an email to Harrison requesting information concerning levying a judgment against assets owned by an individual that owes SWRA more than \$8,000 in past due fees. At this point, no response has been received.

Collection activity in June has been more than anticipated in the budget , which has helped make up the deficit in projected unrestricted cash. We collected almost \$10,000 more than was projected.

In July, Mike will be working on projections for the remaining part of 2011.

OLD AGENDA ITEMS

Paving Project Update – Paving has started. There have been a few minor complaints from residents but overall it is going as planned. During the milling process it was discovered that the asphalt in certain areas of Moonbrook Drive was thinner than anticipated. This will require additional roadwork in these areas that was not anticipated; however, the paving company determined the roadbed under the asphalt is in good shape.

Dog Committee - John and Kevin attend the Tallapoosa County Commissioners meeting last Monday. John asked if there was anything the Commissioners could do to help such as a dogcatcher for the county. The Commissioners were sympathetic but the county does not have the funds to add additional staff.

The dog committee held a meeting on Monday, June 20th and discussed different ideas that would be helpful in controlling pets in StillWaters. The consensus was that the problem is

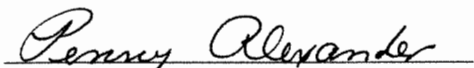
with the pet owner not the pet. John suggested that the committee contact as many pet owners as possible to make them aware of the importance of being a good pet owner.

NEW AGENDA ITEMS

Security Cameras – Kevin reported in his General Manger report what would be the cost of a security camera system. It was discussed that the pool might be the best area to install a security camera system similar to what SWRA has at the gates if it is determined that one is needed. Kevin will obtain information to present to the Board. This information would also be discussed with the Recreation Committee.

Speed limit signs- Mike Dollar started the discussion stating that he is concerned about the amount of speeders on StillWaters roads. The speed limits in place are 35mph on major roads and 20mph on all other roads. Kevin explained that the County Engineer, David Moore, must approve the location of a speed limit sign. Cal and Mack suggested borrowing the flashing sign from the County that tells drivers what their current speed is as they pass the sign. It was also suggested that getting the Sheriff to monitor speeders would help slow down traffic. Speed bumps were also discussed. Kevin told the board he had talked with Sheriff Jimmy Abbett and the Sheriff had stated he would not setup the flashing sign or put a deputy on a road that did not have the speed limit posted. No action was taken and Kevin will investigate the matter.

The Board approved a motion to adjourn to Executive Session at 10:15 a.m. to discuss legal issues.



Penny Alexander, Board Secretary



Robert Eb Spink, President

Date approved: 7/19/2011

Minutes
SWRA Board of Directors Meeting
June 7, 2011

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, John Mann and Mack Yeargan were present. Kevin Eason was present to report.

Approval of Prior Minutes:

Board reviewed and approved minutes of May 24, 2011.

GM Report –

Board Informational Updates

- Vandals damaged the tennis courts over Memorial Day weekend. Repair work was completed yesterday at approximate cost for the court repair is \$500. The tennis court gate card reader was hit by lighting and damaged. Replacement parts have been ordered at a cost of approximately \$1,300. The back gate was damaged during the vandalism and will have to be repaired also.
- The air conditioner at gate 34 has quit working, it is actually a wall-mounted unit that cools and heats, and replacement will cost approximately \$600.
- Kevin has confirmed with Sonny Rozelle that he will remove all boats and trailers at the old conference center on June 16th.
- A sinkhole has developed in the parking lot next to the pool. We are working on having it dug out and repairs made by the end of the week. The seal coating of the parking lot has been rescheduled until the sinkhole repairs are completed.
- Several nuisance dogs have left StillWaters.
- Empire Financial (Stoneview Summit- SVS) has informed us that they have received approval to add additional docks and reconfigure their existing docks. They are also adding 8' and 6' wide concrete sidewalks along the lake and around their property. Work is scheduled to start after July 10th. They have also removed some of the construction debris, the dumpster and the office trailer. We discovered that the office trailer and a small section of the irrigation system for the newest building were connected to the SWRA water meter at the Sunset Point intersection. This has been corrected. The office trailer has not been used for several months and the water valve to Sunset Point was closed in March so we could locate a leak. We discovered all this when we turned the water valve back on and the irrigation at Stoneview started to work. SWRA will invoice SVS for the plumbing bill (\$80) to correct this.
- All damaged and stolen street signs have been replaced.
- The Villa meeting held on June 4th was successful with a large turnout of owners.

- The Weavers issues concerning gates and fencing around their property has been settled. The Weavers resubmitted a request for gates on each driveway and a ten-foot long decorative knee wall to the ARC and it was approved.

Deposits and Closing since last Board Meeting

- Deposits: \$4,050.40 since last meeting.
- RE Closings: Two closings since last meeting.

New Items

- Sonny Rozelle has asked if SWRA would be interested in handling the rental and billing of the storage area at the old conference centre if he decides to reopen it.

Treasurer's Report – Mike Dollar

Collections – The collections activity at Holloway (<1 year past due) has picked up during the past few weeks.

Financial Statements – Mike has reviewed the May 31 financial statements. Nothing in the expense side looks out of line, other than having to reclassify cash reserves for certain expenditures (Moonbrook Park lights, Gate House renovations, tennis court repaving) to our operating cash. Also, we will have to bill the residents in Redbud Villas for the cost related to the recent painting. On the income side, our activity-related income (transfer fees, building permits, impact fees) continues to run below budget, although the gap has narrowed a little in the past couple of months.

On the balance sheet, our cash is still short of where it was projected to be at this point when you consider that we are behind on expenditures for repaving. Cash should still be ok, barring unanticipated expenditures. Mike will be doing a thorough reforecast, including cash flow projections, as of June 30.

OLD AGENDA ITEMS

Paving Project Update – The paving schedule has been delayed by one week. The machine that mills the existing surface of the road is down and the paving company is waiting on a part but Kevin has been assured the paving project will be completed before the July 4th weekend. We had originally scheduled that paving would only be performed Monday-Thursday, if we have additional delays paving will be allowed on Fridays.

Dog Committee - John has contacted the Tallapoosa County Commissioner's office asking for a time on the agenda on Monday at 9:00 a.m. John and Kevin will attend. Changes such as a Tallapoosa County leash law would have to go through the Alabama State Legislature as an amendment.

NEW AGENDA ITEMS

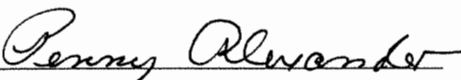
Old Conference Center Property- Sonny Rozelle is now talking about reopening the boat storage if he is unable to sell the property. Mr. Rozelle has asked if SWRA would be interested in managing boat /trailer storage at the old conference center. The Board agreed that this use is inconsistent with our covenants therefore SWRA is not interested.

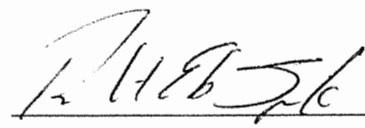
Security Cameras - It was suggested that we look at putting cameras at tennis court, pool and/or playground. Reasons discussed were to curb vandalism and for personal security. Kevin will research pricing on systems.

Pool Attendant –There was some discussion on having an attendant at the pool on holiday weekends in order to manage the use of the pool through sign in and to handle the additional trash/clean up needs.

Alabama Power Relicensing to FERC –The application for a new Martin license will be filed with the FERC on Wednesday, June 8th. One of the primary issues addressed in the relicensing process is lake level change. Proposed is a winter level of 483' rather than 480' with Draw down sooner in the fall and extended in the spring fill to a couple of weeks later. Every 6 years draw to 480' for dock work. This will not happen for at least two years.

The Board approved a motion to adjourn to Executive Session at 10:00 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: 6/21/2011

Minutes
SWRA Board of Directors Meeting
May 24, 2011

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

Approval of Prior Minutes:

Board reviewed and approved minutes of May 10, 2011.

GM Report –

Board Informational Updates

- Renovations to the tennis courts are 99% complete but are open for play. Two of the windscreens were not the correct size and had to be reordered and the tennis court company still needs to make minor adjustments to the nets. SWRA should get 5-7 years life on the resurface.
- Ingram Paving had the lowest bid by over \$38,000. The close proximity of the asphalt plant contributed to the low bid. We had three bids to come back in: Ingram, D&J Paving and Chris Clark Paving. After looking at the cost, a couple of other issues and talking with Hagan, the only time we will close the front gate during paving is for the paving from Hwy 49 to just past the gate (one day). The board reviewed the traffic detour flow map. Start date is proposed to be May 31st; *SWRA eflash...* and the June newsletter will notify residents. The Board approved a motion to accept the Ingram bid for the 2011 paving projects.
- Kevin will wait a few weeks about investigating the purchase of a small utility vehicle for SWRA until after the paving project is completed.
- The new pine straw has been installed.
- Backyard Experience (our pool maintenance company) was able to have the pool heater parts that were damaged during recent storms replaced under warranty. After talking with several residents, we have turned the pool heater on for a couple of weeks.
- The Villa meeting is June 4th beginning at 10am in the SWRA community room. Letters have mailed to owners to notify them of the meeting.

