

Minutes
SWRA Board of Directors Meeting
January 8, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:15 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, John Mann, Mack Yeargan and Eb Spink were present. Kevin Eason was present to report.

Approval of Prior Minutes:

Board reviewed and approved minutes of December 18, 2012 meeting.

Guest: George Brady, President of SWVF&R

The Board members welcomed George. He made a presentation concerning the status of the fire department and raised a question from the fire department board about the Sept. 2009 agreement that was made after mediation as a court consent order between SWRA and SWVF&R during the “Auction Deeds” cases. The court order included a 5-year agreement time period on building a new station. Mr. Brady stated that SWVF&R is not in a position to build a fire station in the next two years. It is too expensive, over \$450,000 to build a new station. The ISO rating was discussed. Since last ISO rating we have two brand new pieces of equipment, training has continue to improve, the water supply has improved, and the capacity of our pumper is better. A third station would not significantly affect the current ISO rating or individual property owner’s insurance rates.

FEMA currently has no grants available for new stations, however they do have grants for upgrading existing facilities. The fire department received a FEMA grant on a tanker last year and is in line for a grant for an ambulance. The estimates are that it would be approximately \$150,000 to add onto Station 1. SWV&R is in a financial position to pay for the addition even without a grant however; they are going after a grant from the State of Alabama to add fire hydrants and applying for a FEMA grant for an upgrade to Station 1.

Station 2 at Barron’s Bridge is absolutely in the wrong place according to ISO study, it needs to be moved and that may be done in the future. Station 2 is not manned. SWVF&R does not have a ladder truck but they have signed an automatic aid agreement with Dadeville. They have mutual aid with 6 other fire departments. George reported that 50% calls outside gate and 50% inside the SW gates.

George stated that the SWVF&R Board had discussed whether or not the SWRA Board could or would consider going back to the court to change the 5-year time limit to build a station included in the court order. Some of his Board members requested that he attend the SWRA board meeting to bring the issue up again.

George thanked the Board members for their time and consideration. President Dave Heinzen Board thanked George for his information and stated that SWRA will put this topic on an agenda for discussion at a future meeting.

GM Report on December 24, 2012

Annual Year Invoices - The invoices are all stuffed, stamped and ready to be mailed on December 27th. The communications committee, along with a couple of other volunteers was able to stuff all the invoice envelopes in about three hours on Wednesday afternoon.

Holiday Schedule - Although the SWRA office is closed for the holidays, SWRA maintenance and gate personnel will be performing their normal duties. Kevin will also be available every day but Wednesday, Dec. 26th, Susan will be available on the 26th.

Deer Thinning Program - The deer thinning has resumed. They took a couple of weeks off but started back a few days ago. They have removed a total of twelve deer and one coyote. The property owners that were following the hunters have not returned.

Drainage Work - SWRA personnel cleaned several drainage ditches and under road culverts that had excessive leaves and debris in them. Continued maintenance of the drainage areas will help protect the roadways.

Tennis Courts - It was reported to Kevin by one of our gate attendants, a couple of visitors told the attendant they were coming into SW to play tennis. Our gate attendant explained the tennis courts were only for property owners. After further investigation, we discovered that these people had a key to the back gate on the tennis courts. The lock was changed and a new chain was installed.

Vandalism - There was some damage to a few street signs this week. Two street signs were knocked down. The signs were located and reinstalled. It appeared they were hit with a bat, golf club, or something similar. A speed limit sign and a stop sign appeared to have been hit by a vehicle. New posts had to be installed for both. The vehicles that hit the speed limit sign and stop sign had to have sustained damage. Both were mounted on a 4 X 4 wood post that was broken at the base.

Restrooms winterized - The pool restroom has been winterized. The restrooms at the park do not need to be winterized since the heaters in the restrooms were replaced this past spring when the park was renovated. The heaters are set very low but provide enough heat to keep the pipes from freezing. They do not have an outside knob to adjust the heat, so no one can turn them up high.

Deposits and closings for the week

Deposits	\$3,363.02
Closings	3

GM update December 31, 2012

Storm Damage - During the storm on Christmas day three trees fell across different StillWaters roads. Two trees were easily removed after they were reported but one located on Moonbrook Drive close to Eagle Peak could not be removed until the next day. Several drivers complained to the main gate that the road was blocked and one driver claimed his car was damaged because he tried to drive over the tree.

Vandalism - Someone damaged the grass and right-of-way on Lakeview Ridge next to Red Bud villas. It appears a vehicle with large tires, maybe a truck, drove up and down the hillside spinning tires in the soft ground. Kevin spoke to several Red Bud residents and no one saw or heard anything. It was not someone getting stuck one time, several passes were made and it appears they spun their tires several times.

Gate Storm Damage - During the same Christmas day storm Gate 34 received a power surge or nearby lighting strikes causing it to lose its program and blow a fuse. It was repaired the next day but was open until the repair was made.

Server Upgrade - The upgrade of the SWRA server is complete. There have been a few glitches, mostly with email and Quick Books. As of today, Dec. 31, everything but the emails is working properly. Troy Sims has been working overtime to complete the upgrade. He is confident that the email issue will be corrected soon. All the information from the old version of Quick Books transferred correctly to the new version.

Covenant Violation - Another fence has been erected on Holly Ridge by a homeowner. It is a screening type fence but it is ten feet tall and it was not presented to the ARC for approval. Kevin spoke to the property owner and sent a letter. They stated that they are not willing to remove the fence. Regular policy to address this issue will be followed.

GM updated January 7, 2013

Moonbrook Park Irrigation - There is a leak in the water line that feeds the irrigation system at Moonbrook Park. The leak is under the parking lot and on our side of the meter. In order to repair the leak a section of the parking lot asphalt will have to be removed. Kevin turned the water off and suggested waiting until springtime to repair the leak. The water pipe should be easy to repair; the parking lot will be the problem. By waiting until spring, it will be closer to the time of year when do paving and patching so that the parking lot can be repaired quickly.

Annual Fees – Payments are coming in at a good rate. We have had some calls from '71 and '74 covenant properties questioning the difference in the gate access fee. Most of the callers seem to understand the fees after a brief explanation. The calls and visits to the office have been less than expected. We have had a few property owners disconnect their electronic gate devices and a few 71/74 owners pay the higher gate access fee instead of paying the other fees.

Dumpster/Road Issue - Alabama Dumpster Service (ADS) delivered a dumpster to the construction site of a new home on Whisperwood. ADS sat the dumpster in the road which closed one of the lanes. They claimed the ground was too wet to put the dumpster on the property. ADS at first would not remove the dumpster but finally after contacting the owner of ADS the dumpster was removed. He claimed it was a new driver. The same driver attempted to deliver a dumpster to a unit at Eagle Peak but we were able to stop him before the dumpster was unloaded. According to the owner of ADS this will not happen again. The owner of the new house on Whisperwood was not at fault.

Sunset Point II Management Proposal - Kevin met with the condo board of Sunset Point II. They have a six unit building that they would like for SWRA to manage. We had briefly discussed this with them last summer. They are now ready to make a change. These are all timeshare units. This would be an additional revenue stream for SWRA without a large increase in cost. Kevin will have a proposal at the Board meeting.

Miscellaneous Items

- ❖ The 2013 SWRA directories have been completed and are available to property owners.
- ❖ There have been a couple of recent water line breaks that resulted in Walnut Hill Water having to remove asphalt from SWRA roads to make the repair.

Deposits and closing for week

Deposits	\$102,039.15
Closings	1

Deposits and closing since last meeting

Deposits	\$105,402.17
Closings	4

Treasurer's Report – Mike Dollar

Mike reviewed the proposed budget for 2013. Gary Crumpton and Debbie Nigh of the Finance Committee have both reviewed the proposal. Mike distributed copies of the income statement, statements of cash flows and notes summarizing the basis for this year's budget. He presented recommendations for additions to cash reserves for 2012. They are the same as discussed earlier in 2012, except that he included an additional \$18,000 to Contingencies for roads, which should be spent in 2013. We have excess cash at the end of 2012, which might be better utilized to provide additional available funds for roads in 2013. Instead of \$65,000 to be reclassified to Reserves as was originally budgeted for 2012 the total is \$18,000 more at 83,000. SWRA did not spend \$13,300 of 2012 for roads that was budgeted.

A motion to approve the recommendations for additions to Reserves as presented for a total of \$83,000 carried unanimously. Mike requested that the Board members study the presented Notes for 2013 Budget Compilation. Budget approval will be put on agenda for next meeting.

NEW AGENDA ITEMS

Election Committee – Appointees were discussed. The following people agreed to serve: Sue Anne Johnson, Debbie Nigh, Thelma Pitts, Silvia Thatcher and Nancy Washburn.

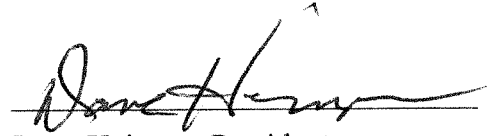
Term Limits for Board Members – This was suggested by a resident and placed on the agenda for discussion of a bylaw change of adding term limits. All members stated that though on the surface it sounds like a good idea, they agreed that they were opposed to it due to pitfalls that can occur in some situations. There are times that certain talents or skills are needed to have the best, well-rounded board available to the community. Such as secretarial, organizational, accounting, business, legal, insurance etc.

Sunset Point II Management Proposal - Kevin presented a proposal for an agreement between SWRA and Sunset Point II for one year from date of signing and can be terminated at anytime during the term of the contract for any reason provided a 30 day written notice is given by the party terminating this contract. **Kevin recommended that SWRA agree to the reviewed proposal in order to have some additional control and income. A motion to approve carried.**

The Board approved a motion to adjourn at 11:20 a.m.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *Jan. 22, 2013*

Minutes
SWRA Board of Directors Meeting
January 22, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:15 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, John Mann and Eb Spink were present. Mack Yeargan was excused. Kevin Eason was present to report.

Approval of Prior Minutes:

Board reviewed and approved minutes of January 8, 2013 meeting.

GM update January 14, 2013

Gate Access Fees – The office received a few calls questioning the gate fees for the non-1987 covenant properties however, those have decreased. Most people understand when the reason for the increase is explained and those that do not agree just have their cards turned off. Payments received seem to be on track with last year based on the amount deposited as of this same time last year.

Gate Repairs - Kevin replaced a broken barrier arm pin with a \$4 tractor implement pin. Kevin found the exact same pin we have used in the past from the DoorKing supplier at a less expensive price.

Gate 34 Lighting - The replacement of the lights at gate 34 is scheduled to start this week. We will be without the large streetlights at gate 34 for a couple of weeks but the smaller lights on the goal post will still work. The removal of the old lights, new concrete foundations being poured and the new lights installed will take some time.

Road Maintenance - SWRA personnel have been working on removing the leaves and pine straw from the roads. Our consulting engineer, Hagan Waggoner, suggested this last summer to help increase the life of the asphalt.

Regions Bank Issue - Our Regions checking account only allows for 500 transactions per statement. Because of the large number of checks received during January and February, we have more than 500 transactions. Last year we were charged over \$440 for excessive transactions, which they agreed to waive. Kevin spoke to Regions and they will not be able to waive the fee this year. We discussed different account options but the type of account we currently have is the best value for SWRA except during these two months. Kevin has investigated options with other banks. To help reduce the number of transactions with Regions, we are depositing directly into APCOCU instead of first into Regions and then making a transfer to APCOCU. To date, APCOCU has not indicated that the large volume of transactions will be an issue. This was discussed with Treasurer Mike Dollar.

Landscape Committee - Based on recommendations from the landscape committee, we will be installing pine mulch in place of pine straw in certain areas around StillWaters. SWRA personnel will install the mulch to reduce the cost. All calculations are that this will cut expenses.

Deposits and closing for the past week

Deposits	\$203,796.95
Closings	2

GM update January 21, 2013

Vandalism - We had two more signs damaged by someone this past Saturday night. This seems to be a regular occurrence. Kevin has located a vehicle with green paint on both sides of the front bumper and is working with the Sheriff's department to remedy the situation.

Gate 34 Lighting – The shipping of the new lights have been delayed for two weeks; they were suppose to ship on January 17th.

Covenant Subjections - Four 1974-covenant property owners have converted to the 1987 covenants since the first of January.

Deer/Car Accident - Saturday night a car swerved to avoid a deer causing the car to run off the road, hit a power pole and did extensive damage to the car.

Deposits and closings last week

Deposits	\$75,214.57
Closing	0

Deposits and closings since last Board meeting

Deposits	\$279,011.52
Closing	2

Treasurer's Report – Mike Dollar

Financial Statements – December 31, 2012

- Balance Sheet as of December 31, 2012 was reviewed. The accountants have not made their final entries yet. There was nothing unusual in month of December.
- After reclassifying the reserve amounts approved at the Board meeting on January 8, 2013, the unrestricted cash balance at year-end was \$42,286.30. Total cash at December 31, 2012, including reserve amounts, was \$273,005.25. As discussed at the last Board meeting, \$18,000 of the amount set aside for Contingency Fund was designated for Roads in 2013.
- There was no unusual activity versus plan in the income statement for the month of December that would affect the variances that have been discussed throughout 2012. The current P&L as distributed does not reflect the final Warren, Sasser & Associates adjustments, the most notable of which is depreciation for the 4th quarter 2012. After that entry, we will end the year over budget for depreciation

primarily due to the capitalization of expenditures for several projects that were capitalized and began depreciation. These included the Moonbrook Park and fountain light improvements.

2013 Operating Budget

- Mike adjusted the budget as presented at the previous meeting to reflect the changes we discussed at that meeting. These were presented for Board approval.

