

Architectural Review Committee Minutes
January 3, 2013

Call to order- George Brady called the meeting to order at 9am. Butch Myers, Eb Spink and Kevin Eason were present. Terry Gantt and Perry Mason were excused.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Frank Ford at 336 Whisperwood to construct a new dock. The approval is subject to the specifications and requirements of Alabama Power Co.
2. Unanimously approved a permit request by James Young at 74 StillWaters Grove to renovate and repair a screen porch and his roof.

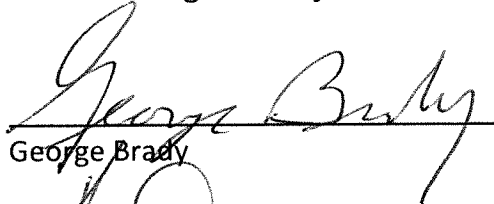
Approval of Minutes-

A motion was made by Butch Myers and seconded by Eb Spink to approve the December 4, 2012 minutes.

Other Business-

Kevin updated the committee on the ongoing legal process to remove two fences that have been constructed without ARC approval.

The meeting was adjourned at 9:30 am


George Brady


Kevin Eason

Architectural Review Committee Minutes
February 7, 2013

Call to order- George Brady called the meeting to order at 9am. Butch Myers, Perry Mason, Terry Gantt, Eb Spink and Kevin Eason were present.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Charles Brunson at 85 S. Cardinal Heights to construct a new dock. The approval is subject to the requirements of APCO.
2. Unanimously approved a permit request by Jeff & Sherri Wright at 56 Buckskin Court to construct a house. This will be a replacement for their house that burned a few months ago.
3. Unanimously approved a permit request by Bill Lee at 17 Poplar Point to construct a small fence for his dog. Mr. Lee attended the ARC meeting. The fence meets all ARC guidelines and Mr. Lee produced a letter from his neighbor at 16 Poplar Point agreeing to the construction of the fence. There is an identical fence between Mr. Lee and 18 Poplar Point.
4. Unanimously approved a permit request by Kelli Wise at 65 Shadow Land for landscape work and walkway repair.
5. Unanimously approved two permit request by James D. Young at 74 StillWaters Grove. One permit requested repair of his existing dock, the other permit request was for landscape work and replacing an existing patio.
6. Unanimously approved a permit request by David Austin at 280 Holly Ridge to renovate his existing dock. The approval is subject to the requirements of APCO.
7. Unanimously approved a permit request by Mike and Vivian Autry at 124 Whisperwood to construct a dock. There was discussion concerning how the new dock would impact the neighbors because of the small size of the slough. Kevin had discussed the request with APCO. APCO approved the dock provided the Autrys made changes to the doc that meet APCO requirements. The ARC approval is subject to the requirements and regulations of APCO.

8. Unanimously approved two permit request by Joel & Linda Hayes. Joel and Linda Hayes attended the meeting at the request of the ARC. One request was for a storage building. The ARC approved the storage building provided it was painted the same color as their house and was screened from view of the road by vegetation. The other request was for a second gravel driveway. The ARC explained that they would approve the driveway but it must be paved. The Hayes recently constructed their house and the driveway and storage building were not part of the original plans. SWRA is holding a \$2,000 construction deposit until the Hayes complete their driveway and storage building to the satisfaction of the ARC.

Approval of Minutes-

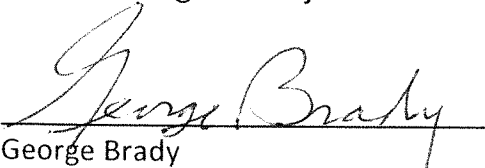
A motion was made by Butch Myers and seconded by Eb Spink to approve the January 3, 2013 minutes.

Other Business-

George Brady discussed at length that the ARC members need to do a better job of following up with the projects that are assigned to them. The committee discussed having a check list that they can follow for each project. Several years ago a check was used. They also discussed having the plans for projects a smaller size so that they could be sent to the members.

Kevin discussed that the SWRA Board had expressed to him the need to fill the vacancy on the ARC. The committee will have a list of names to recommend to the SWRA Board. The SWRA Board appoints all members of the ARC.