Deposits and Closing since last Board Meeting

- Deposits: \$7,476.28 since the last meeting.
- Property Closings: 2 since the last meeting.
- Three more closings are scheduled before the end of the month.

New Business

1. The golf course has installed “No Trespassing” signs on the old course cart paths. We are receiving several phone calls a day from residents complaining about not

being able to walk on the cart paths and Kevin has explained to them that SWRA does not own the cart paths. Many of our residents enjoy walking on the cart paths and we do not have any significant area other than the roads for them to walk. Kevin is trying to work out an agreement with the golf course, which would allow our residents to use the old course cart paths for walking.

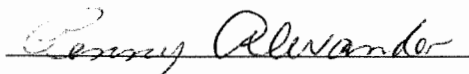
2. We acquired six lots at the county tax sale; we paid \$872 for the six lots and had a total of \$3,523.08 in SWRA fees due on the lots that we did not collect. No one bid on any of the lots so we had to purchase the lots to keep them from being given to the State. Lot 54 Chinquapin Cove-difficult to sell, Lot 21 Fern Brook Phase 2-difficult to sell, Lot 46 Pebble Beach Phase 2-sellable, Lot 5 Greenview - located on old course sellable, Lot 107 Vista Wood-located on old course sellable, Lot 10 Fern Brook Phase 2-sellable.

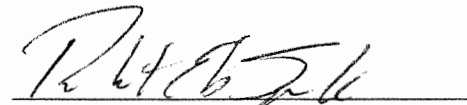
OLD AGENDA ITEMS

Dog Committee - John Mann

John sent a proposed article for the newsletter for the board members' review. Discussion followed. John stated that after two complaints of a nuisance animal we have a right to remove the animal. We are concerned for the safety of our residents and pets. It is agreed that it is not acceptable for property owner to be afraid to walk in their neighborhoods.

The Board approved a motion to adjourn to Executive Session at 9:45 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: June 7, 2011

Minutes
SWRA Board of Directors Meeting
May 10, 2011

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, John Mann and Mack Yeargan were present. Kevin Eason was present to report.

Approval of Prior Minutes:

Board reviewed and approved minutes of April 26, 2011.

Community Administrator's Report – Susan written report

- Deposits since last Board meeting - \$9447.57
- 5 closings since last meeting.

GM Report - Old Business

Kevin updated the Board on the following:

1. The start date for paving is May 31st, we could not get the final bids until mid May so we decided to start paving the day after Memorial Day and June 24th is the target completion date.
2. Pine straw is being installed this week.
3. I had reported to a couple of Board Members that the expensive license plate cameras at the 34 gates had to be replaced due to lightning damage but we were able to repair the damage.
4. The SWRA building did not go untouched by the storms; lightning damaged the hot water heater and the pool heater.
5. Renovations to the gatehouse have started and will be completed in a couple of weeks.
6. The company repairing the tennis courts will begin this week.
7. The gate attendant meeting was held April 30th, you should notice a change in the way gate attendants greet someone entering gate 49, if you do not see a change please let me know.
8. We have received some collection money from Don Harrison's office, Mike will comment.
9. Fountain water bill was \$132.45 this past month.

New Business

1. SWRA painted two villas at Redbud. A villa owned by the Steve Cook and a villa owned by Bank of America. The lien on the Cooks villa was increased by \$600 which was the cost of the painting and Bank of America was billed its cost of \$800, lien will be placed if payment is not made within 30 days.

2. Kevin will be having a meeting on June 4th at 10 a.m. with residents and property owners of Moonbrook Villas, Eagle Peak, Redbud, and Poplar Point. All Board members

are invited to attend. At the meeting he will explain what are SWRA responsibilities and what are Villa responsibilities. It is my opinion that the Villas will never establish a condo association so SWRA needs to address some issues that require funding and the Villas will have to provide that funding or be satisfied with the way things are now.

3. Request for an additional vehicle for SWRA. Either an electric powered vehicle or a small gas powered vehicle \$5,000-\$7,000 price range that could be used by SWRA personnel. The funding would come from the current truck reserve, which has a balance of \$14,000. The current truck is in good shape and should last another 4-5 years.

Treasurer's Report – Mike Dollar

Collections –

- Harrison's office is managing the collection process well with the new accounts turned over to them this year. We need to follow up with them to find out the status of the outstanding judgments that have yet to be executed by the presiding judge. We have had issues with receiving money from their office after they have collected. We will continue to monitor to improve speed of payment.
- The annual Tallapoosa County tax sale will be held on Wednesday, May 18. Mike will not be able to attend; however, Kevin will attend and Cal normally attends on behalf of his brokerage business. Anyone else from the Board is also welcome to attend. There are several properties within StillWaters currently on the delinquent tax list, all of which have delinquent accounts with SWRA. We will not likely bid on any of these properties unless they receive no bids, which is highly unlikely. Revenue Commissioner Linda Harris always reminds everyone at the sale that the properties carry current and past StillWaters' dues and assessments.

Financial Statements – The Board reviewed copies of the April 30, 2011 balance sheet and income statement. Mike commented briefly on them.

- Our net income is substantially over budget, but, as pointed out before, it's primarily because of temporary differences. First, our repaving is occurring later than budgeted. As previously mentioned, paving will start late this month. In addition, the depreciation on our facilities and equipment has not been recorded in 2011 by Warren Sasser & Associates.
- From a revenue perspective, we continue to lag in the activity-related areas, which, means we are also behind last year's activity. We are \$5,400 behind in Transfer Fees, Marketing (newsletter), Impact Fees and Building Permits.
- Other than those already mentioned, our expenses are generally in line with budget. There are some additional expenses that are slightly ahead of the timing in the budget, but there are others that are slightly behind the timing anticipated. Mike reported that he did not see anything of concern at this point.
- We are still in a strong cash position with no issues at this point.

- SWRA should receive our 2010 annual financial statements from McDaniel & Associates in the next two weeks. Also, Warren Sasser & Associates should have our first quarter 2011 statements ready within the next week.

OLD AGENDA ITEMS

Condo Association Board Meeting Report - Penny Alexander

Meeting was held April 16th. The Board reviewed the written report, which included action items for SWRA as well as the Condo Board members. Security is one concern that has been discussed. SWRA will work to address this issue with Roving patrol. Other exchange of information continues to take place and is being handled by SWRA.

Dog Committee - John Mann

This committee met again Monday evening with about 25-30 people in attendance. It was good for people to voice their opinions, negative and positive. One suggestion was a letter or email to all residents and property owners, explaining a good neighbor policy, which requires owners to keep their dog under their control; it is not acceptable for residents to be fearful of walking their own streets due to wandering pets. No teeth – how do we control, contact owner on personal basis, cannot fine

John will check with county commissioners to see what can be pursued to put some teeth into legislation for the people of Tallapoosa County. John will set up a meeting to see what the Commissioner's thoughts are on this issue.

To file a complaint with the sheriff it has to be an actual attack.

Check with lawyers and judges to see if there is a precedent to share with outcomes of cases.

Keep an article in the monthly newsletter – John will write each month. This is an important issue, as we do not want anyone injured and it is not right that people don't feel that they can safely walk in their neighborhood.

NEW AGENDA ITEMS

Second Vehicle for SWRA – Kevin will research the cost of a new and used vehicles and bring this back to the board.

Golf Course – has put up ropes on Golf Course, just past the tennis parking area at Beaver Pond to keep people from driving trucks and golf carts on this property belonging to the golf course.

The Board approved a motion to adjourn to Executive Session at 9:50 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: 5/24/11

Minutes
SWRA Board of Directors Meeting
April 26, 2011

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. Kevin Eason was present to report. John Mann arrived at 9:30 a.m.

Approval of Prior Minutes:

Board reviewed and approved minutes of April 12, 2011.

Community Administrator's Report – Susan written report

- Deposits since last Board meeting - \$12,002.60
- Closings since last meeting with two of those being on foreclosed properties.