A motion to approve the budget as presented carried unanimously.

NEW AGENDA ITEMS

Candidates Resumes for Newsletter— Two have been received so far. Penny will follow up with the remaining candidates in order to meet the January 28th deadline.

Candidates Forum- Penny will contact the candidates to set up a forum for Saturday Feb. 2nd or 9th at 10:00 a.m. determined by the numbers who can attend.

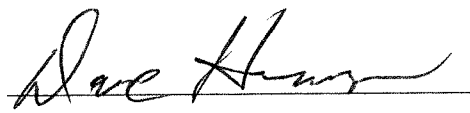
Gate Usage Report – This was reviewed. When SWRA changed the gate codes at the end of August we removed the SWVF&R (fire department) and Walnut Hill Water gate codes from the gate system. The usage dropped considerably. We believe that these codes were widely distributed to non fire department and non water company people. As an example, 8,296 entries were recorded at the back gate in October 2012 as compared to 13,714 October 2011. Most months were way down this year.

The Pointe at Sunset Point Management – In a discussion between Mary Ellen Moore Treasurer and Secretary of The Pointe at SSP and Kevin, she shared with him that their board had been handling the management and had recently begun searching for a paid manager. There are 40 units. They are looking for someone to do their accounting including billing of fees from condo owners that they currently bill monthly. SWRA would need to hire a part-time bookkeeper as well as additional part-time maintenance labor. Discussion followed and the Board agreed that Kevin should pursue further discussions on a management proposal.

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



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: Feb. 5, 2013

Minutes
SWRA Board of Directors Meeting
February 5, 2013

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

Approval of Prior Minutes - Board reviewed and approved minutes of January 22, 2013 meeting.

GM update January 28, 2013

Fountain Filter Repair – The filters at the fountain needed replacing. SWRA purchased them direct from the manufacture for a savings of \$612. Rob Corum of Atlantic Pools has instructed SWRA staff on how to remove, clean and install the filters. SWRA has been taking the old ones out every other week to clean them. The Board thanked Kevin for the savings.

The Urban Deer Control Program -The program has ended for this year as hunting season ended January 31st. Limited hunting space made it very difficult to reduce the deer herd. Unfortunately, automobile accidents have removed several deer this season.

Tree Trimming of Common Areas - The 2013 budget included tree trimming and removal at the pool, tennis courts and some common areas. Some trees at the pool and tennis courts have been trimmed and some removed.

Sheriff's Report Safety Violations - Kevin filed a report with the Sheriff's department concerning two vehicles. On several occasions, one of the vehicles has driven around safety cones when SWRA personnel are working on the gates. This past week the vehicle drove around the cones while they were working on the gates. They were able to obtain the license plate number. The other vehicle was reported for damaging signs on StillWaters Drive and Moonbrook.

Landscape Committee - They have suggested installing pine bark in several areas around StillWaters to replace the existing pine straw. The pine bark cost less and will last longer. A couple of areas that have been suggested are around the entrance gates, outside the pool and Sunset Point entrance.

Gate 34 Lighting - Several calls concerning the darkness and lack of lights at the back gate have been received. Kevin added another temporary light. The light posts are still on back order from the manufacturer as their inventories were depleted due to hurricane Sandy. They have offered to return our deposit and cancel the order however SWRA will wait on the new lights as they match the entrance and park light poles.

Boat/Trailer Covenant Violations – Kevin reported that recently there has been a large increase in boat/trailer covenant violations. He is working with property owners to correct the violations.

Deposits and closing for the past week

Deposits	\$88,181
Closings	2

GM update February 4, 2013

Drainage Culverts - The heavy rain has washed leaves and debris into several drainage culverts. SWRA cleaned out the culverts after the rain. It appears a heavy truck or trailer has damaged the culvert at the corner of Dogwood and Marina Point Road. We were able to open the culvert enough so it will drain but because the opening is now small, water will not drain quickly in a heavy rain. The damaged end can be removed and a screen placed over the end as soon as can be scheduled.

Gate 34 Lighting - Kevin has replaced the four lights that are attached to the “goal post” at gate 34 while we are updating the other lights. Smith Electric stated that the current lights are no longer manufactured and suggested replacing them. It will be difficult to purchase bulbs and parts in the near future

Deposits and closings last week

Deposits	\$126,872.69
Closings	5 (three were from 2012 but money received in 2013)

Deposits and closings since last meeting

Deposits	\$215,053.69
Closings	7

Treasurer’s Report – Mike Dollar

Financial Statements

- We have not yet received a draft of the December 31, 2012 statements from Warren, Sasser & Associates, LLC. They are still working on year-end adjustments, which will also impact our January 2013 statements.
- Mike has reviewed the January 31, 2013 statements and found many issues, some of which are year-end cutoff issues that he will discuss with the accountants. Several categories of expenses for January are well over budget because they have amounts that should have been recorded (accrued) at year-end. Also, some of the revenue amounts look questionable, including the way that the new card fees were recorded. Susan and Mike spent two hours Monday on the phone and will meet after today’s Board meeting to resolve some of the issues.

OPEN AGENDA ITEMS

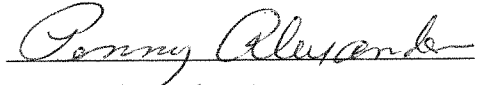
Management Proposal – Talks continue with the Board of The Pointe at Sunset Pointe condos concerning SWRA assisting in some of the management issues.

Candidates Forum -This was held on Saturday, February 2 at 10:00 a.m. at the SWRA Centre. Four Board members, five candidates and spouses attended. In addition, five families attended with a total of nine property owners, as some were couples.

NEW AGENDA ITEMS

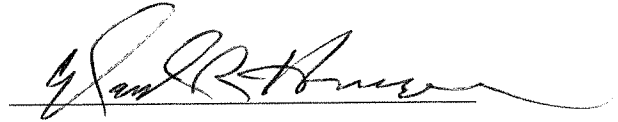
Board Election Ballot Mailing – Kevin has contacted members for the Communications Committee to prepare the ballot mailing on Monday, February 11th beginning at 9 a.m. in the SWRA office. Hopefully it should be finished in one day, but if not it will be completed on Tuesday.

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



Penny Alexander, Secretary

Date approved: Feb. 19 2013



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
February 19, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:00 a.m. Board members Penny Alexander, Eb Spink Jerry Grace, 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 February 5, 2013 meeting.

GM Report

Gate 34 Lighting – The new lampposts are installed. The bases will be painted and last of electrical clean up done shortly. The amount of lighting has increased and residents are pleased.

SWRA Board Election Ballots - These have been mailed. The Communication Committee did an excellent job of getting all the election envelopes stuffed and ready to mail. The window decals were mailed with these.

Tallapoosa County Commissioner's Meeting – Vacating of The Legends Golf Course proposed. Kevin attended the County Commissioners meeting where a request was made by the owner of the old golf course to vacate the course and convert it to timberland. The County Commission decided to table the request for an undetermined amount of time. They wanted to hear from the property owners that are adjacent to the course.

The SWRA office has received several inquiries concerning the County Commissioners meeting last week and the request to vacate The Legends golf course. Kevin has instructed all to contact the County Commissioners.

Discussion on a plan of action followed. Due to County redistricting we have a change in our representative. Emma Jean Thweatt Brown has been our representative. Dewaine Holt should be our area representative within the next 90 days once approval has been made. This is in the U. S. Justice Department queue for the Voting Rights Act review. Approval is expected.

Actions:

- ❖ The Board agreed to invite both to our next Board of Directors meeting on March 5th. If they cannot attend, the board will make itself available to meet with them at their convenience.
- ❖ We will invite them to say a few words to their constituents at the SWRA Annual meeting on March 9th.
- ❖ Continue to encourage property owners to write letters to the County Commissioners.

- ❖ Kevin will write a suggested letter to send out to property owners to use as a draft for their own letters.
- ❖ Also, Kevin will draft a letter of petition for property owners to sign. He will send out to the board for comments and revisions. This can be taken to several area meetings in the next couple of weeks and presented to the County Commission at its next meeting.
- ❖ Kevin will contact Attorney Balch concerning the SWRA Board writing a letter to Judge Martin. There seems to be no preemptive action that SWRA can file with the court in order to prevent what happened in Judge Martin's court with the 10 Lots of Blue Creek. SWRA has had to file in court to address this issue.

Architectural Review Committee - The ARC issued 12 building permits at its monthly meeting. Most were for building or repairing a dock.

Landscape Debris Removal Program - Only five property owners have signed-up for the debris removal in April. The program will be publicized through E-flashes and the March newsletter. We must have 20 property owners to commit in order for the program to be cost neutral. Otherwise, it will be cancelled.

Landscape Committee - SWRA replaced the damaged holly bushes at gate 49 which were run over by a large truck at the end of the summer. Based on recommendations from the landscape committee, we will be using mulch as a ground cover instead of pine straw in several areas around StillWaters. SWRA personnel are installing the mulch. The lower price of the mulch and using SWRA labor will have a significant savings over pine straw. We will still have pine straw in some areas and that is scheduled to be installed mid-March.

Roads and Drainage Committee - They will meet at the SWRA office on February 26th to discuss the work needed in 2013. Consultant Hagan Wagoner from ProgreCiv Group, LLC will also attend the meeting.

Deposits and closings since last meeting

Deposits	\$108,335.38
Closings	2

Treasurer's Report –

Mike Dollar's written report of February 19, 2013 is stated as follows:

Financial Statements – January 31, 2013

- The January statements have been revised and are in much more presentable condition than they were for the last meeting.
- Susan and I compared the budgeted revenue amounts to what had been billed and found some additional amounts that needed to be billed totaling approximately \$3,000.

- Also, Gate Fees and Voluntary Assessments will continue to look distorted until the dust settles in February and we begin to see what (increased gate fees or voluntary assessments) the property owners under all covenants other than '87 will end up paying.
- After discussions with our accountants, they have accrued certain amounts, such as fire dues and pool contract fees, which reduced the distortion caused by paying these amounts in January instead of December.
- Stoneview Summit fees are still misstated for the month. Originally, Susan accounted for these fees in a separate QuickBooks ledger. We have migrated the accounting to the main SWRA accounting system and we will continue to sort the issues out recognizing them in the proper periods. The current amounts shown include fees from last year.
- Expenses are generally in line with what was budgeted. The only major variance in January was in the timing of our D&O insurance. We paid it (\$2,221) in January. It was budgeted to be paid in February.

OPEN AGENDA ITEMS

The Pointe at Sunset Point Management Agreement - Kevin was informed by The Pointe at Sunset Point that SWRA won the bid for the management of the complex. SWRA will take over management on March 1st with the same duties we have at Stoneview Summit. SWRA will not be responsible for the bookkeeping.

NEW AGENDA ITEMS

SWVF&R Annual Meeting – The meeting is Saturday, February 23rd at 10 a.m. at Red Ridge United Methodist Church. Board members will plan to attend.

SWVF&R Use of Community Room – The Fire department has requested use of the room for training purposes on 2/23, 2/25, 3/2 and 3/4 from 8 a.m. to 4 p.m. **The Board approved this request.**

SWRA Annual Meeting – In addition to inviting our County Commissioner's to speak, it was suggested that Jeff (Fire chief) & Sherri Wright (Emergency Management) be asked to speak for a few minutes on the safety suggestions and programs of the department that were addressed in their meeting last Saturday. It would be informative and helpful to our members. The Board approved this recommendation. It was also agreed that a table would be set up for SWVF&R so they can distribute safety information items. Any questions will need to wait until after the meeting as we will be on a very tight schedule.

Realtor Sign Policy Update – In the current policy the gate fee for Realtors is a set fee of \$50. With the change of rates for gate usage to \$100 for vendors this policy will be rewritten with general wording to say that gate access fees will be the same as vendor fees, which are set by the Board. No dollar amount will be specified so that the policy does not have to be changed again.

Dog Issue – A resident's dog was attacked by their neighbors' pit bull. These dogs have not been involved in previous issues. The pit bull was on a dog run but pulled loose and broke the run leash then went after the other dog that was not on a leash either but was in its own yard. The resident called the Sheriff's office but has not signed a complaint at this point in time. Kevin will discuss the parameters of a dog policy for the future including breed exclusion with Attorney Balch. Some insurance companies have breed inclusions in their homeowner's policies.

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



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: 77 March 5, 2013

Minutes
SWRA Board of Directors Meeting
March 5, 2013

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

Approval of Prior Minutes

Board reviewed and approved minutes of February 19, 2013 meeting.

GM Report

Landscape - Pine straw and pine bark are scheduled to be installed the first part of March. Kevin anticipates a savings of over \$1,500 this year by using the bark and less pine straw. We had \$6,000 in the budget for pine straw in 2013. We are partnering with a couple of condominium associations to purchase the pine straw in bulk to reduce the price per bale for SWRA and the condominium associations.

Storage Building - Architectural Designer Micki Joell has provided a design drawing for the building to blend with the SWRA Centre and gatehouse designs. Kevin will obtain bids. By reducing the cost of the lighting renovations at gate 34 and reducing the cost of the pine straw we will have approximately a \$3,500 savings between the two projects that could be redirected towards a storage building that will suit SWRA needs now and provide storage space for future needs.

Annual Meeting - Dwain Holt (Tallapoosa County Commissioner) will be attending the annual meeting on Saturday. He will speak briefly but will have to leave after he speaks. Emma Jean Thweatt Brown has been invited to attend the annual meeting also so that we may thank her for her support, assistance and service over the years.