The meeting was adjourned at 10:20 am


George Brady


Kevin Eason

Architectural Review Committee Minutes
March 8, 2013

Call to order- George Brady called the meeting to order at 9am. Perry Mason, Terry Gantt and Kevin Eason were present. Butch Myers and Eb Spink were excused.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Curtis Sample at 69 Greenview Lane to construct a storm shelter that will also double as a storage unit.
2. Unanimously approved a permit request by Cleav Peavy at 61 Lake Vista Lane to repair his existing dock and add a small addition. Subject to APCO approval.
3. Unanimously approved a permit request by Silvia Thatcher at 192 Beaver Point to repaint her existing porch. A sample of the paint was included with the request.
4. Unanimously approved a permit request by Joel Link at 683 Fairway Ridge to enclose a portion of his deck into a screen porch. It will be painted the same color as his house.
5. Unanimously approved two permit request by Peter Levins at 245 Magnolia Crest to replace his floating dock. Subject to APCO approval.
6. Unanimously approved a permit request by Jerry Grace at 54 Hickory Way to repair an exterior wall and install drains.
7. Unanimously approved a permit request by Scott Cook at 649 Fairway Ridge to repair an exterior wall and install drains. It will be painted the same color as the house.
8. Unanimously approved a permit request by Zenon Bednarski at 379 Holly Ridge to construct a new pier. Subject to APCO approval.
9. Unanimously approved a permit request by Barbara Gross at 76 Mallard Lane to replace her dock steps. APCO has already approved the repair.

10. Unanimously approved a permit request by Kenneth Jackson at 43 Lake Vista Lane to construct a new dock. Subject to APCO approval.

11. Unanimously approved a permit request by Lavon Fuqua at 258 Whisperwood Drive to repave his driveway. Change from asphalt to concrete.

12. Discussed a permit request by Joel Hayes for approval of plans for a potential spec house on Moonbrook Drive. Mr. Hayes is only wanting to advertise a potential house with a realtor. If he only wants to advertise the ARC did not see a problem but the person he builds the house for will have to submit a permit request. A permit was not approved because Mr. Hayes is not building the house. The ARC instructed Kevin to explain to Mr. Hayes that the person building the house will have to apply for a permit.

Approval of Minutes-

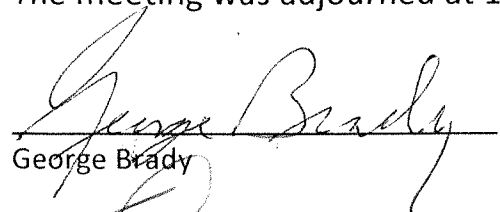
A motion was made by Terry Gant and seconded by Perry Mason to approve the March 8, 2013 minutes.

Other Business-

The committee discussed the increased number of trailer violations. Kevin explained that trailer violations are the number one violation and is very time consuming and costly for the association.

Kevin updated the committee on the fence violations that the SWRA attorney is working on resolving through the courts.

The meeting was adjourned at 10:05 am



George Brady



Kevin Eason

Architectural Review Committee Minutes

April 4, 2013

Call to order- George Brady called the meeting to order at 9am. Perry Mason, Butch Myers and Kevin Eason were present. Terry Gantt and Eb Spink were excused.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Linda Echols to construct a dock at her vacant lot on Beach Island Trace. The dock is subject to the requirements of Alabama Power.
2. Unanimously approved a permit request by Chris Pitchford at 709 Beach Island Trace to do driveway and sidewalk work. He attached a copy of the type rock he is going to install on the sidewalk.
3. Unanimously approved a permit request by William Lee Jr at 17 Poplar Point to do extensive landscape work.
4. Unanimously approved a permit request by Carolyn Strother at 106 S Cardinal Heights to replace the deck boards on her dock. Alabama Power has already approved the board replacement.

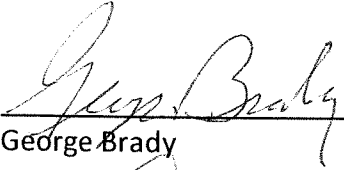
Approval of Minutes-

A motion was made by Butch Myers and seconded by George Brady to approve the March 8, 2013 minutes.

Other Business-

The committee discussed the garage doors being left open. The committee unanimously approved to add to the building permit application for new construction that all garages are required to have a garage door installed before the house will be considered complete. The pending fence case is set for court on April 23rd.