GM Report - Old Business

1. **Well at Moonbrook Park** - The well at Moonbrook Park has been put on hold. The well drilling company inspected Moonbrook Park and could not locate an easy viable location for the well. A well can be installed at Moonbrook Park but may need to be as deep as 600 feet and will need steel casing. The cost to install the well may be as high as \$12,000 plus additional plumbing, a larger tank and the well building will increase total cost to an estimate of \$22,000. At Moonbrook water cost in 2009 were \$5,605 and in 2010 were \$5,745.
2. **Well – Fountain and 49 entrance** - They also looked at the hwy 49 entrance/fountain and estimated it would cost around \$6,500 for the well, plus plumbing, total cost estimate \$9,000, a well building will not be needed. At 49 entrance, water costs in 2009 were \$14,482 and in 2010 were \$12,485. Kevin has talked with Rob Corum and there were several reasons that caused these high bills in 2009 and 2010. Kevin will monitor the water usage for a few months and get some estimates on what the costs would be to have one lower well and pump water to the park.
3. **Miscellaneous Items:**
 - We opened the pool a week early but have decided not to turn on the heat
 - We had to repair several busted pipes at the pool due to last winter freezing,
 - SWRA received a \$450 credit from Walnut Hill Water for the pool,
 - A tree service company has marked several trees that need removing but Kevin is waiting on estimates.
 - Don Sorenson is working on an Eagle Scout project to paint the fence on Hwy 34. I have already obtained the OK from all property owners and Sonny Rozelle is donating the paint.

- We are ready to start on gatehouse renovations. We are waiting on cabinets, no need to close gate for renovations, as they will work around attendants and only for a couple of days.
- The garbage can program will start first week in May.
- Lights have been ordered for Moonbrook Park will take 4-6 weeks to receive.
- Gate attendant meeting is Saturday at 10 a.m.

New Business

1. **Old Conference Center Property** - Owner Sonny Rozelle is no longer leasing parking spaces at the old conference center. He plans to have all boats/trailers removed by June 15th. He will be installing "No Parking" signs on his property but he has agreed to let SWRA design the signs so that they match SWRA colors and are not intrusive. After all items have been removed, he will allow SWRA to tag illegal parked boats/trailers. Sonny has been unable to sell the building so he is trying to find a partner and turn the old conference center into a wedding/reception/party place. He has had the building inspected and was told that it is structurally sound. **The Board agreed that SWRA would tag illegally parked vehicles/trailers in the old conference centre parking lot and call the towing company if needed in order to keep the area clean as we do with the condo parking lots. Kevin will get a written agreement with the property owner.**

John Mann arrived at this point in the meeting.

2. **Road Committee Report** - Discussion of the estimated budget for the 2011-paving project. Dave Heinzen, the Roads Committee and Hagan Wagoner (ProgreCiv Group, Inc.) have worked hard to determine the best use of the paving budget for 2011. Estimate for the paving/patching is \$265,000. This is from ProgreCiv based on a high-end cost. Hagan is getting actual bids from D&J, Ingram and Chris Clark Paving. Target start date for project is mid-May to finish by mid-June. Budget includes paving, patching, striping and sealing. Paving includes Moonbrook from Hwy 49 to just past Dogwood Trail, areas of Deer Run Rd. from StillWaters to Big Horn Lane, Palmer Dr., Knollwood, Beach Island Trace, South Cardinal Heights cul-de-sac, intersections of StillWaters Dr. with Buckview, Fernbrook Dr., Doe Skin Ct., intersections of Stage Coach with Buckview, and Big Buck Ln. **Patching includes all utility repairs, additional road/pot hole patches** on Dogwood, Fernbrook, Fernbrook Ct., Whisperwood, Lunker Ct, Beaver Point, Fairway Ridge. Re-striping of Moonbrook, StillWaters Dr. and Stage Coach. Sealing and restriping of SWRA Centre and Moonbrook Park parking lots as well as around the gatehouse. Kevin reiterated that there is "priority" patching list and "wish list" patching list. The estimated \$265,00 will cover the priority patching but not the wish list this year. These items will stay on the list for future projects as funds become available. Paving is still scheduled for mid-May.

Treasurer's Report – Mike Dollar

We are waiting on transfer of collected funds for several accounts from Attorney Harrison's office. Collections are \$16,000 this month so we are slowly catching up to the projected cash balances in the budget. At this point, we are a little behind in cash **projections** for year to date. We should be catching up in the next few months if we continue to have successful collections on accounts from Holloway Collections and Attorney Harrison.

Mike reported that we would need a separate organization, a 503(c)(3) according to accountant Letha Hinote for donations that would be reserved for a specific purpose.

OLD AGENDA ITEMS

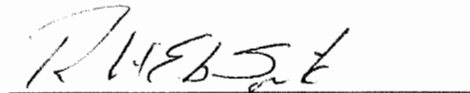
Condo Joint Meeting with SWRA Board - This was held Saturday, April 16th. Mike and Penny attended and reported on the meeting, which was well attended with representatives from every Condo Association except Stoneview Summit and Sunset Point III. All agreed that it was worthwhile and requested that a joint meeting be held every year. Topics of discussion were communication, the SWRA website, golf cart and fireworks safety policies, sharing of vendors and other resources, boat/trailer parking and towing, review of the use of the SWRA Centre, SWRA budget, financial reserves and use of private dumpsters.

Recreation Committee – The sub committee met as agreed and finalized the lights for Moonbrook Park and Kevin has ordered. The committee discussed the playground areas and equipment needs. It was determined that two separate areas were the best option, one for toddlers in the existing section and adding an older section in the grassy area beyond the pavilion. The metal edging will be taken out and replaced with rubber edging for safety. Landscape Designer Kathy Hutson volunteered to draw up a design for both areas choosing equipment units from the Premier Series of Game Time Products located in Helena, AL. After research it was agreed that the play units were less expensive than purchasing individual pieces.

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



Penny Alexander, Secretary



Robert Eb Spink, President

Date approved: May 10, 2011

Minutes
SWRA Board of Directors Meeting
April 12, 2011

Call to order – Vice President Dave Heinzen called the meeting to order at 9:00 a.m. Board members Penny Alexander, Mike Dollar, Cal Johnson, and Mack Yeargan were present. Eb Spink was excused. Kevin Eason was present to report. John Mann arrived at 9:10 a.m.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of March 29, 2011.

Community Administrator's Report – Susan written report

- Deposits since last Board meeting - \$5,364.65
- 2 closings since last meeting with another scheduled for 4/29/11 on a Stone Martin Builder house on Deer Run Road.

GM Report - Old Business

1. **Gate 34 Software issues** –The new software is running off the laptop and we have shut down the old gate computer in the office so issues have been resolved. The gate was struck by lightning during a storm damaging all electrical components of the exit gate. The exit gate arm is not functioning. SWRA employees replaced the electrical components but were unable to repair the gate. A service call has been scheduled.

2. **Gate codes have been changed.** It was discovered after the code change that Steele electric was using the SWVFD code. Steele electric has complained however, they were not supposed to be using this code. This has been handled.

3. **Well at Moonbrook Park** has been contracted to Steve Hanners. Estimate is \$4,500 - \$6,500; the large range is due to the depth of the well. Kevin contacted two other well companies, Champion and Weldon and they bid about the same. Kenny McBride and Thompson Plumbing recommended Steve. Kenny McBride is preparing an estimate for the pump house. It will be large enough for some storage and to house the SWVFD rolling fire extinguisher. Kevin has asked Architectural Designer Micki Joell to assist with the design and she has agreed.

4. **Summer Intern** – We were too late this year however, we are on the list for next year with several colleges for a summer intern.

John Mann arrived at this point in the meeting.

GM Report - New Business

1. **Beaver Pond** - The Dadeville High School fishing team has been fishing in Beaver Pond and we have received several complaints from residents. Kevin discussed this with Todd at the golf course, he does not have a problem with them using Beaver Pond. He

spoke with the coach and explained to her about SWRA areas, private property and the water intake area so she understands where they can fish. The coach lives in StillWaters at Martin Terrace.

2. Committee Reports - Several committees have meet since last Board meeting.

a. The **Recreation Committee** recommendation is the first priority is to address the lights at Moonbrook Park. After discussion and looking at several options the recommendation is to remove some of the lights and replace 10 in order to have the proper lighting on 12-foot poles. The globes will match the ones at the entrance and the ones at the COLW parking area. The estimate from the lighting company is \$7,150 for lights with \$3,000 for concrete pads and electrical installation. The lighting company sale prices are valid through the end of April.

The Committee decided to work on a Master Plan for playground equipment/areas divided by appropriate age groups that could be done in phases, depending on costs and money available.

A motion to accept the recommendation of the Recreation Committee for lighting was unanimously approved.

b. The **ARC meeting** had six permits approved; all were small projects. One application was declined, the owner applied to construct a carport in front of his house on Buckskin Road. The ARC suggested it might be approved if he moved the carport to the rear of the house. The Floyds visited the ARC concerning their request to add a sunroom to their Eagle Peak villa that backs up to Moonbrook Rd. There are two other units that have similar sunrooms. Originally the ARC had required the Floyds to obtain written approval from all residents in the building but after some discussion the ARC requested Kevin to send a letter to all villa owners in the Floyds' building explaining to the owners a sunroom had been approved for the Floyds. The letter will state that the ARC is giving all residents 30 days to raise any objections to the sunroom, if no objections then the permit will be issued.

c. **Roads Committee** – Hagan Wagoner of ProgreCiv Group has re-measured the roads and is gathering some additional bids on the roadwork. Some different options for paving materials are being researched. Restriping of some roads will be done with highly reflective paint rather than with the plastic deflectors. Hagan has also met with the COLW and one other commercial property owner who are interested in using the same contractor at the same time in order to save money. The Roads Committee will meet once more before paving begins.