We will use the same set up for the annual meeting as we have had the last two years. The SWVR&R will be located in the entrance area next to the stair well. The Pointe at Sunset Point Condo Association will have their annual meeting later in the afternoon. They did this last year and it worked well for their owners.

SWRA Centre - The carpet in the community room needs cleaning, it has been one year since it was last cleaned. The walkway from the parking lot to the door needs re-staining. Kevin will contact Ray Miller for an estimate. The vacuum cleaner is on its last leg and will be replaced.

Gate Card Access - On March 15th all electronic devises of property owners who have not paid their annual dues or arranged for a payment plan will be deactivated.

Deposits and closings since last Board meeting

Deposits	\$30,316.49
Closings	3

Treasurer's Report

Financial Statements – February 28, 2013

- We likely still have adjustments to make due to non-collection of billed amounts, but, currently, our voluntary assessments and gate fees are well above budget, which also means well above last year's levels. The combined totals are approximately \$11,600 over budget.
- Activity-related fees are off to a good start. For the first two months, we had one more title transfer than budgeted and building permits have been unusually high due to several approved projects and construction.
- Expenses are generally in line with what was budgeted for the first two months. We incurred \$3,000 for tree removal in February, which is budgeted for later this spring. We have incurred \$1,700 for shirts and jackets for gate and maintenance personnel, which were not specifically budgeted but should be covered in the overall operating expense for Gates. We also have incurred \$5,500 for the installation of the new lights at Gate 34, which will be capitalized out of expense when the project is complete.

Financial Statements – December 31, 2012

- We have finished reviewing the draft statements with Warren, Sasser and Associates, LLC and they have now forwarded to McDaniel & Associates who will perform the annual review of our statements. Those should probably be ready in early April.

Budget Presentation at Annual Meeting – March 9, 2013

- Mike distributed a draft of four slides that he will present at Saturday's meeting. The Board reviewed these and made some changes.
- He is showing total cash, which includes our informal reserves. Right now, he is excluding the Legal Reserve, which is the only actual restricted cash balance that we have.

OPEN AGENDA ITEMS

Tallapoosa County Commission - Legends Golf Course. It is reported that the golf course property owner has taken this topic off the agenda for the next Commission meeting. This is what happened before with the 10 lots on Blue Creek. Kevin will continue to attend the commission meetings. The County Commissioners have received many letters (over 100) from residents expressing their concerns. Our current commissioner, Emma Jean Thweatt Brown and new commissioner, Dwain Holt (awaiting approval from the U. S. Justice Department queue for the Voting Rights Act review) have been very responsive and supportive of SWRA and the property owners. They are not in favor of vacating the golf course and are discussing the issue with other commissioners. Both have stated their willingness to stand with the homeowners and SWRA against this.

Renewal of SWRA Mortgage - Due to the reduction of interest rates, Regions Bank (holds the original note now, 5 years at 5.3%) can process a renewal of the loan around 3.65% that is fixed for five years with no closing fee, only a loan fee of \$500. We have to have our financial statements from McDaniel & Associates annual review before they can proceed. **A motion to proceed with the renewal of the bank note with Regions as long as it will not change the current amortization, keep the payment the same and reduce the rate in a new 5-year note carried unanimously.**

John Mann was called away from the meeting at 9:50 a.m.

NEW AGENDA ITEMS

SWRA Storage Building - A design from Micki Joell was reviewed. The Board discussed the size, use and needs to extend for many years into the future. Kevin is gathering information and bids from several contractors.

Lake Watch - They have scheduled a program with an Auburn University professor and have requested that Lake Watch be able to use it the evening of Monday, April 8th. **The Board approved the request.**

Sunset Point Timeshares Management - Kevin meet with the Sunset Point timeshare board for a second time to discuss SWRA managing their complex. They have still not made a final decision. One issue they have is the 30-day notice to cancel; they would like a 60-day notice to cancel the agreement. **The Board agreed to this and Kevin will continue to work with them on this proposal.**

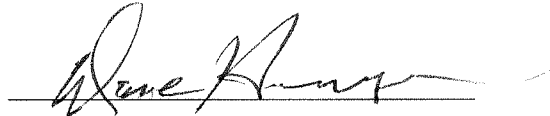
Deed For Debt - John Shadow lot in the Beach Island Trace area has been deeded to SWRA by warranty deed. Only the fees for 2013 are outstanding. This lot will be listed for sale with the other SWRA lots with Realtor Betty Litsey under our current agreement.

Golf Colony Drainage - A resident requested that SWRA investigate a drainage issue at Golf Colony Condos. Kevin has looked at the area, which is on the Golf Colony Condo property. While he is working on proposals for SWRA he will have Hagan Wagoner of ProgreCiv Group to look at this and give Golf Colony his recommendations. Economy of scale could save the Condo Association some money.

The Board approved a motion to adjourn into Executive Session at 10:35 a.m. to discuss legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *March 19, 2013*

Minutes
SWRA Annual Meeting
March 9, 2013

Call to order - Dave Heinzen, President, called the annual meeting to order at 10:05 a.m. Board members Penny Alexander, Jerry Grace, John Mann, Eb Spink, and Mack Yeargan were present. Treasurer Mike Dollar was excused. Approximately 91, including staff and board members, were present at the meeting. A sign-in sheet for attendees and a committee sign-up sheet were at the entranceway table. In addition, handouts for the 2013 budget were available at the table.

Dave introduced Tallapoosa County Commissioner Dwaine Holt who stated that with the state redistricting by the justice department he would be Commissioner for our area. Mrs. Emma Jean Thweatt Brown had been but the county district lines will be different now, as they will be trading some areas. Mr. Holt held up a folder full of letters and stated, "you have spoken and we are listening". He was referring to StillWaters property owners who are not in favor of the owner of the Legends golf course vacating the golf course. The County commissioners are agreed that they will not approve changing the old golf course into timberland or something else. He stated that if people have needs, the commissioners are open to hearing what they can do and would like to help if they can.

Kevin announced that Emma Jean Thweatt Brown was not able to attend due to another commitment. He stated that she has been supportive of StillWaters and helpful to us over the years. Her reminded all to thank her when they see her.

Kevin briefly explained the process of the issue being brought before the County Commission by the owner of the golf course as he did with the 10 lots on Blue Creek Circle. He went on to explain the court filing by the golf course and ruling by Judge Martin to allow the ten lots to be combined into one. SWRA filed a motion to ask that the judge to reverse his ruling and an appeal and then had to file an appeal to the Alabama State Supreme Court. The Board is not giving up and will continue to pursue whatever legal avenues are available in order to protect the property values of all members. The Alabama Supreme Court has put it on the docket, which means they have reviewed and have determined that there is some merit to hearing the case. Kevin stated that he and the Board appreciated the response and support from the community. The whole community did a great job and should be proud.

Still Waters Volunteer Fire Department - Fire Chief Jeff Wright, explained several safety programs.

- Emergency Lock Box program for property owners and the safety merits of the program.
- Red Tag Program that is a magnet with health information card that you complete and leave for the paramedics.
- Special Needs Form to be completed and turned into the SWVF&R with such information as oxygen use and where they are located in the house, pets, and other concerns.

- House Signs - They make these at the fire station and will install if needed for you. They are reflective and help emergency personnel find your home. \$17 is their cost and that is what they charge residents.
- Fire Prevention - Jeff shared the proper size fire extinguisher for most homeowners. Many that are sold are not rechargeable.

Kevin Eason, General Manager reviewed the agenda and asked that attendees hold questions until the end of the presentation.

Covenants - Stillwaters Community

Kevin spoke to the campaign and discussion of bringing all properties under the same set of guidelines. There are several sets of covenants and no one can change the covenants on a property other than the property owner. It doesn't matter what covenants one is under, we are all one big community, should all work together. After town hall meetings, research with our attorney and the diligent work of the Long Range Planning Committee (LRPC), the Board came to the determination that a new covenant campaign was not worth the cost to pursue and after reviewing the voting process, that it is unlikely amendments would pass a vote. A covenant change requires a percentage of ALL property owners, not just of those who vote. Owners are not willing to change their covenants.

The Board and LRPC are pursuing a plan working toward bringing about one community, equal responsibility, equal benefits and hopes to accomplish this by year-end. Kevin stated that in speaking with Sheriff Abbot he learned that there is very little crime in StillWaters, which is nothing like the rest of the county. We are very fortunate.

The board will continue working on this program - we are all part of StillWaters -end goal is it doesn't matter what covenant I am under, I am an equal part of StillWaters Homeowners. It won't happen overnight but we hope to make substantial progress this year.

Capital Improvements 2012

Roads and Drainage - Kevin reviewed the Capital Improvements the Association made last year. Those included paving, patching and roadside cleaning up. Also worked on drainage and there is much more to be done. Hagan Waggoner of ProgreCiv Group is a consulting engineer who works with the Roads and Drainage Committee, Kevin and the Board to evaluate and bid the work to be done. Road and Drainage Committee members have worked hard to identify problem areas. They do a great job and save us a lot of money.

Moonbrook Park - We completed the playground area with new equipment and finished the lighting. We were able to save a good bit of money by installing the new equipment rather than having the commercial playground company do so.

Fountain Vault - Renovated and improved the lighting and electrical wiring at the fountain. SWRA purchased the proper equipment and SWRA personnel are now doing the routine cleaning rather than contracting that out to the pool company.

Planned Capital Improvements for 2013

Improve and Repair roads - The Roads Committee has identified areas that need repair and will be working with Consultant Hagon Waggoner of ProgreCiv Group to determine the order of work and costs associated with each area.

Renovate lighting at Gate 34 - This is almost complete. We are waiting on warmer weather to paint the concrete bases of the poles. The two lights replace four old ones providing more light. The gate cameras work very well and the Sheriff has actually used them to capture information on vehicles passing by on Highway 34. This gate closes 11:30 p.m. to 5:30 a.m. to all except emergency personnel. SWRA did a study over a year's worth of numbers. The positive effect has been cut down on vandalism and tailgating in for a joy ride or swimming after hours.

Construct Storage Building - SWRA is in need of additional storage and will build a storage unit near the SWRA Centre. It will be done in a design to blend with the pool and SWRA Centre buildings.

Covenants

Kevin displayed and discussed the current status of properties and their covenants. We increased 1987 covenant holders from last year due to people subjecting their properties to the 1987 covenants.

	<u>Number of Properties</u>
1987 Covenants (SWRA)	1392
1974 Covenants	356
1971 Covenants	50
Waters Edge	9
Total Property Owners	1807

Enforcement of the Covenants

Kevin presented a summary of covenant violations during 2012 (through December 31) as compared to 2011. The list of violations included trailer/vehicle, which represented the largest number, garbage can, building permits and fences. He discussed how he and Alan Price identify and manage the violations.

	<u>2012</u>	<u>2011</u>
Trailer/Vehicle violations	369*	358
Garbage can violations	169	279
Building permit violations	61	86
Fence violations	23	26
Other assorted violations	56	41
Owners damaging gates	23	44

*Violations during Holiday Weekends 72

He also pointed out the problem the Association has with damages to the gates at both entrances, including the tremendous cost of repairing. He mentioned that most are caused by residents and that the guilty party's insurance normally covers the cost. He also pointed out that our camera

system at Gate 34 does an excellent job of identifying the tag number of the vehicle involved in the gate damage.

Kevin pointed out that it cost the Association money to enforce the covenants, one can help save money and trouble by calling office to check and if needed to bring proposal to the Architectural Review Committee before beginning work.

Past Due Association Dues

Kevin then introduced the subject of who is not paying their association dues. He presented a slide indicating that a total of \$223,851 was past due at December 31, 2012. This total does not include amounts that are past due where the property owners have made payment arrangements nor does it include those who have not paid the current year's assessments. One owner represents \$101,687 of that amount which is several years of unpaid fees. SWRA is pursuing all of these past due fees through our legal collection process.

SWRA Staff

Kevin acknowledged the staff and their contributions. He introduced Susan Thames, Community Administrator, and Alan Price, Maintenance who were present at the meeting. Other employees are Jessica Harper, Cleaning and Gate Attendants: Brandy Price, Crayton Vickers, Joe Bowen, Clyde Ware, Wallace McDonald and Pat Ramirez.

2013 Operating Budget

Treasurer Mike Dollar had to miss the meeting due to a death in the family. Kevin reviewed Mike's report to the members. Much of our expense is fixed, including contracts (landscape, pool and fountain maintenance), accounting and computer support fees, property tax and depreciation. Another significant portion is semi-fixed, such as salaries and insurance. Although utilities (telephone, electricity and water) are fairly constant, Kevin and Alan have done a good job monitoring and managing.

The most significant discretionary expense item we have is the costs associated with roads and drainage work. We manage our major paving and drainage projects on the basis of availability of money.

Our large items, which constitute the majority of our budget, are the Vision contract, roads and drainage, employee salaries, utilities, depreciation and cash reserved for major projects.