The meeting was adjourned at 9:5 am


George Brady


Kevin Eason

Architectural Review Committee Minutes
May 2, 2013

Call to order- George Brady called the meeting to order at 9am. Perry Mason, Butch Myers, Jerry Grace and Kevin Eason were present. Terry Gantt was excused.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Mike Bruce and Tanya McDonald at 321 Holly Ridge to add a room and increase the size of the deck. The landscape work to be performed after the construction was also approved.
2. Unanimously approved a permit request by David Austin at 280 Holly Ridge to construct a pet fence. The approved fence may not exceed 42" and must not encompass more than 800 square feet.
3. Unanimously approved a permit request by Michael Mills at 47 Poplar Point to construct a pet fence. The approved fence may not exceed 42" and must not encompass more than 800 square feet. The original fence requested was 48" high but the ARC did not approve the higher fence. The fence approved was a black colored metal fence to match the neighbors.
4. Unanimously approved a permit request by Charles Lehman at 258 Holly Ridge to install an outside shower. Color to match the color of the house.
5. Unanimously approved a permit request by Sunset Point 3 Condo Association to repair their existing docks. Alabama Power Co also approved the repair.

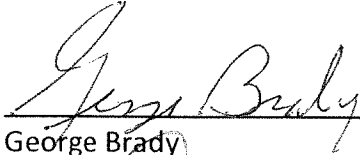
Approval of Minutes-

A motion was made by Butch Myers and seconded by George Brady to approve the April 4, 2013 minutes.

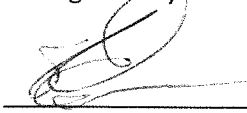
Other Business-

The committee discussed the increased number of building permits and how the committee can better monitor the work being performed.

The meeting was adjourned at 9:40 am



George Brady



Kevin Eason

Architectural Review Committee Minutes

June 6, 2013

Call to order- George Brady called the meeting to order at 9am. Terry Gantt, Butch Myers and Kevin Eason were present. Perry Mason, Al Spiers and Jerry Grace were excused. Tom Handley attend the meeting to present a request to construct a carport on his property.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Tom Handley at 272 Cardinal Heights to construct a carport that will match his house.
2. Unanimously approved a repair permit request by Bryan Butler at 27 Birch Lane to replace his roof and repaint.
3. Unanimously approved a permit request by David and Sealy Hargrove at 44 Crestview Lane to install a wooden pet fence. The approved fence may not exceed 42" and must not encompass more than 800 square feet. The original fence requested was 48" high but the ARC did not approve the higher fence.
4. Unanimously approved a permit request by Bob Taffet at 110 Lunker Court to install a 42" high fence that will encompass approximately 650 square feet to contain his pet.
5. Unanimously approved a permit request by Vivian Autry at 124 Whisperwood Drive to install gutters and down spouts on her house.
6. Unanimously approved a permit request by Thelon and Pat Hamby at 210 Lakeshore Drive to repair and enlarge their existing dock and repair their seawall. It must meet the requirements of Alabama Power Co.

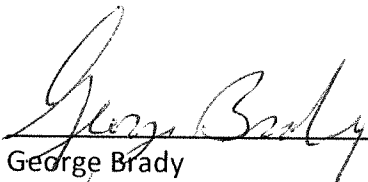
Approval of Minutes-

A motion was made by Butch Myers and seconded by Terry Gantt to approve the May 2, 2013 minutes.

Other Business-

The committee discussed the pending ruling on the fence case. The continued problem with trailers and how property owners are removing the trailers for a short time but then bringing them back. The committee discussed writing an article to be published in the SWRA newsletter in July.

The meeting was adjourned at 9:45 am


George Brady


Kevin Eason

Architectural Review Committee Minutes

July 11, 2013

Call to order- George Brady called the meeting to order at 9:10am, Terry Gantt, Butch Myers, Al Spiers and Kevin Eason were present. Perry Mason and Jerry Grace were excused.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

Al Spiers informed the committee that the fence installed by David and Sealy Hargrove at 44 Crestview Lane was larger than the committee had approved. Kevin stated the SWRA attorney had already sent a letter to them requesting the fence be removed or brought into compliance with the ARC guidelines as previously approved by the ARC.