3. Tree Clean Up – Right of Ways/SWRA property - Floyds Tree Service will be removing a few dead and dangerous trees from SW property in about two weeks. We only remove trees from SW owned property or road right of way.

4. Neighborhood Council – Kevin and Penny attended their April meeting. Tom Dyne is its new Chairman. At the meeting several items were discussed that are outside the scope of the neighborhood councils' purpose, they included drainage issues, legal

issues and others. Kevin reported that Tom should help the neighborhood council get refocused but that he was not sure what purpose the neighborhood council serves except to pick a yard of the quarter. There is a large lack of participation and no real purpose of the neighborhood council at this point in time. The NC is not a committee of SWRA but independent.

Treasurer's Report – Mike Dollar

Collections –

- Substantial activity from Harrison's office in our collections efforts. We have received \$3,700 from two delinquent accounts since the last meeting. These two accounts were new ones that had just been placed with Harrison.
- Susan has sent you a copy of Chilwaters' response to our Request for Admissions. No change in status there.
- Susan has updated our delinquent accounts status, which I am attaching. Notice that Chilwaters represents approximately one-half of the total.

Financial Statements –

The Board reviewed copies of the March 31, 2011 balance sheet and income statement. Comments from Mike were:

- Our net income is \$57,000 higher than budget. The difference is primarily due to two areas. First, Warren, Sasser, has not recorded depreciation of approximately \$14,000 yet. Second, our Roads expenditures are \$38,000 below where I thought they would be at this point. This will correct itself in future months.
- From a revenue perspective, we are running a little behind in some of activity-related areas (building permits and transfer fees). Hopefully, those will pick up over the rest of the year. Since the budget was based on 2010 activity, the activity is less than it was in 2010.
- From an expense perspective, other than the Roads, most expenditures are in line with what was budgeted. I don't see anything of concern at this point.
- From a cash flow perspective, I had projected unrestricted cash of \$691,000 as of March 31, and we are just \$8,000 below that; however, the fact that we're \$38,000 behind in Roads spending means our cash is actually \$46,000 less than I projected (depreciation has no impact). The primary shortfall in cash right now is in collections, which I hope will accelerate now that we have the delinquent balances with Attorney Harrison and Holloway Collections.

OLD AGENDA ITEMS

Long Range Planning Committee Report (LRPC)– Cal and Penny will incorporate the suggested changes from Mike Dollar and finalize the guidelines to be sent to the LRPC members. **A motion to approve the guidelines as changed, to be presented to the LRPC passed unanimously.**

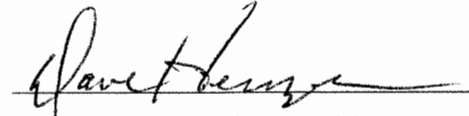
Dog Committee – John Mann had submitted a written report from the meeting of April 4, 2011. He felt that it went well. Personal contact and more communication in the newsletter will be done to increase the participation in the committee. One of the areas of discussion was the possibility of allowing black chain link fencing. The covenants are clear that pet owners must keep pets under their control and they are clear that they should not be a nuisance to their neighbors. Several areas of concern were discussed and agreed upon by those present at the meeting. The Board reviewed the ARC guidelines. The Committee will continue meeting in order to work toward reasonable and beneficial resolutions.

Wells for fountain and irrigation –The irrigation well at Moonbrook Park will be dug in April. Kevin has contacted Visions Landscapes, Thompson Plumbing and M&M Construction to coordinate the installation. The main unknown is the amount of water that a well will produce.

Condo Association Board Meeting – Saturday April 16th 10:00 a.m. Penny reported that there has been a good response from the different condos so all should be represented at the meeting. The agenda will be general in an effort to hear concerns and communicate areas of common interest and benefit. The Board discussed a few items for the agenda.

The Board approved a motion to adjourn to Executive Session at 10:40 a.m. to discuss legal issues.


Penny Alexander, Secretary


Dave Heinzen, Vice President

Date approved: 4/26/11

Minutes
SWRA Board of Directors Meeting
March 29, 2011

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, John Mann and Mack Yeargan were present. Kevin Eason was present to report.

Eb and other members welcomed John Mann as the newest member of the Board and welcomed Penny back to the Board.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of March 15, 2011.

Community Administrator's Report – Susan written report

- Deposits since last Board meeting - \$10,641.65
- 4 closings since last meeting
- 59 accounts have been sent to Holloway Collections in the amount of \$29,014.07

General Manager's Report – Kevin Eason

Old Business

- **Gate Computer Issue** – Our software that reads the card swipe pad is outdated. New software will be added to the laptop to run Gate 34. We will continue to operate Gate 49 from the old gate computer as it is working with no problems.
- **Moonbrook Park Fence** – The cedar fence was installed by SWRA employees for a total cost of \$1,536. Using SWRA employees saved a tremendous amount on this project.
- **Complaints - Dogs Running Loose** – Numerous complaints continue on dogs. When the dog owner can be identified Kevin talks with them. Covenants state that the owner will control their dogs and that residents will not be a nuisance to one another. Discussion followed on the dangers and ways to handle the issues around pets running loose. **John Mann agreed to chair a committee to search for solutions.** It was agreed that it was essential that residents who are dog owners and some residents who feel threatened should be a part of the committee.

GUEST: ARC Chairman George Brady

At 9:30 a.m. George joined the meeting to present a couple of recommendations from the Architectural Review Committee. ARC is discussing builders and the extent of control SWRA has over the builders in SW. The discussion as to what extent a builder can be stopped or suspended until they answer a request from ARC followed. The ARC is asking the Board for ideas in putting some additional enforcement abilities in the building permit. The idea of having a contractor put down a performance deposit that will be

refunded at the end of the project was discussed. Other items discussed were changes in permit charges and requiring a detailed cost estimate on the project, not just a total number on a piece of paper. Does the permit process require that a contractor have a license and liability insurance? George is suggesting that the building permit fees be reviewed. Kevin will work on gathering information needed to develop a list of requirements for approved builders as other communities require.

Other issues of boat, trailer and RV parking, as well as playground equipment and garden decorations were discussed.

Business from the Home – Kevin met with Tara Steele to discuss the agreement that was reached last year. The Steele's are not following the terms of the agreement and Mrs. Steele was not very receptive to any suggestions. This situation is ongoing and Kevin will monitor and continue to enforce the agreement.

Garbage Cans - The ARC is requesting the board adopt a policy that garbage cans not returned to the house or screened from the road after trash pickup be given a warning and the option for a roll back/roll to street service (annual cost of \$125) on the first offense, be charged a fee of \$25 by the ARC on the second offense and thereafter. **A motion was made to approve the recommendation with the addition that every effort be made that the first contact be a verbal contact and that rather than cans being picked up it read "and thereafter" after the second offense. The Board wants it to be a positive approach encouraging all to follow a "Be a good neighbor" policy, with a soft notification of covenants issues. Motion was seconded and discussion followed. The motion carried.**

At this time ARC Chairman Brady left the meeting and Kevin continued with his report.

General Manager's Report continued:

- **Fountain Water Usage** – We received the minimum bill of \$70 at the fountain, which we will continue to monitor in consideration of the need for a well here. Irrigation will increase the water usage some.
- **Tennis Courts** – Water was left on at the soaker hoses at the tennis courts which was corrected.
- **Pool** – The water bill is somewhat higher this year than the same time last year. Eric Rudd of Backyard experience will monitor the water usage to determine whether we have a leak or if this is just normal evaporation.

New Business

- **SWVF&R** – Request for placement of rolling fire extinguisher. Large extinguishers have been donated to the fire department, these spray foam and the park is an emergency helicopter-landing site. The extinguisher is large item; the SWVF&R wants to place one of the units at Moonbrook Park. **A motion to approve installation**

of the fire extinguisher at Moonbrook Park to be stored in a locked unit/building to be approved by the ARC carried unanimously.

- **Check Signature Update** – Need to update the signature cards at Regions as we only have three board members who can currently sign checks. **The Board agreed to add all board members and Kevin to sign as the staff person in addition to Susan Thames if needed. The resolution will be completed after this meeting. According to SWRA policy, one Board member and one staff member will sign checks with a different board member approving the purchase order.**
- **Gate Code Usage** – Codes are being used with no name attached at Gate 34. The Board agreed that these codes would be deleted from the gate system. There have been a tremendous number of usages on the Fire Department code, and the times and patterns of entry indicate more than just fire department members using this code. **Kevin will meet with Chief Roger Beam to give the fire department a new code and to ask that he reiterate to his volunteers and personnel the need for this code to be kept to fire department volunteers/personnel only.**
- **Stolen Signage** – Kevin has redesigned the holders around the metal part of the signs so that the holder will not be destroyed. We lost four street signs and one speed limit sign over the past week. It cost \$20 to replace each street sign and \$65 to replace a speed limit sign.