Income

Property Owner Fees/Assessments	\$785,235
Gate Fees and Devices	62,180
Boat Storage	16,250
Transfer Fees	28,500
Garbage Service	3,200
Interest	6,360
Other (advertising, rent, realtor permits)	<u>23,840</u>
Total Income	\$925,565

Operating Expenses

Administration	\$236,768
Gates	154,410
Roads/Drainage	201,817
Landscape/Grounds	175,684
Common Areas	48,380
SWRA Centre	<u>33,506</u>
Total Expenses	\$850,565

2013 Consolidated Cash Flow (Including Reserves)

Unrestricted cash @ 12/31/12	\$ 272,705
Net Income	75,000
Non-payment of Fees	(30,801)
Capital Expenditures	(10,000)
Depreciation	60,000
Mortgage Principal Payments	<u>(40,210)</u>
Projected cash @ 12/31/13	\$ 326,694

Reserves

	Budget	12/31/13
SWRA Centre	\$ 15,000	\$ 45,000
Fountain	5,000	25,000
Pineview Pool	15,000	45,000
Vehicle/Major Equipment	-	14,000
Gate Equipment	3,000	8,531
Tennis Courts	2,000	8,200
Moonbrook Park	5,000	10,967
Contingent	<u>30,000</u>	<u>100,000</u>
Total	\$75,000	\$256,698

The purpose of our reserves is to set aside funds to cover major expenditures in future years for major renovation or replacement. Kevin stated that we want to be a strong, financially sound homeowners association. The Board is working hard to look forward in order to plan and be ready for the future repair and replacement of assets.

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The most significant discretionary expense item we have is the costs associated with roads and drainage work. We manage our major paving and drainage projects on the basis of availability of money.

SWRA Committees - Kevin encouraged members to get involved in StillWaters' Committees. They are Landscape, Finance/Budget, Christmas, Communications, Architectural Review, Roads/Drainage, Long Range Planning, Recreation/Maintenance and Nuisance Animal. If you are interested, please sign up or contact the office. Those who volunteer and work on committees give a lot of time and care deeply about our community. There is a lot of talent and experience, which along with consistency and continuity are valuable assets for StillWaters. Kevin thanked all who served on an SWRA Committee in 2012.

2012 SWRA Board

Kevin introduced the board members from 2012. Penny Alexander, Mike Dollar, Jerry Grace, Dave Heinzen, John Mann, Eb Spink and Mack Yeargan.

2012-2013 Election process

Nominating Committee – Board Secretary, Penny Alexander thanked the committee for its excellent work in bringing forth six well-qualified candidates. The individuals serving on the Committee were Chairman Eldon Johnson, Betty Litsey and Bob Bradshaw. Penny Alexander and Mike Dollar represented the SWRA Board in this process.

Election Committee – Penny thanked the volunteers serving on the Election Committee. They were Debbie Nigh, Sue Anne Johnson, Thelma Pitts, Silvia Thatcher and Nancy Washburn. The Committee validated and counted all ballots. There were six ballots that were not counted either improper voting or not being current with association dues, which is a requirement of the by-laws.

Election results

Penny discussed the two positions that were up for election. Those elected will serve a three-year term. There were six candidates: Tom Dyne, Dave Heinzen, Mary Ellen Moore, Patti Richardson, Al Spiers and Eb Spink. The candidates who were not elected have all agreed to serve on committees in 2013 and to stay involved so SWRA will benefit from the talent, experience and dedication of all who were willing to serve.

Penny announced that the winners were Dave Heinzen and Patti Richardson.

Penny thanked outgoing Board member Eb Spink for all the time and hard work he had given in his term on the SWRA Board. He served as president for two years, did an excellent job and will be missed. He has agreed to serve on the ARC in the coming year. Eb has contributed to the ARC by serving as the Board liaison.

The meeting was then moved at 11:07 a.m. for a Q&A session. Everyone who wanted to ask a question or make a comment was requested to come to the microphone provided and state his/her name and under which covenants their property was covered.

Chuck Lehman (87) - Asked about the number of homes, condos, full- time residents, part-time residents and undeveloped land.

Answer: 800 undeveloped -1000 residential units, hard to determine who is full-time vs. part-time. Estimates 400-500 full time by mailing addresses.

Bob Taffit (87) - Asked about not being notified by the courts if something involving SW came up. He stated that Dave Heinzen and he were involved in the legislation limiting the size of boats including hp and size on this lake. He suggested that those requirements be put in newsletter.

Answer: Kevin explained that SW not being notified by the courts when SW is a party to a case is one of the reasons for appealing to a higher court. It is required that all parties be notified. Kevin also stated the information about the size of approved boats will be put in an upcoming newsletter.

Peter van Parys (87) - Since SWRA is appealing that we were not notified and not able to present our case on the ten lots on Blue Creek would he pursue same procedure of going around the County Commission and going to court with the vacating of the Legends golf course?

Answer: The owner certainly could and the Board is pursuing all options. However, it is doubtful that the judge would rule on the case since judges don't like to have their rulings overturned and the first one is at the Alabama State Supreme Court.

Tom Nicholson (74) - Lights at back gate are too strong, does SW have a light pollution policy, and if so, who approves such.

Answer: Landscape changes do have to be approved. The lights have diffusers and don't pollute up, only direct down.

Jacquie Johnson (87) - What do I do about a menacing coyote?

Answer: Short answer is to shoot it - call Kevin when you see it. The Game Warden gave us this advice. They will come in to look for food.

Tom Nicholson (74) - How did we do with the deer control program this year?

Answer: We had more removed by cars than by the bow hunters. Cars have hit eight deer and seven taken under the Urban Deer Control program. Unfortunately, those hit by cars often suffer and live until someone comes to shoot them.

Armsdale (87) - Is there a plan to pursue collection of the outstanding dues and fees?

Answer: Yes, Kevin explained the collection process, including the Deed for Debt - SW owns 37 properties that have been turned back over and these are advertised for sale.

Peter Van Parys (87) - How many of non-1987 covenant people pay the \$100 assessment.

Answer: Not finished compiling numbers yet but approximately half.

Ellaine Lowery -SSPI timeshares - There is a discrepancy on interest amount on paper copy and printed slide under interest income. Which is correct?

Answer: There was a typo on the slide paper copy is correct. (Note: minutes reflect correct numbers)

Can you tell us how many trailer violations are in the SunSet Point area?

Answer: SWRA does keep up with the location of the trailer violations be Kevin did not have the number of violations for Sunset Point with him. There were 28 violations for all

of Sunset Point this included SSP1, SSP2, SSP3, The Cove at SSP and The Pointe at SSP.

Why is water expense so much higher at Moonbrook park than the pool?

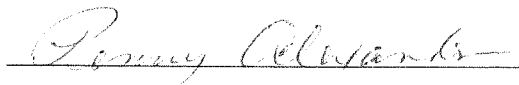
Answer: The park cost includes irrigation and the pool does not have irrigation.

Kevin announced that All SWRA board meetings are open to members. Please contact the office if you wish to be placed on the agenda.

Dick Merrifield - Called for a round of applause for Kevin and the good work he is doing.

Dave Heinzen stated that Kevin saves us money, works more hours than we agreed to, he lives here and is dedicated to StillWaters and the residents/property owners. Dave noted the strong support that Susan provides and pointed out Alan's aptitude and hard work. Dave also stated that we appreciate the residents, their support and volunteering as well as those attending the meeting.

With no further questions, the meeting was adjourned at 11:20 a.m.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: March 19, 2013

Minutes
SWRA Board of Directors Meeting
March 19, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:00 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Patti Richardson, Mack Yeargan and John Mann were present. Kevin Eason was present to report.

Dave stated that Eb Spink would be missed and that he had contributed much to the Board over the last three plus years. The Board members agreed.

All welcomed Patti Richardson as its newest member. We are looking forward to working with her and appreciate all the experience that she brings to the board.

Approval of Prior Minutes

Board reviewed and approved the minutes of March 5, 2013 meeting.

Board reviewed and approved the minutes of the March 9, 2013 Annual meeting.

Election of Officers - After discussion, a motion was approved to elect the following officers:

President - Dave Heinzen

Vice President - Mack Yeargan

Treasurer - Mike Dollar

Secretary - Penny Alexander

Annual Meeting Review

The overall feeling was that the meeting went very well. Inviting all covenant members was well received. It was agreed that property owners have embraced Kevin Eason as General Manager, which contributed to the cohesiveness and well managed meeting. The same setup for the meeting worked well though the room was full. Next year we could offer the entities a spot on the agenda but discussed not having tables set up for any source due to space concerns.

GM Report

Tallapoosa County Commission Meeting - Kevin attended the March County Commissioners meeting. He thanked the commissioners for their help and support on the golf course issue.

Emma Jean Thweatt-Brown informed Kevin that she thought that Judge Ray Martin understood the position of the property owners in StillWaters.

The Pointe at Sunset Point - Kevin attended the annual meeting March 9th. Although SWRA just started management on March 1st, they are very happy that SWRA is now managing the complex.

Storm Damage - The storm last Tuesday caused several trees to fall across roads in StillWaters. SWRA personnel removed the trees from the roads but we did not have the equipment to remove the large tree trunks from the right-of-ways. Floyds Tree Service has removed a few of the trees and will remove the remaining trees this week.

Welcome to New Residents - Kevin suggested sending an eflash every couple of weeks welcoming new property owners. We will wait and send an eflash when we have at least two new property owners to announce. The eflash will simply welcome the new owners to StillWaters. We will not disclose their address without their permission. **The Board agreed to the proposal as long as new owners are contacted and give their permission first.**

Painting Repairs - We have several small painting items in the budget. To save money, we bundled the small items into one larger project. Ray Miller has the lowest price of \$5,300. This is to paint the park bathrooms and gazebo, the SWRA Centre walkway, areas around the pool, and some touch up at the gate.

Road Committee Report - Consultant Hagan Wagoner of ProgreCiv Group and Kevin inspected the roads that the committee requested to be paved, patched or repaired. Hagan will prioritize the repairs and obtain bids for the repairs. The Roads Committee instructed Hagan to use his best judgment concerning what areas needed to be repaired and what areas can wait. Hagan expects to have the scope of work and bids completed by mid-April and approved work would begin mid-May. The paving contractors will not provide a bid price for longer than 30 days. Based on the Roads Committee recommendation to use a new process called micro-shield we may not have any traditional paving using regular asphalt except to repair utility cuts and major damaged areas. The micro-shield is an asphalt product that is less expensive than regular asphalt. It has a life span of about seven years but it may last SWRA longer because our roads have low traffic.

Spring Break/ Pineview Pool - A few property owners ask about using the pool because they are at SW for spring break or they are having grandchildren visit during spring break. Kevin opened the bathroom and put out some of the pool furniture. The water is most likely too cold for swimming but they may want to lounge around the pool. The pool heater has not been turned on; it is too soon to try to heat the water, as the nights are cold.

Gate Device Access - Past due invoices have been sent and gate devices deactivated for all property owners who have not paid their association dues. A letter was sent with the invoices explaining a payment plan is available if you are unable to pay the full amount and that all accounts not paid by April 15th will be assigned to a collection agency.

Roving Dog Complaints - Because more people were in SW this past weekend we had several dog complaints. It appears that people visiting on spring break brought their dogs with them. One lady Kevin spoke with about her dog told him they like to bring their

dog so that it can run free. Where they live has a leash law. She did not understand that her neighbors did not want her dog running free or that we too have restrictions on pets. The Board tasked Kevin to investigate developing a SWRA Policy to address these issues. He will check with Russell Balch on the best way to approach it.

It was suggested that we work on some "good neighbor" newsletter articles such as, How to deal with pets? Rules and regulations, announce doggy station at Moonbrook, pets under owner's control. Also, Boat Etiquette Article focusing on safety and courtesy, be a good neighbor and safe neighbor since summer is approaching.

Marina Point Marina - Lee Lewis is the interim marina manager.

Deposits and closings since last board meeting

Deposits	\$16,639.16
Closings	4

Treasurer's Report

Mike reported that Regions Bank requires a financial review from McDaniel & Associates before they can move forward with a new note. This review will be forwarded to Regions as soon as it is received.

OPEN AGENDA ITEMS

Storage Building - Kevin is gathering quotes for the 12x24 storage building. He has contacted a contractor for a turnkey price and several sub-contractors to get a price if SWRA subs it out.

It was suggested that he look at the storage unit at the Church of the Living Waters. The SWRA building will require a ramp due to the grade.

NEW AGENDA ITEMS

ADP Contract Renewal - We have used this payroll service for several years. Presently we phone in the hours but they are going to an internet-based system where we will input the information. The price will increase for the first time since we began with ADP. The board discussed options. ADP has been accurate, produces all quarterly and annual payroll reports and does so at a reasonable price. **A motion to approve the new contract for 2013 carried unanimously.**

Board Meeting Schedule - The Board discussed the meeting schedule for 2103. It was agreed that meetings would be every other week for the next couple of months.

Committees - Discussion was held and suggestions made for committee members. Board members will serve as liaisons as follows:

- Architectural Review - Jerry Grace
- Budget/Finance - Mike Dollar
- Christmas Committee - Penny Alexander/Mike Dollar
- Communications - Penny Alexander
- Landscape - Mack Yeargan
- Long Range Planning Committee - Patti Richardson
- Nuisance Animal - John Mann
- Roads - Dave Heinzen
- Recreation/Maintenance - Penny Alexander

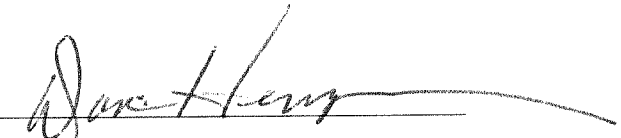
Board Liaisons will contact current committee members to verify that they are willing to serve as well as some new members. Each will send the contact information to Penny for the master list.

ARC is a five-member board that currently has a vacancy. Eb Spink has served as Board Liaison for the last couple of years. **A motion to appoint Eb Spink to the ARC was approved unanimously.**

The other candidates who ran for election and were willing to serve will be called to serve on committees as per the board discussion of needs.

The Board approved a motion to adjourn into Executive Session at 11:20 a.m. to discuss collections and legal issues.