New Building Permits-

1. Unanimously approved a permit request by Thelon and Pat Hamby at 210 Lakeshore Drive to repair their seawall, steps and screen porch.
2. Unanimously approved a repair permit request by Harvey (Joe) Davis at 29 Quail Walk to repair his existing dock and add a roof to it. It must also be approved by APCO shoreline management.
3. Unanimously approved a permit request by Drew and Nita Heederik at 879 Lakeview Ridge for a small room addition and expand their deck.
4. Unanimously approved a permit request by Deborah Hastings at 310 Whisperwood to repaint her house. She had a previous permit approved for the same purpose but the permit had expired.
5. Unanimously approved a permit request by Terry Brown at 81 N Turkey Trot to paint and repair his existing deck.
6. Unanimously approved a permit request by Bill and Wilky Gladden at 38 Poplar Point to replace their deck and perform walkway repair.
7. Unanimously approved a permit request by Bryan and Ryan Hall at 192 Whisperwood to repaint their house and add rock accents to the foundations.

Approval of Minutes-

A motion was made by Butch Myers and seconded by Terry Gantt to approve the June 6, 2013 minutes.

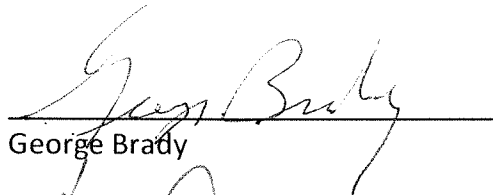
Other Business-

George Brady informed the committee that the SWRA Board would need to replace Perry Mason on the committee. Kevin stated he would inform the SWRA Board.

Kevin updated the committee on the legal cases that involve fences, trailers, etc....

George reminded Kevin to make sure the SWRA web site and whatever other documents had been updated/changed to reflect the changes in the ARC guidelines that now require a garage door on all new construction.

The meeting was adjourned at 10:15 am

A handwritten signature in cursive script, appearing to read "George Brady", is written over a horizontal line.

George Brady

A handwritten signature in cursive script, appearing to read "Kevin Eason", is written over a horizontal line.

Kevin Eason

Architectural Review Committee Minutes

August 9, 2013

Call to order- George Brady called the meeting to order at 9:00am, Butch Myers, Al Spiers, Silvia Thatcher, Jerry Grace and Kevin Eason were present. Terry Gantt was excused. George welcomed new member Silvia Thatcher to the meeting.

Guest of the ARC- David Hargrove attended the meeting to discuss the fence height and size requirements approved by the ARC at the June 6, 2013 meeting. The ARC approve a wooden fence to be constructed at 44 Crestview Lane. David was informed about the fence requirements and the fence requirements of 42 inches tall and encompassing no more than 800 square feet were type on the building permit. David had the fence built to be 48 inches tall and encompass 1,050 square feet. This was discovered by Al Spiers and Kevin Eason during a routine inspection of the construction progress.

David explained to the ARC that the fence was pre-fabricated at 48 inches tall and they had made the amount of square footage large because they wanted a tree to be inside the fence. During the meeting it was determined that six inches could easily be removed from the top of the fence with a skill saw. Jerry Grace explained the procedure to David.

The ARC reaffirmed its approval that the fence must not be higher than 42 inches and encompass no more than 800 square feet. David said he would have the company that installed the fence to make the changes but needed a couple of weeks to have it done. The ARC agreed to allow David a couple of weeks to bring the fence into compliance.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Robert Bradshaw at 59 Pebble Beach Lane to repaint his house and repair his deck. A sample of the new color was included with his request and the color was approved
2. Unanimously approved a permit request by Michael Wallace at 41 Poplar Point to replace their existing deck. It will be the same size as the current deck.

3. Unanimously approved a permit request by the Floyd-Jones Family Trust at 40 Poplar Point to replace their existing deck. The new deck will be 6 feet wider on one end.
4. Unanimously approved a permit request by Heath Helm at 638 Stagecoach Rd to repair his existing deck.
5. Unanimously approved a permit request by Mike Dollar at 226 Tanglewood Lane to improve his landscaping.

Approval of Minutes-

A motion was made by Butch Myers and seconded by Silvia Thatcher to approve the July 11, 2013 minutes.

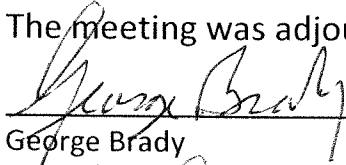
Other Business-

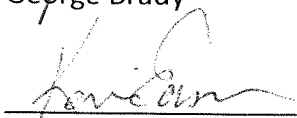
Kevin updated the committee on the legal cases that involve fences, trailers, etc....

The ARC discussed the changes to the ARC policy concerning garage doors and the location of storage buildings. The ARC decided to change the policy concerning the location of storage buildings to be determined by the ARC. Al Spiers made a motion to change the policy and Silvia Thatcher seconded the motion. The motion passed by an unanimous vote.