Treasurer's Report – Mike Dollar

Collections –

- Kevin and I visited Don Harrison's office on Friday (3/25) for the purposes of introducing Kevin to Don and Stacy and to discuss the accounts that have been given Harrison's office for collection. We discussed each account in detail, except for those, which have just been turned over to them. Susan is still assembling statements and account information on some of the new accounts to send to Harrison.
- Peggy Sue Enich Bourne has paid all but \$100 of her balance. The net amount due SWRA will be remitted by Harrison's office this week. She still has not paid this year's billing for her Golf Colony unit. Susan is sending a statement to her last address for this property.
- We have outstanding judgments on several accounts for which the judgments have not been signed by the judge. Stacy is following up to see if we can finalize these so that we can take further action to collect based on the judgment.
- We should be within a few weeks of successfully getting Chilwaters into Circuit Court. In less than 30 days, we may file a Motion for Summary Judgment.
- Liens have been updated for all accounts. On Friday, Susan and I finalized the accounts to be sent to Holloway's office for collection. These are accounts, which are delinquent on current year's fees. There were 59 accounts totaling just over \$29,000 in this group. Older accounts are placed with Harrison.

Financial Statements –

- We have received the 12/31/2010 financial statements from Warren, Sasser, which I have reviewed and attached to this report. These statements, along with other financial information for the footnotes, have been sent to McDaniel & Associates for their formal account review. Susan and I completed the last information for the footnotes on Friday and submitted to Warren, Sasser. Hopefully, the report from McDaniel will be issued by the end of April.

OLD AGENDA ITEMS

Long Range Planning Committee Report (LRPC)– Cal will make the changes from the 3/15/11 meeting and resend it to the board.

Wells for fountain and irrigation – Kevin has checked with 4 or 5 well companies. We may be able to do a shallower well, which will be less expensive. If we are only looking at irrigation then the quality of water may be less than perfect, it doesn't have to be potable. Kevin will monitor the irrigation; sprinklers have been turned back on. **A motion to move forward with irrigation well at Moonbrook Park was approved. Kevin will check with Vision Landscapes on details of irrigation connections with the installation of the well.**

Condo Association Board Meeting – Saturday April 16th 10:00 a.m. was set and Board members will check their calendars. A notice will be sent to Condo Board members. The agenda will be general in an effort to hear concerns and communicate areas of common interest and benefit.

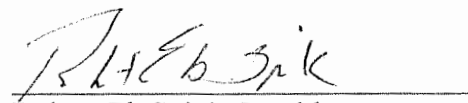
Dogwood Trail House/Yard – Kevin has not yet been able to contact them in person. He will continue to make every effort to reach them.

NEW AGENDA ITEMS

Recreational Committee – Meeting is Saturday, April 2nd at 10:00 a.m. The committee will review options for lighting and playground equipment at Moonbrook Park as well as discuss planned repairs to the tennis courts.

The Board approved a motion to adjourn to Executive Session at 11:40 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: 4-12-2011

Minutes
SWRA Board of Directors Meeting
March 15, 2011

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. John Mann was excused. Kevin Eason was present to report.

Election Committee Report – The results of the election were that Penny Alexander and John Mann were elected to a three-year term.

Eb stated that John had a prior appointment this morning so he will not be with us.

Election of Officers – Immediately following the Annual meeting on March 12, 2011 at 11:20 a.m. the Board met to elect officers. **Mack Yeargan made a motion, which was seconded by Cal Johnson, to retain the same officers as in 2010. President - Eb Spink, Vice President - Dave Heinzen, Treasurer – Mike Dollar and Secretary – Penny Alexander. All had agreed to serve. Motion carried unanimously.**

The Board commended Kevin Eason on the professional manner in which he handled himself and the meeting.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of March 1, 2011. Annual Meeting Minutes March 12, 2011 were approved as submitted.

Community Administrator's Report – Susan written report

- Deposits since last Board meeting - \$34,211.29
- 4 transfer fees since last meeting
- Filed release of lien and 13 liens last week, more will be filed this week
- Nine accounts on payment plan

General Manager's Report – Kevin Eason

Old Business

1. Re-visit approval for tennis court repair. Further investigation of "ACE IT Tennis" out of Columbus indicates that this company does not have the best reputation for tennis court repair. We would get what we paid for and no more. Also, after I talked with him about the estimate he indicated that prices have increased over the last month, which would increase his cost by roughly 10%. I spoke to "Lower Brother Tennis" again and Lin Lower the owner came to inspect our courts. After his physical inspection he revised his company's original bid based on the additional work he is recommending. **A motion to change to Lower Brothers for the tennis court resurfacing with the bid of \$10,800 was approved unanimously.**

2. Update on paving, estimated start time around May 1st finish by mid June. Should have cost estimate by mid April for Board to review but expect it to be around \$255,000. Will have to use "hot shot" method on some areas to save money, will use "top seal" on some areas and will use asphalt on Moonbrook, Deer Run, Palmer, Knollwood, all patches and several intersections along StillWaters Dr, Stagecoach. Seal and striping of parking lots at SWRA Centre and Moonbrook Park and new striping on several roads will be included in total estimate.

The Board voiced concerns about the rising prices of oil and how this will affect the amount of work that we will be able to have done. Moonbrook, Deer Run and intersection radius will be asphalt. The plan is to pave Moonbrook from Hwy 49 to just past the triangle at Dogwood. **The Board agreed that Kevin should move ahead in getting the bid from Watts Paving as soon as possible.**

3. Some small items - Pool furniture has been ordered, repair to wash from roof runoff of SWRA Centre completed, and new landscape lights have been installed at pool.

New Business

1. Repair of gate 49-gearbox and card reader system for gate 34. The gearbox for one of the gate arms at gate 49 failed and was replaced. Parts to repair the gate 34-card reader system have been ordered. As of 3/11 easy entry gate cards cannot be added to our system, existing easy entry gate cards will work. This problem does not affect gate 49. Total cost around \$2,500.

2. New gate employee, Ken Hamby. He is part-time and will work mostly on weekends. He is replacing Ed Hill. Ken is also an electrician, plumber and maintenance person.

3. Approval of gatehouse cost, see attached estimate. The toilet and faucet from Winnelson are not listed on the estimate. These items were added. **After discussion, a motion to approve \$19,000 for the renovations at the gatehouse passed unanimously.**

4. Approval of Prestwick Drive drainage cost, see attached estimate. **Tabled until next meeting.**

5. Change is contract with Computer Paramedics, increase from \$325 per month to \$405 per month. We currently do not have a written contract; they are requesting a written contract. Our server software will not be supported after 12/31/2011 we will need to upgrade before then at a cost of approx \$650.

6. The Golf Course is requesting that we put the word out that the residents living on the inactive golf course cannot cut the property without first signing a "hold harmless" agreement at the golf course. They are also planning to install "No Trespassing" signs on the old cart paths.

7. SWRA Shirts – Time to order new shirts for the gate attendants.

Treasurer's Report – Mike Dollar

Collections –

- Peggy Sue Enich Brown called Stacy last week and said that she would be in town during March and would come by and pay the remaining amount due on her properties during March when she is in town. The current balance is \$2,422, which does not include this year's billing for her Golf Colony unit. I don't know if she intends to pay that at the same time.
- Our two accounts that we agreed to monthly payments have made their second payments and are still current. Hopefully, this will continue. Harrison is to mail us the money for both.
- On March 14, Harrison sent us a request for information necessary to serve a Request for Admissions to Chilwaters' lawyer. Also, I have reviewed and commented on a document that they are filing as response to Chilwaters' discovery request a few weeks ago.
- Liens have been updated for most accounts. Susan is working on updating all of them as she prepares the documents to forward to Harrison and Holloway.
- Accounts more than one year in arrears are being updated to send to Harrison's office.
- Accounts that have not paid for just the current year are being prepared to forward to Holloway, our collection agency. Susan is waiting to see if we receive any more payments as a result of mailing out statements again two weeks ago. Payments have been trickling in.
- At this point in 2011, we have collected \$732,825 in maintenance fees and mandatory assessments, or 87.7% of the total billed. This is a slight improvement in comparison with \$718,824 or 87.2% for the same period in 2010.
- There are about 240 properties that are in collections (45 of these are Chilwaters 73,565.00 outstanding).
- Liens have been updated on the three Sy McClain lots. There are four years of annual fees and assessments that are outstanding for a total due of \$8,589.76.