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: *April 2, 2013*

Minutes
SWRA Board of Directors Meeting
April 2, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:00 a.m. Board members Penny Alexander, Mike Dollar, and John Mann were present. Patti Richardson arrived at 9:50 a.m. Jerry Grace, Mack Yeargan were absent. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of March 19, 2013 meeting.

GM Report - March 25, 2013

Landscape - Pine straw was installed in the common areas this past week. We reduced the bales used from 1,100-1,200 to 862. We added ground cover to the two directional signs, an area around the pool, additional area at the park and an expanded area at the Sunset Point island. We had \$6,000 in the budget for pine straw. By using a mix of pine bark and pine straw we were able to save \$564.

Gate Cards Deactivated - Gate cards to all unpaid invoices were deactivated on March 15th. We have had several property owners come in and pay their annual dues, including the \$50 non-payment fee because their electronic gate card would not work.

Auto Accident Damage - Another vehicle drive through the sharp curve indicators next to the driving range and end up on the putting green. Kevin spoke with the person and obtained insurance information so that we can recoup our cost to repair the signpost and signs. This happened early Sunday morning around 1am. Kevin spoke to the vehicle owner around 10 am Sunday as he was having his vehicle pulled up the embankment.

Unpaid County Property Tax List - The list of properties with unpaid property tax has been distributed. There are only a few StillWaters properties listed this year. Hopefully the number of lots SWRA will have to purchase at the tax sale will be very limited this year.

SWRA Community Room Parking - This has become an issue. Kevin recommended changing the area beside the garbage cans to a “5 minute loading and unloading zone” though this will not be popular with a few people. Kevin will notify the three groups that use the community room on a regular basis and will have to put a sign up designating the loading zone area. It has become an issue as to who gets to park in the area, the garbage cans are blocked and oil residue drops onto the area, which is then tracked into the community room when someone walks through it.

Pineview Pool - The pool furniture is out and the bathroom is ready for use. The pool heater will not be turned on until the temperatures are warmer as it is only to take the chill off the water not heat the water to bathtub temp.

Backyard Experience recently hired a new technician to clean the pool and his performance has not up to standard. Kevin is investigating costs for SWRA to clean the pool and any liability issues. The fountain is much better since SWRA took it over from Backyard.

Painting Projects - Depending on the weather, Ray Miller will start the several painting projects the first week in April.

Gate Keypad - One of the buttons on the keypad at gate 34 has failed. A new keypad has been ordered. Someone hit the exit gate barrier arm a couple of days ago. The breakaway bolts worked as designed so no damage was done to the gate barrier arm.

Deposits and closings since last meeting

Deposits	\$21,409.86
Closing	2

Treasurer's Report - Mike Dollar

Financial Statements – March 31, 2013

- Revenue is still somewhat above budget for the first three months. Voluntary Assessments have been adjusted to remove any amounts that were billed that were not paid. We have collected approximately \$2,500 more this year than last primarily due to '74 and '71 Covenant properties paying the assessment to avoid higher gate fees.
- Gate fees are also above last year and plan, but likely will be adjusted downward once accounts are adjusted that will be sent to our collections agency.
- Our activity fees also continue to exceed the budget, with Transfer Fees more than 25% higher. We also billed and collected our first management fees for The Pointe at Sunset Pointe.
- Expenses are generally in line with what was budgeted for the first three months, except for the Gates cost center, where we have incurred higher operating expenses hopefully due to timing. We have incurred substantial amounts early in the year for operating expenses, including uniforms, window decals and transmitters. These expenses should level off throughout the remainder of the year. At this point, we also have approximately \$2,600 in expenses for Gate 34 lights, which, ultimately, will be capitalized.

Financial Statements – December 31, 2012

- Mike Dollar has signed the Letter of Representation and the Engagement Letter late last week and transmitted them to McDaniel & Associates. The partner handling our financial statements indicated that the bound copies would be sent to us this week.
- Once these arrive, Kevin will forward them to Regions Bank for the refinancing.

OPEN AGENDA ITEMS

Storage Building Bids - Kevin presented information on several different proposals and options. The unit size discussed is 12' x 24' with a metal roof. Hip versus gable styles are being explored as well as different materials for the foundation.

Patti Richardson arrived at 9:50 a.m.

ADP - Payroll services contract was presented for officer's signatures.

NEW AGENDA ITEMS

Board Meeting Schedule - After discussion a motion to set the meeting schedule for the 1st and 3rd Tuesday of each month at 9:00 a.m. was unanimously approved.

Tallapoosa County Property Tax Sale - This should be in May. There are not that many StillWaters' properties listed for sale. One Stock Loan Co. has five lots that were the old Koval lots and they are most likely going to let those go in the sale. Kevin and Mike will investigate these properties for outstanding liens; we buy these at tax sale to keep these properties going to the state because if they do SWRA loses the ability to collect fees and association dues on those lots. There may be seven lots. Often the property owner pays the fees at the last minute. The County requires cash and will not accept a check. A motion to allow Kevin and Mike to purchase the lots if necessary was approved.

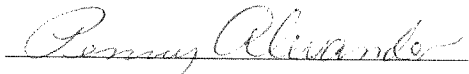
Transfer of Management of SSPI and SSPII to SWRA - This process is now complete. Mike and Kevin have set up separate line items in the accounting process to track the revenue and expenses for each of the entities.

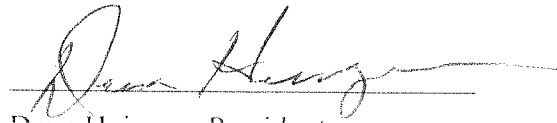
LRPC - Patti Richardson will chair this committee. Debbie Nigh, Cal Johnson and Mary Ellen Moore are members. They will be meeting April 11th and 18th agenda item is to draft up a proposal to present to the Board on SWRA membership. To begin they will focus on membership and governance. The pool/tennis court usage was discussed. The goal on the fee side is that all members pay the same annual fees in order to receive the same benefits.

Committees - Penny reported on those who are willing to serve and those who have resigned thus far. Although the size of some committees is limited there is always a place for additional volunteers on the Recreation/Maintenance committee and the Communications committee. Please send names and contact information to Penny.

SWRA Lots - Kevin will follow up with Betty Litsey to be sure that there are real estate boxes on each of the SWRA owned lots.

The Board approved a motion to adjourn into Executive Session at 10:45 a.m. to discuss collections and legal issues.


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: *April 16, 2013*

Minutes
SWRA Board of Directors Meeting
April 16, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:07 a.m. Board members Penny Alexander, Jerry Grace, Mack Yeargan, and John Mann were present. Patti Richardson arrived at 9:50 a.m. Mike Dollar was absent. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of April 2, 2013 meeting.

GM Report

Tallapoosa County Commission Meeting - Kevin attended that County Commissioners meeting but there were no issues that had a negative effect on StillWaters.

Timeshare Management - Our first weekend of timeshare management went smoothly. Six of the fourteen units were occupied. The check-in procedure and cleaning of the units went as planned. There were no issues concerning the other complexes we manage.

Paving Project - Hagan Wagoner at ProgCiv Group is having difficulty locating at least three companies that uses the micro shield process he suggested to save money for the upcoming paving projects. At this time he has only been able to locate the company out of Mississippi that he is familiar with and has used in the past, they have an Alabama crew. He may not be able to obtain three bids, Kevin requested he obtain a bid from the company and the Road committee can make a recommendation based on that one bid.

Dog Complaints - There were two complaints this past weekend concerning a dog that was running around the Poplar Point area and a stray cat on Restful Cove. The dog did not have a collar and was removed from StillWaters. A resident of Restful Cove decided to take care of the cat herself.

Marine Police Meeting - Kevin had a good meeting with the Marine Police, Officer Brooks, last week. They are launching a new program called “Share the lake, watch your wake”. Kevin told him SWRA would like to participate. Officer Brooks will provide SWRA with signs and literature. The red swim buoys that people put out around their dock cannot be more than 25 feet from shore and cannot be in a heavy congested area. This summer the marine police will be removing swim buoys or any other buoy is not in the correct location.

Pineview Pool Heater - The heater at the pool is on for a couple of weeks, as Rob Corum suggested last year in order to keep it in working order.

Irrigation Leak at Moonbrook Park - The main water line for the irrigation system at Moonbrook Park has been off since January due to a leak, which is under the parking lot. It will be repaired at the time of the annual paving project.

Rock Column Destroyed - A lady destroyed one of the rock columns on Moonbrook Drive around 2am Saturday morning April 6th. She was driving someone else's car.. I spoke to the sheriffs department and I have a copy of the accident report. She had no insurance but has agreed to pay for the removal of the column.

Deposits and Closings since last meeting

Deposits	\$10,090.61
Closings	5

Treasurer's Report

Kevin briefly reported in Mike's absence. There are approximately \$27,000 more in past due accounts to send to the attorney for legal collection action than last year. We are \$13,000 plus over budget on income and \$9650 under budget on expenses thus far this year, which means we are \$22,560 above projections. A motion to accept the treasurer's report was approved.

OPEN AGENDA ITEMS

Storage Building Bids - Kevin presented sketches on several different proposals and options for a storage building. After discussion, a motion to instruct Kevin to investigate the needs for building a storage building at the boat storage lot and bring back to next meeting was approved.

Tallapoosa County Property Tax Sale - The sale has been delayed a couple of weeks.

NEW AGENDA ITEMS

Computer Purchase - We have been having issues with our computers since the server was upgraded. Our computers are over five years old and are running the VISTA program. Our new server is Windows 7. According to Sims Data we need to upgrade computers and software to resolve the conflicts. An estimate from Sims Data was reviewed and discussed. **A motion to approve the purchase of the new equipment and software carried.**

LRPC Committee - They had a meeting last week. They have another meeting Thursday and will have a draft for the board to review at its next meeting.

Committees - Penny reported on those who are willing to serve and those who have resigned or declined thus far. Although the size of some committees is limited there is always a place for additional volunteers on the Recreation/Maintenance committee and the Communications committee. Please send names and contact information to Penny.

Dog Committee - Dadeville City Council addressed the issue of a pit bull attack on a man and his dog. There were several pit bulls involved. His attorney researched old county archives and found an old leash law on the books. This is being taken to the County Commission. John will keep the Board informed.

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


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: *April 30, 2013*

Minutes
SWRA Board of Directors Meeting
April 30, 2013

Call to order – President Dave Heinzen called the meeting to order at 9:10 a.m. Board members Penny Alexander, Jerry Grace, Mike Dollar, Patti Richardson and John Mann were present. Mack Yeargan was absent. Kevin Eason was attending a called meeting of the Tallapoosa County Commission.

GUESTS: Long Range Planning Committee Members Debbie Nigh and Cal Johnson attended the meeting to report for the committee. Member Mary Ellen Moore was not able to attend.

Approval of Prior Minutes

Board reviewed and approved the minutes of April 16, 2013 meeting.

Kevin joined the meeting at 9:20

Long Range Planning Committee (LRPC) - The committee presented a document focused on policy proposals. According to further legal research the LRPC agree that all property owners (house, lot, condo) are members of “The Association”. The Board reviewed the written recommendation.

Long Range Planning Committee

SWRA Board Recommendation

April 30, 2013

Based on a review of the following:

- *Restrictions and Protective Covenants recorded on Deed Book Volume 202 at page 131, recorded on August 6, 1971 and amended in Volume 213 at page 39, recorded on June 14, 1974.*
- *Amended and Restated Declaration of Restrictions and Protective Covenants for Still Waters Recorded Card # 041595 on May 8, 1987*

The LRPC notes that each of these documents contains a provision for membership in the ‘Association’. The Association references are:

Restrictions and Protective Covenants recorded on Deed Book Volume 202 at page 131, recorded on August 6, 1971 and amended in Volume 213 at page 39, recorded on June 14, 1974:

Part I Covenants, Restrictions and Affirmative Obligations – Applicable to All Residential Areas

Recorded in Volume 202 starting on Page 131

Item #22. Still Waters Association - All lot owners, whether they be condominium lot owners or residential lot owners must become members of STILL WATERS Association. (from recorded page 137)

Amended and Restated Declaration of Restrictions and Protective Covenants for Still Waters Recorded Card # 041595 on May 8, 1987

Article I 1.7 Member: A person or other entity who is a record owner of a Subject Property.

Article VII 7.2 All Parcel Owner's are Members of Association: Every owner of a Parcel located within the Subject Property shall, by virtue of such ownership, be a Member of the Association. Membership shall be appurtenant to, and may not be separated from, the ownership of any parcel which is within the Subject Property.

By-Laws of StillWaters Residential Association, Inc. approved by vote of members and adopted March 11, 2005

Article III Section 3.1 Membership: The Members of the Association shall consist of all owners of Member's Property and shall be all those persons or other entities as set forth in Article V of the Articles of Incorporation.

In an effort to effect participation by all members of the StillWaters community, the Long Range Planning Committee makes the following recommendation to the StillWaters Board of Directors:

- *Use the 'Association' provision to extend membership to all parcel owners, so that;*
- *As a member of the 'Association', participants would have all the rights and privileges, including those to vote, to hold office, to utilize all the amenities, and;*
- *The Association will continue the responsibility for the governance of the community as a whole.*

The LRPC makes this recommendation:

- *To unify the Still Waters community and achieve participation of all members of the Association, and;*
- *To recognize that previous cost benefit analyses indicated that covenant re-writing would be time consuming, expensive and would not be desired by the property owners.*

After discussion and a few minor changes, which are incorporated above. a motion to accept the recommendations put forward by the LRPC was unanimously approved.

Kevin will check with Attorney Balch concerning documents for mapping of entire SW boundaries and how difficult it would be to develop a document to list all platted recorded parcels in order to develop complete definition/plat to record boundaries of the community.