George instructed Kevin to make sure the changes were made to the web site. Kevin explained the changes would be made but because a cost is involved it is more cost effective to make several changes at one time. Now that there has been two changes to the ARC guidelines, the requirement for garage doors on all garages and the location of storage buildings will be changed on the web site.

The meeting was adjourned at 10:45 am


George Brady


Kevin Eason

Architectural Review Committee Minutes

~~August 9, 2013~~

September 12, 2013 KATE

Call to order- George Brady called the meeting to order at 9:00am, Terry Gantt, Silvia Thatcher and Kevin Eason were present. Butch Myers, Al Spiers and Jerry Grace were excused.

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Tommy Chattam at 18 Turtle Lane to repaint her house the same color.
2. Unanimously approved a permit request by Bryan and Ryan Hall at 192 Whisperwood Drive to repaint their house the original color and make repairs to the soffit and fascia. The also will complete minor deck repair and repaint.
3. Unanimously approved a permit request by Dewayne Jones at 195 Mountain View Lane to replace his existing dock. The approval is subject to the requirements of Alabama Power Shoreline Management.
4. Unanimously approved a permit request by Duane and Susan Paggen at 250 Tanglewood Lane to repaint their house. New colors were presented to the ARC and approved.
5. Ken Ledbetter on Cardinal Heights presented preliminary plans to change landscaping, increase the size of his pool, add a garage, add a screen porch, add a deck and an office to his house. He did not request a permit only asked the ARC to give a preliminary approval based on the plans. The ARC discussed the plans and decided they appeared acceptable but no vote will be taken until a permit application is presented to the ARC.

Approval of Minutes-

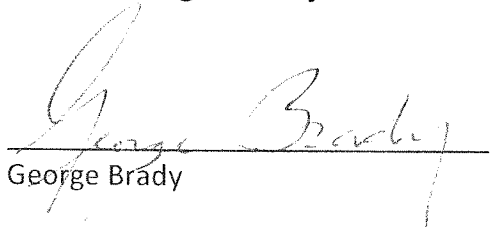
A motion was made by Butch Myers and seconded by Silvia Thatcher to approve the August 9, 2013 minutes.

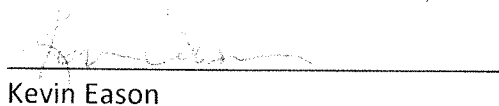
Other Business-

Kevin reported that as of the date of the meeting, David Hargrove on Crestview Lane had not fully complied with the ARC fence requirements. Part of the fence had been removed and it appeared that he was in the process of removing the remaining section. Kevin had left a message for David that had not been returned.

Other current issues concerning trailers, fences and repair work without approval of the ARC was discussed. Kevin reported that several covenant violation letters have been sent and that the SWRA attorney is also working on cases to correct any ARC violations.

The meeting was adjourned at 9:40 am


George Brady


Kevin Eason

Architectural Review Committee Minutes
October 10, 2013

Call to order- George Brady called the meeting to order at 9:05am, Al Spiers, Silvia Thatcher and Kevin Eason were present. Terry Gantt, Butch Myers and Jerry Grace were excused.

Guest of the ARC- None

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Charles Coleman at 262 Palmer Dr. to add additional space to his parking pad and two small concrete patios.
2. Unanimously approved a permit request by Kyle and Kathryn Braund at 1476 Lakeview Ridge to construct a boat house adjacent to their existing dock. The boat house was also approved by Alabama Power.
3. Unanimously approved a permit request by Larry Brantley at 1540 Lakeview Ridge to repaint his house and deck the original color.
4. Unanimously approved a permit request by George Barefield at 128 Hickory Way to replace his existing roof. The color will be the same.
5. Unanimously approved a permit request by Gregory and Fran Hunter at 158 Whisperwood Dr. to make repairs to their existing house caused by foundation settlement, add a retaining wall and reconfigure their storage space under the back deck.
6. Unanimously approved a permit request by Mike Murphy at 521 Beach Island Trace to install an exterior propane tank. The ARC required the tank to be screened.
7. Unanimously approved a permit request by William Vargo at 75 Cardinal Heights to repaint it the existing color, repair the decks and cut trees.