Financial Statements –

- Letha Hinote (Warren, Sasser) has told me that they are still working on the 12/31/2010 financial statements. Susan furnished the last information that they requested over a week ago which they needed to make final adjustments. They will forward their information to us and then will send to McDaniel & Associates who will review them for the published report. Last year, I received the statements from McDaniel on April 20. I don't think we will have them that early this year.

- Warren, Sasser has filed for an extension for our 2010 tax return.

Old Agenda Items

Long Range Planning Committee Report (LRPC)– Cal distributed a handout of a draft of “SWRA Board Guidelines for New Covenant Rewrite”. Charge and Timelines, Issues and Procedures for Approval were sections. Under these are details for review. The Board discussed these and made suggestions and additions for the LRPC.

Wells for fountain and irrigation – Estimates from several sources continue to come in around \$6000-\$7000 each. Gatehouse may need to stay on WHWA account if quality concerns arise. Kevin will continue to investigate.

Tax Deductible Donations to SWRA – SWRA is a 501(c)(3) so people can make donations to SWRA that are tax deductible. They should of course check with their personal tax advisor. Accountant Letha Hinote is investigating whether we need a separate organization to handle these funds.

Condo Association Board Meeting – Saturday April 16th 10:00 a.m. was set and Board members will check their calendars. A notice will be sent to Condo Board members.

Gate Attendant Training Session – Kevin will set a date for the meeting. He will send a copy of the latest Gate Attendant Guidelines to the Board for their review. Concerns about friendliness and attention were discussed. They present the first impression of the StillWaters community.

New Agenda Items

Review of Annual Meeting – It was a good format, about 65 people attended. Agree that refreshments are not needed. Length of an hour was good. A candidate’s forum would be a good for the community to have a chance to meet potential board members.

Board Meeting Schedule for 2011 was reviewed and approved. This will be posted on the office bulletin board.

Trash Cans – We need to communicate with the disposal company about a system to notify owners of a date of pick up for damaged cans rather than having residents have to leave it out for weeks.

Metal Storage Buildings – Corner of Beach Island and Tall Pine Place there is a metal building that SWRA has received complaints about. This particular one is under the 1971 Covenants. Corner of Moonbrook and Lakeview Ridge is another one.

Certificate of Appreciation / Trash pickup– It was suggested that we publicize those who are out walking and picking up trash. Maybe list them in the newsletter. Want to thank them and encourage others to do the same.

House/Yard on Dogwood – Complaints continue to be received about the items in the side yard and hanging from the trees. Kevin will meet with the owners to discuss a possible solution.

Dogs Running Loose – There continues to be many complaints about dogs barking and running loose rather than being in their own yards or under the control of their owners. It is hard to understand why people with pets don't want to protect them and to be good neighbors by controlling their animals and not allowing them to be a nuisance to others. Kevin and the Board will continue to work on this issue as it is a long-standing one.

Right of Way Cleanup – There are a number of fallen limbs and trees along the roads. This year's budget includes funds to clean up and trim the right of ways. This debris will be removed when the right of ways are trimmed.

Electronic Recycling Event – There is one to be held at the Alex City Sportsplex in April. We might be interested in doing the same thing in this area. Kevin will check into this. This information could be included in the newsletter and sent out by *SWRA eflash...* May also advertise the Auburn recycling site, Kevin will check on the details.

The Board approved a motion to adjourn to Executive Session at 11:40 a.m. to discuss legal issues.

Penny Alexander, Secretary



Robert Eb Spink, President

Date approved: March, 2011

Minutes
SWRA Board of Directors Meeting
March 1, 2011

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of February 15, 2010.

Community Administrator's Report – Susan written report

- Deposits since last Board meeting - \$29, 307.27
- 1 Subjection to the '87 Covenants from the '74 Covenants
- Statement sent to all open balances that are not in collections
- Eight accounts on payment plan

General Manager's Report – Kevin Eason

Old Business

1. **Clean-up of Dogwood/Moonbrook intersection complete** - Todd Rogers agreed to work with SWRA to cleanup the entire area around the intersection. Vision Landscape completed most of the work but the golf course landscape crew also assisted with the cleanup. Cost to SWRA was \$800 and Vision agreed to add this area to their normal monthly service without increasing the current monthly fee.
2. **Ability for SWRA to accept credit card payments** - Regions Bank has confirmed that SWRA can add a processing fee or convenience fee to the total of a customer's credit card transaction. They suggested a flat fee of \$15. They suggested a seasonal program but their processing percentage is a little high for a seasonal program at 2.15%, I am searching other merchant services companies. There would also be an equipment cost.
3. **New gate attendant** - A classified ad will run in the local newspaper for the part-time attendant position. We are also advertising by word of mouth.
4. **Annual meeting** - We are working on preparing annual meeting information. Does anyone have pictures in a digital medium of the SWRA building during renovations? We are waiting on the new laptop before loading Power Point presentation.

New Business

1. **New computer for SWRA** - A new laptop computer was purchased after it was determined the old laptop would cost as much to repair as a new purchase. The laptop will be used to take Board minutes, at the annual meeting and serve, as a backup should one of the existing computers fail. The new laptop will have the

same capabilities as the desktops now in use. SWRA Board Members were polled for the purchase request and approved by a majority.

2. **Waters Edge covenant property owners** - An email was sent to all board owners for their review of the Vaughn Wahl questions concerning his association fees and other Waters Edge covenant property owners. There are currently 13 properties of the original 45 properties of the Waters Edge subdivision that have not subjected to the 1987 covenants. The majority of these property owners pay the annual association fee and assessments. There are two properties that insist that they are not a part of StillWaters though one of these owners makes a donation equal to the annual fee and assessment every year.
3. **Lavaughn and Peggy Johnson purchase of 30' from neighbor.** - The Johnsons have worked out an agreement with their neighbor to purchase 30' of waterfront. The Board reviewed the 1987 covenants Article 3.2 concerning subdivision of lots. They will be required to get approval from ARC and have the properties surveyed and provide copies of recorded deeds and the surveys to the association for their property files.
4. **CPR instruction at SWRA Centre in March** - SWVFD will provide free CPR instruction on Tuesday March 8th and 22nd beginning at 1:30 p.m. in the community room. Open to the community.
5. **Approval of estimates for Tennis Court repair** - We need to get on the contractors schedule soon or they will not be able to start on repair work until after the summer rush. Tennis court estimates are attached to this report for Board review. The information has been sent out to the Recreation Committee for response. Three bids to fill cracks, resurface with the same existing color, restripe, replace both nets and net tightening wrenches were discussed. Windscreens will be replaced and an additional windscreen will be added to the north side of the court. The fence will be repaired. **A motion to accept the Ace It Tennis bid of \$8,950 to include the above services was approved unanimously.**
6. **Approval of pool furniture purchase** - Still waiting on final quote from pool furniture company, should have final quote soon. The company estimates delivery in six weeks so the pool furniture needs to be ordered soon. **Kevin will follow up.**
7. **New FOR SALE signs along Moonbrook and at Dogwood/Lakeview Ridge intersection** - Several signs have been placed by the property owner advertising several development properties. I have measured and inspected all signs and they are not on SWRA right-of-way or property. I have had several phone calls questioning the signs. I spoke to Todd Rogers and he explained that Mr. Zettler is trying to sell all his StillWaters property and the golf course. Mr. Zettler is lowering the prices in hopes to sell the property quickly.

The Board commended Kevin on the excellent job that he has done thus far as our General Manager.

Treasurer's Report – Mike Dollar written report

Collections Update – March 1, 2011

- Susan has sent statements to all accounts having balances. Hopefully, this will generate a few more payments before sending to Collections. Susan is also following up by calling several property owners where we feel a call might help.
- We will be pulling all accounts currently with Holloway and will send them to Harrison's office in March, along with updated statements for those accounts that he already has. Accounts that have only 2011 billings outstanding will be sent to Holloway in mid-March for collection.
- Martin Terrace has been turned over to the previous owner and maintenance fees for the ten units have not been paid (total outstanding of \$3,950). The new owner has contacted Susan about utilizing the payment plan.
- Harbor Pointe has five Sunset Point lots that have not been paid totaling \$2,227.25. Susan is sending a statement to Don Allen (instead of David Crum) to see if that will produce results. **Kevin will offer them the payment plan option.**

Financial Statements

Our estimated cash position (as of Friday, Feb. 24) at the end of February is approximately \$60,000 less than I estimated in the 2011 Budget Cash Flow due to slower collections. Hopefully, this difference will shrink over the next couple of months as we mail out statements and make contact with some of the past due accounts. I will be preparing a revised forecast for cash flow at the end of March.

Apart from the timing of some of our expenses and the water issue at the fountain, all budgeted expenses seem to be in line.