The Board expressed gratitude to the committee members for all hard work, which has produced excellent product.

GM Report - April 22, 2013

Pineview Pool - The pool heater is operating and the temperature has been set at 72 degrees as per policy in order to keep costs under control while extending the time that the pool can be used. New umbrellas will be purchased when they go on sale after Memorial Day.

Vandalism at Tennis Courts - Someone vandalized the tennis courts. It appears they took a crowbar and pried open the back gate by bending the post where the gate is attached. We straightened the post and replaced the hinge bolts.

Vision Landscape Mowing - They are on schedule with the cutting. The recent rains and a few days of sun have made the grass grow quickly. They do not start the once a week cutting until June. It has been once a month and it has just switched to every other week. Kevin will outline the mowing schedule in the May newsletter.

Past Due Accounts - The liens for the past due association fees have been completed and will be recorded this week. The collection company is sending the collection letters this week.

Covenant Fence Case - The hearing for the court case involving the fence issue has been continued until May 7th at 9am.

GM Report - April 29, 2013

Removal of Damaged Rock Columns - The final cost to remove the two rock columns from Moonbrook Drive next to the driving range was \$500. Kevin has billed the driver who hit the column. She doesn't have insurance and was driving another person's car but has agreed to pay the damages.

New Computers - The new computers are in and everything is working much better. We had a few glitches that had to be worked out. If you sent Kevin an email between February 19th and this past Wednesday, then it is lost in cyber space. The newsletter may not get published until the end of the week. Everything else is good.

Deposits and closings since last meeting

Deposits	\$11,408.30
Closings	2

Treasurer's Report - Mike Dollar

We have sent the financial statements for March to the accountants for review. The billing for the four condominium groups that SWRA is managing is transitioning.

OPEN AGENDA ITEMS

Tallapoosa County Tax Sale - It is set for Tues. May 7th at the courthouse. There are a few properties in StillWaters that may be in the sale. SWRA will purchase those properties only if no one else bids to buy them in order to keep them from going to the state as per our established policy.

NEW AGENDA ITEMS

Refinancing of SWRA Centre - Regions has offered a 3.95% fixed rate for five years or a 4.95% fixed rate for ten years and a ten-year amortization. The monthly payment will drop from \$1632 to \$1529. They will charge a renewal fee of \$750 regardless of the loan option we choose. There are no prepayment penalties. Kevin has checked rates with other banks and this is a good offer for commercial rate. **The Board approved the ten-year option and will pay the \$750 out of pocket in order to not add any amount to the principal balance.**

Waters Edge Issues - Property owners in the Waters Edge area continue to complain about a few residents who park trailers in site of the street and neighbor's houses. They believe that these few trailers detract from their neighborhood and their property values. The offending properties are not under the 1987 covenants.

Board Meeting Schedule Change - May 7th is the tax sale and the court date for the Autry Fence Case. Board members and Kevin should be there at 9:00 a.m. Board meeting next meeting Tues. May 21st.

Landscape and Recreation/Maintenance Committees - They meet this past Saturday and inspected the grounds and amenities. The committee members had some good ideas and discussed some needed maintenance items. The Board will invite members of both committees to attend our next regularly scheduled board meeting on Tuesday, May 21, 2013.

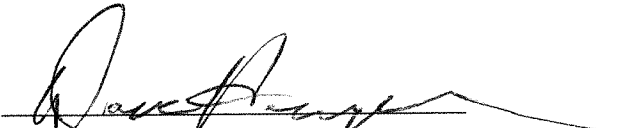
Road Paving Issue- Kevin and Hagan met to review items for patching, paving and drainage. A new area was discovered that had not been on the committee's list. The roadbed at Lake View Ridge, Moonbrook and Sunset Point is sliding. Hagan is working on a proposal to present to the Roads Committee.

Marine Police - They are promoting a "Watch Your Wake" program and dropped off several signs. Kevin will contact the condo associations to ask if they want to put one on their dock systems. Others will be placed at Harbor Point Marina and local stores.

Architectural Review Committee (ARC) - Eb Spink has declined the Board's appointment to the Architectural Review Committee. Dave will contact others to see if they are willing to serve.

The Board approved a motion to adjourn into Executive Session at 11:00 a.m. to discuss collections and legal issues.


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: *May 21, 2013*

Minutes
SWRA Board of Directors Meeting
May 21, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:25 a.m. Board members Penny Alexander, John Mann and Patti Richardson were present. Mike Dollar, Jerry Grace and Mack Yeargan were absent. Kevin Eason was present to report.

GUEST: Members of the Landscape and Recreation & Maintenance Committees. Debbie Nigh, Linda Hayes and Katie Knepp attended the meeting. All members of both committees had been invited to attend the joint meeting with the Board this morning. Several responded to Kevin that they could not attend due to conflicts and some live out of town.

Approval of Prior Minutes

Board reviewed and approved the minutes of April 30, 2013 meeting.

Report of the Guest Committees - The Landscape and Recreation/Maintenance Committees met jointly on Sat. April 27, 2013. They met first at the office to discuss what was included in the budget then toured each of the areas of responsibilities: SWRA Centre, Pineview Pool, tennis courts, Moonbrook Park, boat/trailer storage lot, the fountain, both gate houses and gate entrances. Kevin reviewed the notes from the meeting to update the Board on what they found in each area. Kevin will send an email outlining options to the Committees members for their comment and input and then send that information back to board. The Board thanked members for their time and effort and for attending the meeting today.

Roads & Drainage Committee - Patti reported for the committee. Hagon Wagoner of ProgreCiv has finalized his report and estimates for the list of paving/patching/drainage work. It was presented at the recent meeting. He is working on cost per item but is waiting on the bids to come back. He added a few items based on his inspections that were not on the Roads Committee list. The Committee members reviewed the list from Hagon and are presenting the list of needs to the Board.

Hagon has had difficulty in getting bids, so no numbers are attached to the reports yet. The itemized project summary was presented. Micro shield topping, which is similar to asphalt but does not have the large aggregate and can be used to cover a larger area than with asphalt, is being specified. There is a new committee member, Tom Nicholson. Once the estimated bids come in the Roads Committee would like for the Board to decide where to best use the funds.

GM Report

- **Gate 34 Reader** - The electronic device reader on the entrance side of gate 34 has been repaired. The part was proprietary for Door King, which means that we

could not obtain the part at a lower price. The black metal gates still work. The cost was \$3,524.

- **Realty Open House** -Kevin has communicated with Lake Martin Realty concerning their request for the StillWaters Open house Saturday May 11th. They claim they understand about the signs must be installed early on Saturday morning and removed by Sunday morning.
- **Covenant Fence Case** - The case involving the fence covenants issue was in court today. The Judge did not make a ruling at this time but he did listen to testimony and required the attorneys to present briefs explaining why he should rule on the behalf of their client.
- **Tree Across Road** - A tree fell across Beach Island Trace. SWRA personnel were able to cut it and roll it to the side of the road. It is too large for us to remove but it is out of the way and can be moved next time we have a commercial tree service in StillWaters.
- **Landscape Issues - Dying Trees** - Several dogwood trees at the entrance of gate 49 have a canker that can spread to other dogwoods. Jessica with Vision Landscape and Chris with A2Z Landscape, both have a degree in horticulture from AU, have looked at the trees. Jessica sent a sample of their bark and a soil sample to AU and the AU lab gave us the diagnosis. Jessica is having a third person look at the trees this week. Both Jessica and Chris have suggested the trees be removed. Kevin informed the Landscape Committee chairperson of the situation.
 - Last week Visions Landscape installed the lantana based on the suggestions of the Landscape Committee.
- **Harbor Pointe Utilities** - They repaired the fence and gates around the settlement ponds near the SWRA office. They also have plans to clean and trim the underbrush around the settlement ponds.
- **Memorial Day Weekend** - Flags will be put out on Friday morning and left out until Tuesday morning.

Deposits and closings since last Board meeting

Deposits	\$14,044.36
Closings	6

Treasurer's Report - No report this meeting

OPEN AGENDA ITEMS

Refinance of SWRA Centre - Regions has not completed the paperwork but the representative suggested that it might be required that we have an updated appraisal. He is investigating a Modification agreement if they insist that we have to have an updated appraisal. The Board agreed with Kevin's assessment that it would not be worth the expense.

Realtor Open House - The event was May 11th. Kevin received a few calls complaining or questioning the "Open House" signs when they went up. Kevin explained that they were only promoting SW properties and this was a Board approved event with specific guidelines for a company wide event focused on StillWaters. A few called to express positive input for SWRA working to promote StillWaters. The Realtor reported that the turn out was not as great as the realty company had hoped for due to the weather. They were pleased and will evaluate the results.

Realty Company Request - A couple of other realty companies have contacted me requesting a special open house similar to what Lake Martin Realty did this past weekend. Kevin told the realtors in order for the board to consider an open house tour all of the advertised properties must only be in StillWaters, all advertisement must promote StillWaters, all signs must be installed and removed within a 24 hour period and it is at the board's discretion to grant approval.

Tallapoosa County Tax Sale / Deed For Debt Properties - The tax sale was held May 7th. SWRA purchased six properties at a cost of \$863.05. There were four other StillWaters properties purchased by one person. Hopefully, we will be able to collect the delinquent fees on these properties from the new owner. The owner donated to SWRA five of the properties after the event (this had been in the works before the auction) so we only had to purchase one property. We received the warranty deeds from Stock Loan Services on the five lots that they gave SWRA in lieu of the debt they owed SWRA. Two of the lots were under the '74 amendments and have now been subjected to the '87 amendments to the covenants.

Covenant Conversions - In addition to the two 1974 properties in the above paragraph another 1971 property was converted to the 1987 covenants which brings the count to only 48 properties left under the 1971 covenants.

NEW AGENDA ITEMS

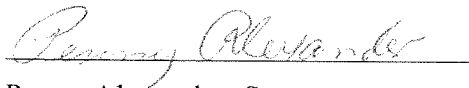
Boat Storage Fees - The Board reviewed and discussed the annual boat storage fees. They are structured like gate card fees so that all association members will have the same rights and same fees.

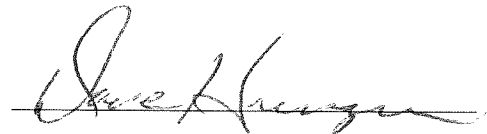
Gray Association Institutes Seminar - This is an educational seminar through the CAI (Community Association Institute) and the Florida Community of Professionals being

held on September 5th. The registration fee is \$300. Kevin expressed his interest in attending the courses focused on governing of Homeowners' Associations. After discussion, a motion to approve \$400 was made and seconded. An amendment to the motion was accepted as follows: SWRA approved to cover the cost of the seminar fee, one night's hotel, mileage and meal expenses for Kevin for out of town meals. After discussion the motion was unanimously approved.

Stop Sign Request- One resident has requested an additional stop sign to be placed at Stage Coach Road and Big Horn Drive. The Board often receives request for individual additional signage. After discussion the board agreed that it would not approve this request. Kevin will respond to the resident.

The Board approved a motion to adjourn into Executive Session at 11:20 a.m. to discuss collections and legal issues.


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: June 4, 2013

Minutes
SWRA Board of Directors Meeting
June 4, 2013

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

Approval of Prior Minutes

Board reviewed and approved the minutes of May 21, 2013 meeting.

GM Report

Pool Gate Lock - The memory chip in the pool gate lock failed and should be repaired in approximately two weeks. Alabama Ornamental does not keep this particular chip in stock so it has been ordered. We monitored the pool over the holiday weekend and it was normal. Kevin checked with our insurance company and as long as we have a fence around the pool our insurance will cover us incase someone gets injured who is not a StillWaters property owner or their guest.

Gate 34 Repair - The exit side of the gate 34 had to be repaired this weekend. We had the parts in stock and the gate was back in operation in about thirty minutes.

Memorial Day Weekend - There were a lot of phone calls but was relatively quiet. Kevin received a couple of complaints about noise and fireworks. The Sheriff's Dept. called SWRA one time concerning a minor incident where they needed to look at the gate camera files. We had to tag a couple of trailers.

SWRA Centre Issues - We are having a couple of issues with the SWRA building.

1. The cold waterline inside the wall in the kitchen was leaking and has been temporarily repaired. We will have to cut into the sheetrock to make the repair. Kevin has called several plumbers to obtain bids. Due to the sheetrock work the estimates are \$750-\$800. **A motion to approve the repair carried unanimously.**
2. Different groups that use the community have complained about the thermostat not working properly in the community room. Kevin had it checked and nothing is wrong with it. SWRA is going to place a solid cover over the thermostat so no one will know what it is set on and it will be stronger than the current plastic that has been broken into.
3. The parking in the area next to the garbage cans has not been changed yet but it will be done soon.

Advanced Disposal - The company has changed the day they pick up trash in StillWaters from Monday to Wednesday. Kevin spoke to the Advanced Disposal representative and there is really nothing we can do to keep our pickup date on Monday. They claim the

change is needed to insure better service and stated that all subscribers will be sent a notice in the mail. We are also sending an eflash and a notice in the June newsletter. Due to the confusion, SWRA is giving property owners a little leeway on rolling their garbage receptacle from the road back to their house. It may take a couple of weeks for everyone to get the correct date in their mind.

Paving Bids - After receiving the bid for the Micro Shield process, Hagan Wagoner of ProgreCiv Group has determined that this may not be a good alternative for StillWaters. The cost per square yard is lower than asphalt but the mobilization charge for the company is high. Hagan is obtaining bids for asphalt to compare. The Micro Shield process is a proprietary one with limited vendors controlling it.