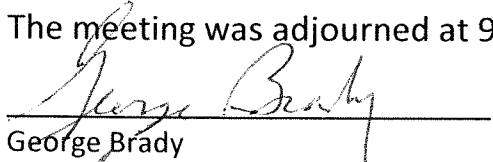
Approval of Minutes-

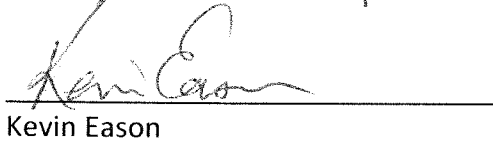
A motion was made by Al Spiers and seconded by Silvia Thatcher to approve the September 12, 2013 minutes. It was noted the date on the minutes was incorrect and was struck through and the correct date was printed.

Other Business-

Kevin updated the committee on the legal cases that involve fences, trailers, etc....

The meeting was adjourned at 9:45am


George Brady


Kevin Eason

Architectural Review Committee Minutes
November 7, 2013

Call to order- George Brady called the meeting to order at 9:10am, Butch Myers, Silvia Thatcher and Kevin Eason were present. Terry Gantt, Al Spiers and Jerry Grace were excused.

Guest of the ARC- None

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Leah Peavey at 41 Bell Lane to add a boat house to her existing dock. Alabama Power Co has also approve the boat house addition.
2. Unanimously approved a permit request by Gary and Cindy Wiggins to construct a new house on Wild Cherry Lane. The proposed address will be 67 Wild Cherry Lane. The house will be constructed by Geordain Construction and Joe East.
3. Unanimously approved a permit request by Ken Ledbetter at 296 Cardinal Heights to remodel their home, add a deck and move their pool.
4. Unanimously approved a permit request by Charlotte & John Klenke at 52 Lake Vista Lane to add a front porch and landscape improvements.
5. Unanimously approved a permit request by George Tomie at 110 Vista Wood Drive to install a flag pole and install landscape retaining wall.
6. Unanimously approved a permit request by John & Jerry Pickett at 46 River Birch Trail to construct a small addition to their existing deck.
7. Unanimously approved a permit request by Rich Hickey at 128 Restful Cove to construct a fire pit and make landscape improvements.

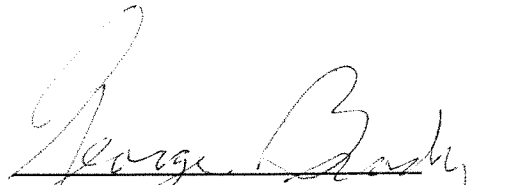
Approval of Minutes-

A motion was made by Butch Myers and seconded by Silvia Thatcher to approve the October 10, 2013 minutes.

Other Business-

Kevin updated the committee on the legal cases that involve fences, trailers, etc....

The meeting was adjourned at 9:55am



George Brady



Kevin Eason

Architectural Review Committee Minutes
December 5, 2013

Call to order- George Brady called the meeting to order at 9:00am, Butch Myers, Terry Gantt, Al Spiers and Kevin Eason were present. Silvia Thatcher and Jerry Grace were excused.

Guest of the ARC- None

Existing Building Projects-

Existing building projects were discussed and their progress was updated.

New Building Permits-

1. Unanimously approved a permit request by Willie Johnson 494 Fairway Ridge to replace the exterior windows in his house.
2. Unanimously approved a permit request by John Pine at 34 Poplar Point to place a construction dumpster in front of his unit while the inside of his unit was remodeled.
3. Unanimously approved a permit request by Roger Jones at 75 Pebble Beach Lane to repair exterior stairs and a handrail.
4. Unanimously approved a permit request by Jimmie and Athera Jacobs at 595 Fairway Ridge for a construction trailer to be parked on their property while the inside of their house was remodeled.
5. Unanimously approved a permit request by James and Kathleen Leonard at 236 Holly Ridge to paint their house, remove some trees and repair their dock.
6. Unanimously approved a permit request by William Vargo at 7 S. Cardinal Heights to install a propane tank.

Approval of Minutes-

A motion was made by Butch Myers and seconded by Al Spiers to approve the November 7, 2013 minutes.

Other Business-

Kevin told the committee the SWRA Board of Directors had discussed a possible need for a permit for a construction dumpster or construction trailer. The ARC agreed that this was a good idea. The motion was made by Butch Myers and Seconded by Terry Gantt, that a no cost repair permit would be required for property owners that need a dumpster, construction trailer or equipment places in front of their property for more than 24 hours.

The meeting was adjourned at 9:55am



George Brady

Steve Tholden acting as a person



Kevin Eason