WELCOME **TO THE 2018 STILLWATERS RESIDENTIAL ASSOCIATION ANNUAL** MEETING

Agenda

- Welcome-David Hargrove, SWRA President
- County Commissioner-George Carlton Jr
- Stillwaters Golf–Keith Hiett
- Recap of 2017-Kevin Eason
- Plans for 2018-Kevin Eason
- 2018 Budget-Mike Dollar, SWRA Treasurer
- Election Results–Gene Akers
- SWF&R-George Brady
- Property Owner Questions/Comments

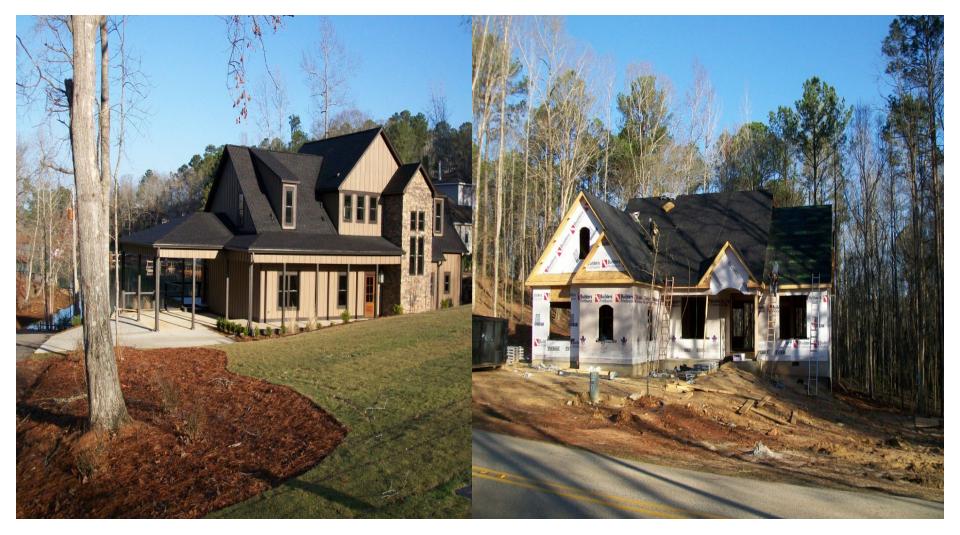
George Carleton, Jr. District 5 County Commissioner



Keith Hiett StillWaters Golf Club



StillWaters continued to grow in 2017



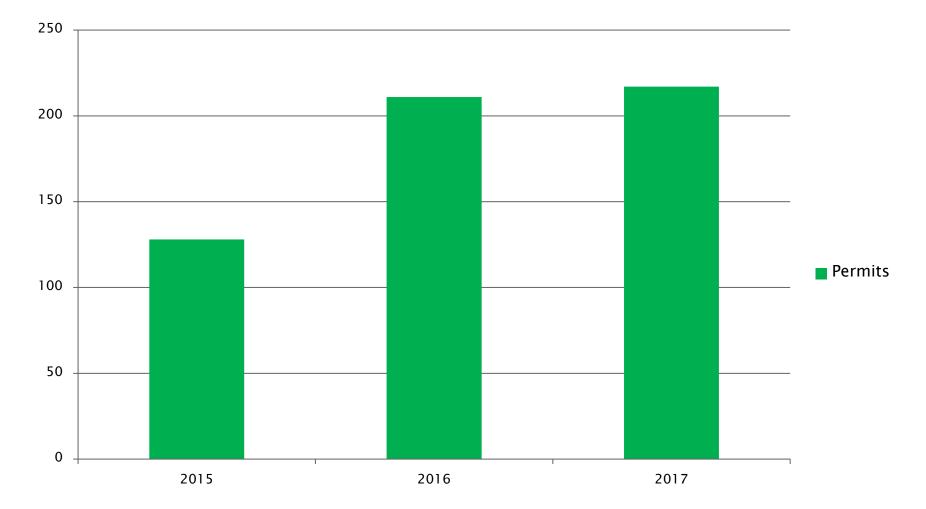
32 New Homes built since January 2015 and more on the way.



New Planned Developments To Start 2018



ARC Permits



Damage to common area caused by a contractor, who is responsible?