Abandoned Dock Removal - Parts of a couple of old floating docks with the illegal Styrofoam were on the SWRA power line property. They were too heavy for our staff to remove, so Kevin explored the options to have them removed. He found someone to haul off the two pieces of floating docks at no cost to SWRA provided they could have them. It was a good swap.

Advanced Disposal - There has been a lot of confusion with Advanced Disposal changing the pickup date in StillWaters from Monday to Wednesday. SWRA is giving property owners a little leeway on rolling their garbage receptacle to and from the road back to their house. It may take a couple of weeks for everyone to get the correct date in their mind.

Deposits and closings since last board meeting

Deposits	\$18,136.97
Closings	1

Treasurer's Report

Mike had sent a written report.

- \$9,600 in past due account fees were collected by Balch & Bingham recently.
- Mike signed the loan documents for the new note to Regions to refinance the SWRA Centre as Treasurer of SWRA. The note is for \$150,000, which is their minimum loan amount at 4.5% fixed rate for 10 years. The interest rate is lower than originally quoted and approved. A new appraisal was not required.
- Our tax returns for 2013 are now ready for filing. Mike will be signing them on Wednesday.

Financial Statements – May 31, 2013

- We still are having some issues getting all management fees fully reflected in our income statement. Susan and Mike will be working on getting these item corrected in the next couple of weeks.
- Generally, revenues are in line with budget to this point in the year; however, Building Permits continue to run well ahead of plan due to heavier activity in projects thus far in 2013. On the other hand, our marketing revenue has been below budget and last year's level due to lower levels of advertising in the newsletter.
- We have written off approximately \$9,600 this year related to accounts that are no longer collectible. These are old accounts that we have no chance of collecting for various reasons.
- Our expenses in Gates Maintenance were high in May due to the repairs made to Gate 34 entrance mentioned in Kevin's report from last week.
- Otherwise, although some of our expenses are below or above budgeted spending levels at this point in the year, most are due to timing and should level out by the end of the year. Our largest single expenditures, Roads and Drainage, are not occurring as early as budgeted, but once those projects are started, should closely match what was budgeted for the year.

OPEN AGENDA ITEMS

Property Easement Request

Jeffery and Tammy Hathcock, owners of Lot 21 and Lot 18 in the Chinquapin Cove Area, Unit one of StillWaters have approached SWRA requesting an easement across SWRA property for a sewer line to run along Mallard Lane connecting the two lots. Their sewer system has failed and with the updated guidelines, they cannot put the septic system on their property and the Harbor Pointe Utilities sewer lines are not available in their area. It is our understanding that the Lot 20 owner has given them permission to run the line across the front of her property and has no objections, however it is right next to the road, which is actually SWRA property. SWRA has 6 feet on each side of the road; therefore the Hathcocks would need an easement from SWRA. **After discussion a motion to include the following terms was approved unanimously.**

SWRA agrees to approve the requested easement along Mallard Lane from Lot 21 to Lot 18 in the Chinquapin Cove Area with the stipulations that:

- **All necessary survey, legal and/or recording costs involved would be paid by the Hathcocks; SWRA will incur no expenses.**
- **Drainage area will be returned to its current condition or better after installation of the pipe.**
- **Any damages to the drainage or road caused by the sewer line now or in the**

future will be repaired by the Hathcocks at their expense to the satisfaction of SWRA.

- **SWRA will be held harmless from any damage done to the sewer line caused by maintaining the drainage or the roads.**

President Dave Heinzen is authorized by the Board to sign the necessary documents in order to execute the easement on behalf of SWRA.

Tallapoosa Historical Society - They have requested a spring Tour of Homes in StillWaters for 2014. The Christmas tour of homes they had this past year was very successful. It was a good community-building event and brought positive exposure for StillWaters and properties here. The meeting room at SWRA will be scheduled for them with no other users for this event in order to provide the best atmosphere and space for the event. **A motion to approve the request with waived fees for the community room carried unanimously.**

Beaver Removal - There has been a complaint about a beaver dam between the two lakes of Beaver Lake on the unopened golf course property. It is adjacent to a few residential lots. After discussion concerning drainage it was agreed that this is not an SWRA issue as it is on golf course property.

NEW AGENDA ITEMS

ARC - Al Spiers has agreed to serve on the committee for the coming year. The Board and community appreciate his willingness to serve.

Boat Storage Fees - The Board reviewed and discussed the annual boat storage fees. These are billed and due in November of each year for the annual contracts. The fees will be structured so that all members using the facility will pay equal amounts as members of SWRA.

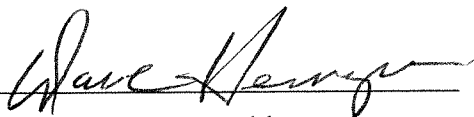
Give Back Ideas - The Board discussed a suggestion that SWRA come up with some type of benefit package or some way to provide additional positive things coming back to members. After discussion it was agreed that, SWRA has no ownership or control in the marina or golf courses so SWRA cannot offer any benefits there. The Board is responsible to treat all property owners equally therefore it is difficult to come up with ways to benefit residents, part-time owners, condo owners and lot owners equally since all pay equal fees. The Board agreed that it would consider any ideas that would benefit all property owners. StillWaters is no longer a “resort” since there is no central developer.

Additional Gate Attendants For Special Events - There has been a request for additional personnel at the gate by a commercial entity when there is an event such as a

wedding, prom, retirement party, etc. Groups or individuals often pay rental for space for private or group events. The Board agreed that is willing to work with the church, individuals, the marina, golf club house or individual organizations to improve traffic flow caused by increased attendance due to an event, however it should no be financed by the property owners or SWRA funds. Kevin will develop a proposal for a rate to be offered to individuals or groups so they can hire an additional attendant at the gate for their private or commercial events.

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


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: *June 18, 2013*

Minutes
SWRA Board of Directors Meeting
July 2, 2013

Call to order – Secretary Penny Alexander called the meeting to order at 10:00 a.m. Board members Mike Dollar, Jerry Grace and John Mann were present. Dave Heinzen, Patti Richardson and Mack Yeargan were excused. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of June 18, 2013 meeting.

GM Report

Gate 34 Insurance Claim - On June 7th lightning struck at the back gate. It destroyed the new electrical components that were just replaced last month. On June 28th, lightning hit a tree next to gate 34. This time it took out the security cameras, the security computer, the large iron gate motors, the barrier arm motors, the DoorKing electronics and actually caused the monitor plug to be fused into the surge protector. So the gate is open. Alabama Ornamental will be here on Monday.

The insurance claim had been filed for the damages of the first lightning strike. Kevin contacted the insurance carrier to file the claim on the second strike. The insurance company has informed Kevin that this will also be covered. Their representative stated that another claim caused by nature will not affect our insurance premium and also both claims are less than \$5,000 each.

Alabama Ornamental recommended a new lightning suppression system that will cost approximately \$2000. **A motion to approve the expense was approved.**

Painting Projects - All scheduled projects have been completed.

Pineview Pool Gate - Alabama Ornamental reports that parts for the gate are still on back order from Door King.

Right-of-Way Clearings - Miller Clearing and Landscaping cleared some of the underbrush along Moonbrook in addition to low hanging branches.

Sign Vandalism - Someone removed two stop signs from StillWaters Drive late Saturday night, June 29th. No damage was done to the signpost. Replacement stop signs have already been installed. Discussion followed that if there had been an accident then those stealing the signs would be held liable for any damages.

SWRA Centre - The air conditioning unit in the community room required a minor repair. Sunshine Heating and Air repaired the unit.

Tallapoosa County Commission - There was nothing at last week's meeting that affects StillWaters.

July 4th Holiday - This past weekend was relatively quiet considering it was the weekend before July 4th. We are ready for the long July 4th weekend that starts on Wednesday. The SWRA office will be closed on July 4th but some SWRA personnel will be working.

Deposits and closings since last board meeting

Deposits \$8,670.82

Closings 9

Treasurer's Report

The new mortgage paperwork and guidelines have slowed down the closing process, however property closings are back up to what was expected and budgeted for the year.

NEW AGENDA ITEMS

Timber Trucks in StillWaters - Kevin spoke with a representative of Reynolds Wood Products who informed Kevin that the Zettler's had hired him to timber properties within StillWaters including the closed golf course. He also stated that SWRA would need to remove part of the gate for their trucks to enter. Kevin informed him that the roads in StillWaters were privately owned by the Homeowner's Association and that SWRA would not be disassembling gates nor allowing them to use the roads or cross the roads due to the damage that could occur. Kevin called Kendall Zettler to inform him of this but was not able to reach him. At our attorney's recommendation, Kevin called the Sheriff to notify him of the issue and called the Reynolds Wood Products trucking company office to notify them.

The Board reviewed a certified letter sent to Reynolds Wood Products notifying them that they do not have permission to use or crossover StillWaters privately owned roads, entrance or roadways within StillWaters as they are not designed or built to withstand the weight or wear and tear of logging trucks or heavy logging equipment. The letter stated that the ownership of the roads could be verified through Tallapoosa County records and gave them Attorney Russell Balch's contact information if they had any questions.

Damages to Unopened Golf Course - On Thursday, June 27th several residents called the SWRA office to report that someone was riding on the old golf course in a white truck "doing donuts" and tearing up the golf course. Kevin called the golf course to report this. When speaking to a golf course employee she stated she would call the sheriff and Kevin agreed that he would go to check on the truck. When he arrived, he was confronted by the driver of the truck that to his surprise was Kendall Zettler. According to a video, Kendall was shouting and behaving in an erratic manner. He shouted at Kevin to "get off his property because he was trespassing. He yelled that anyone mowing the grass on his property was stealing and committing vandalism." Kevin stated that he was just trying to

assist in protecting the property. It seems that the SWRA position of not allowing the timber company's logging trucks on StillWaters roads had upset Kendall Zettler.

The sheriff stopped Kendall Zettler and had a conversation with him. Other property owners who were trying to get a tag number from the truck doing damage to the golf course reported being confronted by Mr. Zettler.

Friday June 28th Mr. Phil Zettler, Kendall's father came to the SWRA office. He was very angry, raising his voice and cursing. He too is upset over SWRA stating that they would not allow logging trucks and equipment on StillWaters roadways. He brought up several issues with General Manager Kevin Eason.

31 Poplar Point - Kevin discussed an issue with the Board as requested by a Poplar Point Unit Owner. He has his property for sale and has complained that his property is not selling because the unit #31 next door is in poor shape. Kevin had inspected that unit with its owner last year. It may need some updating however the property was clean; there was no mold and no insects. That owner's son did some minor deck repair and cleaned up the outside. Many of the Poplar Point Units need updating and repair. The Board requested that Mr. Jones send SWRA a list of items that he feels should be corrected so that SWRA can look at the property to determine if anything else needs to be done within the guidelines of the covenants.

Poplar Point Sewage Pump - One of their pumps have failed. The property owners contacted SWRA and Harbor Point Utilities. Poplar Point owners do not have a condo owners' association however repairs have begun with Poplar Point owners paying for the repair. In the past several years SWRA has held several meetings and discussions encouraging owners in condo and townhomes at Red Bud Villas, Eagle Peak Villas, Moonbrook Villas and Poplar Point to form an association to deal with common issues such as this.

The Board approved a motion to adjourn into Executive Session at 10:34 a.m. to discuss collections and legal issues.



Penny Alexander, Secretary

Date approved: *July 16, 2013*



Mike Dollar, Treasurer

Minutes
SWRA Board of Directors Meeting
July 16, 2013

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

Approval of Prior Minutes

Board reviewed and approved the minutes of July 2, 2013 meeting with one addition.

GM Report - Kevin Eason

Tallapoosa County Commission Meeting - Kevin attended the commissioners' meeting on July 8th and they did not discuss anything that would have a negative impact on StillWaters.

Vandalism - As explained in an earlier email, Ian Maloy did considerable damage to the right-of-way along Marina Point Rd and around the intersection of Lakeview Ridge and Marina Point Rd. including signage. Kevin signed a warrant against him for criminal mischief. Mr. Maloy contacted Kevin to apologize for his actions and agreed to pay for the repairs. SWRA has invoiced him for damages of \$1,250. Kevin will notify the Board when Mr. Maloy has paid.

July 4th Holiday Weekend - The 4th of July weekend was relatively calm because of the rainy weather. There was a complaint about fireworks on the night of July 4th. Deputy Cowarts investigated the complaint. The fireworks were being used at Harbor Pointe Condos at the far end of their property on the other side of their gazebo. According to the deputy, they were being used in a safe manner and in his opinion were 600 feet away from a building, as required by Alabama law. The person that complained said she understood fireworks were not allowed in StillWaters. The deputy told me he gave her a copy of our newsletter where we quote the Alabama law as our policy.

Road Cleanup - A couple more trees have fallen due to the large amount of rain. SWRA personnel were able to cut them and move them to the side of the road. There is a tree hanging in the phone company line on StillWaters Drive. Kevin contacted the phone company and they are not concerned until it interrupts phone service. He also called AL Power and they will not cut it because it is not in the power line. It is too dangerous for SWRA personnel to cut. So it will hang there until it causes phone service problems.

Gate 34 repairs - An eflash and email was sent out July 15th explaining that gate 34 will be closed for periods of time during the week of July 15th. By the end of the week the repairs to gate 34 should be completed. Gate 34-entrance side is working correctly and the large iron gates are working. The exit side of 34 is not working at this time. The

security cameras have also been repaired. The lightning suppression system for gate 34 has been installed.