Open Agenda Items

Long Range Planning Committee Report– Cal will be drafting the goals and timeline Topics to be addressed to include: Signage, trailers/boats/RV's playground equipment, leash law, doggy litter, fee structure. Cal will send his draft to Board members and they will continue to send ideas/suggestions to him to be included.

Road Committee/ Drainage report – The committee met last night. They reviewed paving concerns. Kevin will use the guidelines developed by the committee to prioritize the needs and then report to the committee and the Board. Some estimates and measurements are completed however there are a few areas remaining. **The Board agreed that Kevin as General Manager will be the team leader and handle the day-to-day responsibilities of the paving projects.**

ARC Report – Kevin attended the meeting and Eb was out of town. The committee met to discuss several new projects and other concerns. Some silt fencing that has come down on a house on Stagecoach has caused heavy washing in that area. **Kevin will contact the owner to let them know that they will have to remedy the problems created.**

Annual Meeting will be March 12, 2011 at 10:00 a.m. at the SWRA Centre.

New Agenda Items

Fountain Water Meter Bill – Water usage is down to a few gallons a week since the recent repairs on the leak in the return system. Water meters are still being checked weekly.

Wells – One well would service the fountain, space may be an issue as well as utility lines that run parallel to the street. If it were moved up towards the gatehouse then there would be a great deal of pipe to run. A second well for the Moonbrook and 49-entrance irrigation would be needed. Rock can be a concern. There is a well driller out of Tallassee and one in Roanoke that have been recommended. Kevin has talked with several people on this issue. Rob Corum and Hagan Wagoner have both recommended a water study. **Kevin will get written estimates for two wells.**

Renovations to Gate House 49 – Kevin and Penny met with Kenny McBride of M&M Construction in a follow up meeting on the construction and repairs. Estimates are being gathered. The gatehouse air conditioning has died. The new style Daikin 13 Seer will be adequate to heat and cool the area with a 6 year warranty on the compressor and 2 years on the parts and labor. The total is \$3600 for unit and labor from Sunshine Heating and Cooling. **A motion to approve the purchase and installation of the new unit carried unanimously.**

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: March 15, 2011

Minutes
SWRA Board of Directors Meeting
February 15, 2011

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of February 1, 2010.

Community Administrator's Report

- Deposits - \$172,321.04 since our last meeting.
- Dadeville Gas Department – We have received a \$500 rebate due to the installation of a tankless hot water system during the renovation of the SWRA Centre.
- Liens are being updated and nonpayment fees have been added to the property owners' accounts that have not paid their annual fees.
- Collections are coming in at a better rate this year than last.

General Manager's Report

- **Sewer Plant Investigation-** This is ongoing; waiting on information from the owners.
- **Roads & Drainage** – Kevin reported that we should be able to pave approximately 4.5 miles of road, approximately 1.5 miles of Moonbrook. He and Dave are working with the Roads Committee to prioritize projects and should have final numbers from Hagan by March 18th. Committee will meet again before the end of February.
- **Moonbrook Park** – Cost estimates on repairs/replacements were presented. Kevin will meet with the Recreation Committee for their input and annual review of facilities.
- **Dogwood/Moonbrook Right of Way** – Vision Landscape would clean up one time and then include it on the regular service at no additional costs. Initial cleanup the estimate is approximately \$800. **A motion to approve this clean up passed unanimously.**
- **Drainage Issue** - A resident had contacted Dave. He was concerned with a phone message that he had received from a neighbor who was unhappy about some work being done to drainage. The work was being done by SWRA not the resident. Dave has responded on this issue.
- **Tax Sales at Courthouse** – It was agreed that Kevin would attend these with the Treasurer, Mike Dollar.

OPEN AGENDA ITEMS

Long Range Planning Committee –

Herb Starzer is setting upcoming meetings. Mike stated that we need to give the committee modest goals. The Board agreed. Herb had requested that the Board type up goals for 5 year plan and time line for the committee. Cal will work on a draft for the Board's review.

Roads Committee – Dave reported that Chairman Patti Richardson has set a meeting for the end of the month. They will review the estimates that Kevin has gathered and determine what areas will be repaired or paved.

ARC – Kevin, Eb and George Brady did a ride through of the community and will continue to work on ARC issues.

Adjourn to Executive Session to meet with Attorney Treadwell – 10:55 a.m.

Regular Session resumed at 1:00 p.m.

Windjammer Property/ Lake Polystyrene issue – A response to Dave's letter to Matt Bowden VP of Environmental Affairs, Alabama Power concerning polystyrene debris on the lakebed in this area at the old Windjammer property was received via email as follows:

We have looked into this and believe the situation will be resolved fairly quickly. The owner had obtained a permit to replace the flotation material in 2008. He was not able to get the work done quickly enough and the permit expired. We have provided the owner with a new permit application and expect to receive and process a completed application shortly. The owner has already obtained four bids for the work and we have encouraged him to get this done as quickly as possible.

We will continue to monitor the project and follow up to ensure it is completed promptly and pursuant to the shoreline guidelines. Thank you for pointing this out and please advise if you do not begin seeing work on the project in the next month or so.

Election Committee Guidelines -The Board reviewed the ballot counting process. This is the same as has been used for the past several years. These will be sent out to the committee asking them to review them before the day of the count.

Vandalism of signs – Several street signs and no dumping signs have been stolen. An eflash listing those missing as a notice to residents will be sent with a statement this is

Minutes
SWRA Board of Directors Meeting
February 1, 2011

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 was excused. Michael Carter was absent. Kevin Eason and Susan Thames were present to report.

GUEST: Herb Starzer, Chairman of Long Range Planning Committee – 10:00 a.m.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of January 18, 2010.

Community Administrator's Report

- Deposits - \$266,993.50 since our last meeting.
- Closings – Several transfer fees have come in since our last meeting.
- Correspondence from resident was reviewed concerning payment plan and late fee, Susan will respond with information about the SWRA policy on payment plan.

General Manager's Report

- **A motion that the General Manager may authorize unbudgeted expenditures of \$500 was unanimously approved.**
- Forms to change the signatures of the credit cards were signed.
- **Moonbrook Park Lights** – We currently have 7-foot poles with 2-foot lights, which are too short for the park. Kevin has researched some pricing and will develop a proposal for the Board. Parking lot needs to be resealed and restriped. The fence needs repair or replacement.
- **Drainage & Roads** – Lunker Court a correction of water runoff is on the list.
- **Parking lots** – SWRA Centre, Tennis area, Moonbrook Park and gatehouse are deteriorating. We need to look into seal coating and restriping these areas. According to Kevin, a hot seal coat will bond better than a cold one. He will take this to the Roads Committee meeting.
- **Fountain** – American Leak Detection found the leak. Eric Rudd of Backyard Experience has been monitoring this. The most current water bill was \$2882.17.
- Kevin is gathering information on wells for the park and the fountain.
- **ARC Regular Meetings** - The Board feels that this is an important committee and should meet at least monthly. Eb and Kevin will meet with Chairman George Brady to discuss the need for regular meetings in order for Kevin to educate himself and for the committee to function efficiently as a group.
- **Poplar Pointe Common Area** – Kevin will ask Mark Allen Treadwell to send a letter to correct a possible condition of adverse possession on our common

- Harrison's office informed us yesterday that they have received \$200 from Lawson's son, which makes his commitment of \$100/month current.
- Received all amounts due from Frances Witherspoon, including attorney's fees and 2011 billings.
- Harrison's office still researching redemption period for SWVF&R auction in 2008.
- Received payment from Harrison's office for the payment remitted by Peggy Sue Enich Brown, less attorney's fees. (Net amount of approximately \$1,700)

2011 Budget Approval - After review of the proposed Income Statement and the Statement of Cash Flows for 2011 a motion to approve the budget as presented carried unanimously. Projected revenues and expenses for 2011 are \$887,077 with a net zero for the year. Major expense areas are roads, landscape, gates and administrative.

The Balance Sheet and P&L for January 2011 were reviewed. \$765,223.00 has been billed for 2011 dues and 2010 assessment. Current total in checking and savings is \$742,420.37, which includes reserve amounts. Outstanding Accounts Receivable at 1/31/11 was \$428,684.45, however a last minute deluge of checks have arrived that will be posted today which will reduce that amount.

OPEN AGENDA ITEMS - continued

Road Committee/ Drainage report – Dave reported that the committee would meet at 6 p.m. Wednesday. Hagan Wagoner of ProgreCiv Group and Kevin Eason will attend the meeting. They committee will work on prioritizing the list of road repairs for 2011.

Windjammer Property/ Lake Polystyrene issue – A resident brought the issue to the Board concerning polystyrene debris on the lakebed in this area. He had already taken the issue to Alabama Power. Dave has contacted another Alabama Power employee questioning the enforcement of the policy for cleanup. He will report any response back to the Board.