Weather and Natural Disasters



Entrance Gate Changes and Amenity Gate Changes



SAVE THE DATE Fourth Annual Family Festival Saturday, May 26th



2017 Family Fun Festival



THE COVENANTS

Number of Properties

1987 Covenants (SWRA)	1450	+6
1974 Amendments	320	
1971 Covenants	41	-4
Waters Edge	8	

Total Property Owners1819

Legal Issues

- Riverwoods LLC Tree/Covenants case
- Edel/Williamson lawsuit
- Covenant Violations cases
- Collections

SWRA 2017 FINANCIAL HIGHLIGHTS

- Sunset Point I & Sunset Point II Bankruptcies
- Conversion of Gate Entry to Transmitter Only
- Repaired Major Drainage Issue on Dogwood
- Delayed Construction of Storage

SWRA – ACTUAL VS BUDGET 2017			
	ACTUAL	BUDGET	
REVENUE	\$1,191,923	\$1,135,934	
EXPENSES: ROADS GATES LANDSCAPE ADMINISTRATIVE SWRA CENTRE ALL OTHER	202,288 209,541 204,542 319,977 39,977 167,511	192,312 191,660 198,980 317,918 28,433 <u>165,674</u>	
NET INCOME	\$ 48,088	\$ 40,957	

SWRA OPERATING BUDGET 2018 Revenue

Property Owner Fees/Assessments	\$812,412
Gate Fees and Devices	110,700
Boat Storage	17,345
Transfer Fees	45,600
Building/Realtor Permits	24,000
Facilities Rental	16,680
Condo Management Fees	120,360
Other (advertising, interest, late fees)	32,474
Total	\$1,179,571

SWRA OPERATING BUDGET 2018

Expenses

Administration Gates Roads/Drainage Landscape/Grounds Common Areas SWRA Centre Welcome Centre Condo Management Legal Expenses Reserves **Total** \$294,800 189,729 190,420 206,749 37,945 36,321 32,457 92,522 24,000 45,000 **\$1,149,943**

RESERVES

SWRA Centre Welcome Centre Fountain **Pineview Pool** Vehicle/Major Eqpt Gate Equipment **Tennis Courts** Moonbrook Park Contingency Total

2018 Budget 12/31/18 \$110,246 \$20,000 5,000 10,000 5,000 45,000 5,000 20,000 8,500 3,000 27,031 2,000 4,000 5,000 30,967 90,000 \$45,000 \$345,744

SWRA OPERATING BUDGET 2018

Cash Flow

Cash, Including Reserves: Balance 12/31/2017 \$4 Net from Operations Capital Expenditures Net Projected Change

Balance 12/31/2018

\$ 435,886 49,571 (54,200) (4,629)

<u>\$ 431,257</u>

2017 SWRA Board

- David Hargrove
- Tom Dyne
- ≻Mike Dollar
- Penny Alexander

- President
- **Vice President**
- Treasurer
- Secretary

- Gene Akers
- >Tom Nicholson
- Patti Richardson

SWRA Staff

- General Manager: Kevin Eason
- Community Administrator: Susan Thames
- Accounting/Bookkeeping: Monica Peterson
- Maintenance: Alan Price, Crayton Vickers, Jeremy Vickers, Drew Heedrick, Evelyn Mann, Tiffany Hagerty
- Welcome Centre: Anita Gardner, Mandy Simmons
- Gate Attendants: Brandy Price, Crayton Vickers Clyde Ware, Delta Security

Board Election Committees

Nominating Committee

Election Committee

Gene Akers

- ➤Tom Dyne
- Sally Gant
- ≻Jim Martin
- ≻Earl Moore

- ≻Nell Braswell
- Sally Gant
- Rick Linteris
- Rita McCollister

Earl Moore

2018 SWRA Board

- Penny Alexander
- Gene Akers
- ➤Tom Dyne
- Lee Eastman
- Ken Ledbetter
- Tom Nicholson
- Patti Richardson

GET INVOLVED IN STILLWATERS JOIN A COMMITTEE

Architectural Review Committee Recreation (formally Neighborhood Council) Landscape/Maintenance Financial Christmas Special Projects Committees

Stay Informed

- Provide office your email address
- Keep account contact information up to date at office
- Read monthly newsletter

George Brady Board President SWVF&R



Property Owners Questions and Comments