NEW AGENDA ITEMS

Memorial Program – deferred.

Election Committee – The Committee has been appointed. The following members agreed to serve on the Election Committee which meets during the day, the week before the annual meeting: Buck Stevens, Carolyn Strother, Bob Bradshaw, Debbie Nigh and Thelma Pitts. President Eb Spink will assist the committee in the capacity of Secretary this year since Penny is a candidate.

Minutes
SWRA Board of Directors Meeting
January 18, 2011

Call to order – President Eb Spink called the meeting to order at 9:00 a.m. Board members Penny Alexander, Mike Dollar, Dave Heinzen, and Cal Johnson. Mack Yeargan was excused. Michael Carter was absent. Susan Thames was present to report. The new General Manager Kevin Eason was welcomed to the meeting by Eb and the board.

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of January 4, 2010.

Community Administrator's Report

- Deposits - \$255,158.45 since our last meeting.
- Susan called David Nichols about the static on the modem on the gate computer. He did some testing on Gate 34 and thinks that there might be a problem in our wiring.
- Yvonne Coley was called about the truck and trailer on her empty lot. She indicated that she would have it moved.
- Building application has been updated and is on the website.
- Bren Baker had turned in the gate items inventory.

Treasurer's Report

Budget - The Income Statement and the Statement of Cash Flows were reviewed. It is projected that we will have \$270,000 total for Roads & Drainage in the 2011 budget. Mike has sent this to the Budget Committee members for their review.

Collections Update –

- Attorney for defendant (Koval) has asked for an accounting of how the amount included in judgment rendered in June was determined. Charlie Byrum of Holloway & Moxley law firm has requested that we reconcile. This is not a current amount and Mike has asked if it can be updated. The hearing on the defendant's motion to set aside is scheduled for February 1st.
- Attorney Harrison's office has received three money orders totaling \$2,321 from Peggy Sue Enich Brown. The money will be remitted to us later this week. This represents approximately one-half of the total due.
- Notice has finally been served to Chilwaters (Mike Lewis) attorney, John Oliver. There are some discussions taking place.
- Scheduled to start receiving payment from Lee & Michelle Griffin on February 1 per agreement. Eb will be asked to sign on SWRA's behalf.

OPEN AGENDA ITEMS

Long Range Planning Committee –Chairman Herb Starzer will be invited to the February board meeting to review the “Starzer Report”. Herb and Cal are working on a workbook layout, plan to set a timeline and work backwards with a critical plan.

Road Committee/ Drainage report – Dave has asked the committee chair to call a meeting in January to finalize the prioritization for the roadwork for the coming year. Work the same plan as last year with the committee prioritizing the work needed, then giving that list to consultant Hagan Wagoner to get estimates for the work to be done.

ARC Report – They are several issues they are working on. The board discussed several situations. Eb and Kevin will follow up with the ARC.

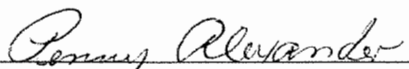
NEW AGENDA ITEMS

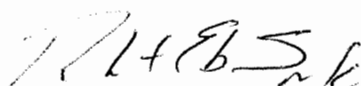
Nominating Committee – The following report was presented. *On January 5, 2011 by unanimous vote of the committee the following individuals were selected to run for election. All have agreed verbally to serve on the SWRA Board of Directors if elected. Penny Alexander, Burt Hill, Jacquie Johnson, John Mann, Al Spiers and Ed Williams.* The committee reported 23 property owners were contacted about running for the board. Several indicated that they would be willing to in the future. The candidates will be sent the “Guidelines for the Candidates Bio’s” for the articles for the newsletter and ballot cover letter that will be mailed.

Memorial Program – A resident has suggested that we set up a system that would allow memorial donations to the SWRA. Mike and Kevin will develop a program so that it can be publicized.

Election Committee – The following members will be asked to serve on the Election Committee which meets during the day, the week before the annual meeting: Buck Stevens, Carolyn Strother, Bob Bradshaw, Debbie Nigh and Thelma Pitts. President Eb will assist the committee in the capacity of Secretary this year.

The Board approved a motion to adjourn to Executive Session at 10:40 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: February 1, 2011

Minutes
SWRA Board of Directors Meeting
January 4, 2011

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

Approval of Prior Minutes:

Board reviewed and unanimously approved minutes of December 14, 2010.

Community Administrator's Report

- Deposits - \$4725.79 since our last meeting.
- Two closings on foreclosed houses in StillWaters have taken place since our last meeting.
- Annual invoices have been mailed and payments are already coming in.

Maintenance Issues

- **Gate 34** - Eb, Dave and Susan met with Travis to review the gate camera recordings and discovered that the disk was full and not recording. Eb took the computer drive to Matt Spain of Computer Paramedics to repair the drive and a backup drive was installed. Eb will check it before he leaves town this week.
- **Office Gate Computer** - Susan reported some errors with the daily gate computer transfers. She will contact David Nichols of Alabama Ornamental to follow up in getting this corrected.
- **Pineview Pool** – Eric Rudd of Backyard Experience reported that he is replacing the seal in the pump at Pineview because it started leaking again. The louvers are not working properly; Penny will follow up with Eric to correct these two issues. Eric sent a proposed contract, which Penny and Mike will review and discuss with Rob Corum of Pool Solutions/Atlantic Pools before presenting it to the Board for approval for 2011.

Treasurer's Report

Year-end accounts receivable balance is \$117,444. Most of this is with Attorney Harrison's office to collect. Mack asked whether some of the past-due accounts could be collected through small claims. After discussion, Mack volunteered to do some research on small claims and procedures and report back to the board.

Collections: Mike reported on the current status of a few cases. A copy of a court order from a late November court case and a Discovery of Assets Hearing is scheduled for Feb. 10th. The property owner has two properties that are in arrears and one that is current in fees. There is still an outstanding question regarding the redemption period (two years versus three years) for the SWVF&R properties acquired at the auction in 2008. Mike talked to Stacy on December 22 regarding Chilwaters. She apologized for the delays and promised to find out where the notice of service stood.

Budget Status - Mike reviewed some additions that were proposed for the budget and the reserves. Adjustments in areas of the budget suggested by board members have been included in the proposed budget.

Reserves - As far as reserves he recommended that we move the following amounts from unrestricted cash as 12/31/10 to restricted for the following purposes:

- Gate buildings & equipment move \$6,000 to bring the balance up to \$30,000.
- Tennis Courts move \$8,000 to bring the balance up to \$15,000.
- Truck move \$3,400 to bring the balance up to \$14,000.
- Moonbrook Park - \$24,800 to bring the balance up to \$30,000.
- Pool reserves were used 2009 for major repairs -recommend we move \$5,000 here.
- Contingency move \$20,000 to bring balance up to \$50,000.
- Roads - \$78715 formally reserved at December 2009.

These funds, which are part of the unrestricted cash balance, will be available in 2011, in addition to the amounts budgeted for 2011.

As Treasurer, Mike recommended that a Total of \$77,200 be moved to the above-specified reserved cash from the \$131,322.92 general cash at year-end. A motion carried unanimously to approve the recommendation to move funds into the specific reserves amounts.

End of Year – Warren Sasser will be recording year-end adjustments such as depreciation, expense accruals and transfer of building construction costs.

OPEN AGENDA ITEMS

Jim Higdon Purchase Proposal – The board reviewed a response from Mr. Higdon refusing the counter offer from SWRA. He has withdrawn his offer to purchase the property adjacent to his unit.

Long Range Planning Committee – The Board agreed that it is time to get the full committee into a meeting by the end of January. Chairman Herb Starzer will be invited to the next board meeting to review the “Starzer Report”.

Road Committee/ Drainage report – Dave is going to ask the committee chair to call a meeting in January to finalize the prioritization for the roadwork for the coming year.

Gate Arms –A report with a parts list and pricing and utilization for gates was reviewed. There are two arms in storage. Susan will follow up with Bren Baker to determine what else we have in inventory.

ARC Report – They are meeting this Thursday.

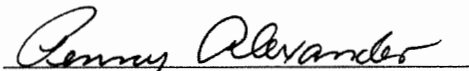
Poplar Point - Dave sent a letter to the four residents concerning the parking area and railroad ties.

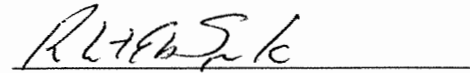
NEW AGENDA ITEMS

Nominating Committee – They will meet this week. There are five property owners willing to run for the board at this time.

Annual Meeting Presentation – Topics were discussed. To include featuring the SWRA building changes, budget from Mike Dollar, the introduction of the general manager and roads/drainage.

The Board approved a motion to adjourn to Executive Session at 11:40 a.m. to discuss legal issues.


Penny Alexander, Secretary


Robert Eb Spink, President

Date approved: Jan 18, 2011