Pineview Pool & Tennis Courts - The pool gate and the tennis court gate have been repaired and both are working properly. In Kevin's opinion the pool gate was damaged when someone climbed over the gate or swung on the gate breaking the closing mechanism. He has viewed some of the security camera footage but has not had time to watch all the footage to determine who did the damage. The mechanism has been removed and is being repaired at the welding shop.

Moonbrook Park Bathrooms - There is an issue with the paint on the floor of the park bathroom. The painter has checked with the manufacture and the floor will have to be sanded to the bare concrete and repainted. This will be done in the fall when there is less use of the bathrooms at the park.

Visions Landscape - They damaged the park grass by cutting it while the grass was very wet. They have been working on repairing the grass and it is looking better.

Deposits and closings since last meeting

Deposits	\$15,345.51
Closings	6

Closings - Stoneview Summit has received a 6-month exemption from Fanny May for conventional loans for financing or refinancing. This means that buyers can get a government-backed loan which should assist in the closing of properties.

Treasurer's Report

Financial Statements – June 30, 2013

Mike Dollar based his commentary on unusual variances that have occurred during the past two months since he commented previously on variances occurring earlier in the year.

- For the first half of the year, we are slightly over plan for **transfer fees/closings**. We budgeted 10 closings/month during the peak real estate months and that seems to be holding up based on recent activity. Through June, we have three more closings than budgeted.
- **Marketing fees** are in excess of budget after we adjusted our billing to an accrual basis by using the main QuickBooks system. Previously, we had recorded these on a cash basis.
- Our **administrative expenses** have been generally in line with expectations for the past couple of months except for computers and supplies and equipment maintenance. We purchased three new desktop computers with the related

software and installation, which was not in the 2013 budget, but were approved based on Kevin's request in April. On the maintenance side, we had to replace the weather siren batteries and change it to narrow band.

- **Gates expenses** have also been near plan for the past two months except for maintenance. As Kevin has mentioned several times recently in his reports and in Board meetings, we continue to struggle with Gate 34 weather issues. In May and June we incurred approximately \$3,500 to replace circuit boards damaged by lightning and approximately \$1,200 to replace worn out loop detectors. Unfortunately, the circuit boards are again being replaced due to more recent lightning damage. At the last meeting and in his report, Kevin told the Board that the insurance company would cover the expense of replacing the circuit boards, less our \$1,000 per incident deductible, without raising our rates.
- Operating expenses for **Pineview Pool and Moonbrook Park** continue to run well under budget year-to-date due to expenditures for major purchases/projects not yet being incurred. Kevin has delayed purchasing pool umbrellas until the price is more reasonable. Moonbrook Park will have expenses of more than \$2,000 in July due to water line repair outside the restrooms.

Susan has established a calendar within QuickBooks that prompts billing on specific days for condo management and cleaning fees. This has helped the consistency and timing of the billings. The process of managing the billing and expenses continues to run more smoothly.

NEW AGENDA ITEMS

Alabama Power Company - Residents near the Holiday Shores side of StillWaters have approached Kevin asking him to investigate an extension of the main power line from StillWaters Drive to Beach Island Trace. Currently their power comes from Holiday Shores to their homes. An engineer will be here this week to survey and discuss. There would be no cost to SWRA. SWRA would need to grant an easement for 6-8 additional power poles to be installed along the right-of-way. **A motion to accept Alabama Power's proposal was approved unanimously.**

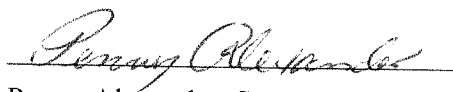
Architectural Review Committee - The Board has asked Silvia Thatcher to serve on the committee to replace member Perry Mason and she has agreed. Silvia has served on the ARC in the past and will be a good addition to the committee. The Board is appreciative of the time that Perry has given as a volunteer on the ARC.

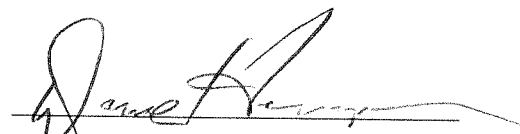
Road Committee Proposal - Chairman Patti Richardson presented a list of Drainage Repairs from the committee that have been reviewed by consultant Hagan Wagoner of

ProgreCiv Group. There are six project sites with an estimated total cost of \$11,900 for work to be done. This will come from budgeted funds.

Board Member Resignation - Member John Mann sent a letter of resignation from the Board. He notified the Board that he is no longer a property owner in StillWaters though he and Barbara Jo will continue to live in their home on Fairway Ridge. He stated that he had enjoyed his time as a member of the SWRA Board and considered it an honor to have served with this Board. The Board accepted the resignation and are appreciative of his time and talents given to StillWaters.

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


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: August 7, 2013

Minutes
SWRA Board of Directors Meeting
August 7, 2013

Call to order –President Dave Heinzen called the meeting to order at 10:45 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace and Patti Richardson were present. Mack Yeargan was excused. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of July 16, 2013 meeting.

GM Report - Kevin Eason

SWRA Centre Air Conditioner Repairs - The AC unit thermostat in the community room is not working properly. Sunshine Heating and Air inspected the thermostat and determined the keypad had failed. We discussed the excessive use this thermostat receives. A new lock box and thermostat will be installed, at a cost of \$300.

SWRA Centre Tables - There was a sale on round banquet tables that we use in the community room. A package of four tables were purchased for less than \$500, they are normally \$199 each. These match the other tables used in the community room. The cost of the tables plus shipping was \$540.

Timber Access - Sonny Rozelle gave the Zettlers permission to use his property for a logging road to access the Zettlers property (Riverwoods) where they plan on cutting timber off Highway 49. Kevin met with Tony Reynolds of Reynolds Timber Co. and he provided Kevin with a drawing of what property will be cut. The Zettlers are planning to cut every parcel they own including the open and inactive golf courses. Reynolds has been instructed to pile the treetops and other brush in the fairways of the inactive golf course. Reynolds requested permission to use SWRA roads, which Kevin again denied. Reynolds understands from Mr. Zettler that a judge will issue an order allowing them to use the roads to reach the hotel site, the inactive golf course, the active golf course and other interior property. Our attorney is working on this.

Pineview Pool - The gasket on one of the filters at the pool failed causing water to run out of the filter for an unknown amount of time. No more than 24 hours. The automatic fill valve on the pool kept adding water to the pool so we may have a larger than normal water bill for the pool at the next billing cycle. The gasket has been repaired and all is back to normal.

The filter system at the pool failed a second time. This time the leak was not detected for a few hours and about half the water in the pool drained out. Kevin closed the pool August 3rd and it will be repaired by August 7th. SWRA will have a large water bill because the pool had to be refilled.

New pool umbrellas have been installed at the pool. We saved over \$700 by waiting until they were on sale. They are commercial grade and should last several years.

Moonbrook Park - The water bill for the park was very high last month. Kevin had Walnut Hill water read the meter for a second time and they confirmed their reading was correct. SWRA personnel have been checking the water meter and although the usage was high it was not higher than normal until the last time it was checked last week. There were two weeks that the meter was not checked and during this time a leak developed in the irrigation system. The water has been turned off to the irrigation system at the park until it can be repaired. Kevin reported that a new system to check the water meters on a more regular basis has been put into place. The bill was \$1746.

Irrigation - A water pipe broke at gate 49 between the fountain and the gatehouse. It was discovered within a short time after it broke. The pipe was repaired. It was not a good week for water.

Gate 34 Lighting - Somehow the light globe on the new lamppost that is on the outside of gate 34 was knocked off and damaged. Kevin checked the security camera and did not see anyone close to the lamppost. The post is over 16 feet high so someone would have to throw something or maybe the wind blew it over. A replacement has been ordered.

Gate 34 repairs - We received the first lightning claim check from the insurance company minus our \$1000 deductible. The other claim was pending until all repair work was completed at gate 34. The final repairs to gate 34 have been made. The gate was closed for about four hours while the loop detection wire imbedded in the asphalt was replaced. This will be covered under the second lightning claim with the insurance company as the other repairs a couple of weeks ago.

Deposits and closings since last board meeting:

Deposits	\$12,632.20
Closings	14

Treasurer's Report - Mike Dollar

Financial Statements

Two areas are a concern to Mike as we start the second half of the year: water usage and repairs. As everyone is aware, we have had substantial repairs at both gates primarily due to the weather. We should be reimbursed for most of the damage by our insurance, but the amount will still remain high. We had an exceptionally high water bill for Moonbrook Park, which was more than \$1,700. Kevin has shut off the water supply and is trying to determine if there is a leakage in the system. We also had to drain the pool recently, but have not received that bill yet, but it will be substantial.

Otherwise, there has been little change in our expense levels from previously reported. Through July 31, our net profit from condo management is just over \$20,000. Since we anticipated only Stoneview Summit, our level of profit is more than twice that budgeted.

Legal Fees

Dave has inquired about how much SWRA has available for legal expenses given our current legal actions, although one of them has been recently settled. As of today, we

have \$12,442 remaining in our Legal Fees reserve from the designated assessment from several years ago. That money may only be spent on legal matters. Already, in July and August we have paid or received billings for approximately \$10,500, which will eat up almost all of the remaining balance. Of course, we have recently incurred more legal fees for which we have not yet been billed, such as the cost of today's proceedings. In other words, we will have to find other funds if we are to cover what we have already incurred and, more significantly, what will be incurred for the remainder of the actions.

As we have discussed for each of the past two years during budget preparation, the Contingency amount set aside (in 2012) or anticipated to be set aside (for 2013) could be designated for legal fees. The Board approved \$30,000 to be added to our Contingencies funds in January (for the year 2012) and we budgeted an additional \$30,000 to be added to Contingencies at the end of this year. That totals \$60,000 that we specifically discussed as available to cover legal fees. That amount could be increased, if needed, by funds from the additional \$50,000 which was placed in Contingencies before 2012; i.e., if needed we may have up to \$110,000 available to cover our potential legal fee exposure.

NEW AGENDA

Road & Drainage Committee - Alex City Grading has started the drainage work and Floyds has removed the three trees, both are part of the roads project for 2013. The Roads Committee, based on the bids and suggestions from Hagan Wagoner of ProgreCiv Group, LLC, have completed their outline for the paving/patching for 2013. The total project is within the budgeted amount.

The Board reviewed the proposed repairs from the Committee. The funds have already been approved and budgeted. The final proposal includes a 5% contingency fee as well as all consulting fees. The Roads Committee removed part of a Cardinal Heights repair in order to bring the proposal in at \$188,882.74, which is budgeted. Some funds for tree removal and drainage have already been spent or approved. That brings the entire total \$202,000.

These leaves two areas on the current list: One area Cardinal Heights and one at Lakeview Ridge/Redbird and Overlook going down to Dogwood will be reviewed in next year's proposal. Drainage on this Lakeview area has not changed in the last couple of years according to consultant Hagan Wagoner. The cost is estimated to be in the \$30,000 range to be fixed.

Additional Gate Attendants For Special Events - There has been a request for additional personnel at the gate by a commercial entity when there is an event such as a wedding, prom, retirement party, etc. Groups or individuals often pay rental for space for private or group events. The Board agreed that it is willing to work with the church, individuals, the marina, golf club house or individual organizations to improve traffic flow caused by increased attendance due to an event, however it should not be financed by the property owners or SWRA funds. Kevin presented the following proposal for a rate to be offered to individuals or groups so they can hire an additional attendant at the gate for their private or commercial events:

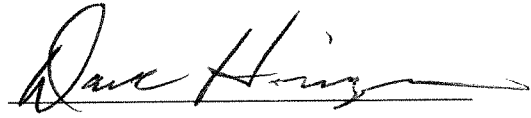
- A charge of \$75 per hour with a two-hour minimum for an additional gate attendant when someone is having a private event (wedding, party, funeral, etc.) This charge is for non-SWRA sponsored events.
- The price will include up to two gate attendants during the times requested. The gate attendants will also distribute any literature prepared and provided by the person paying for the additional attendant.
- This will help move traffic through the main gate when there is a large event as a courtesy to the party holding the private event. Should the person sponsoring the event decide not to purchase this option, then their guests will wait in line as all cars are processed through the gate.

After discussion, the motion to approve the proposal carried.

The Board approved a motion to adjourn back into Executive Session at 11:30 a.m. to complete the discussion of collection cases and legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: August 20, 2013

Minutes
SWRA Board of Directors Meeting
August 20, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Mack Yeargan and Patti Richardson were present. Kevin Eason was present to report.

Guest - Andy Milwid attended the meeting at the Board's request. Andy gave a brief introduction including his work and life experience history and answered questions from Board members.

Approval of Prior Minutes

Board reviewed and approved the minutes of August 7, 2013 meeting.

GM Report - Kevin Eason

Gate 34 Repairs - Alabama Ornamental is holding their final invoice to make sure the gate will work properly after the new loop wire settles into the asphalt. Also, the light globe and bulb on the county road 34 side has been replaced. We now have two extra globes for future needs.

Landscape - Vision Landscaping has experienced some personnel changes and is behind in the road grass cutting. A new supervisor and additional employees have been recently hired and they should be back on schedule in the next couple of weeks.

Clear Cutting Concerns - The office is experiencing a steady stream of property owners coming by or calling to inquire about the clear cutting of trees. Everyone that has commented on the timber cutting has stated they were happy that SWRA had been able to stop the cutting and are in support of the Board pursuing all options to protect StillWaters and stop the destruction.

SWRA Truck - The entire exhaust system (muffler, tailpipe, etc.) on the SWRA truck had to be replaced thanks to employee Alan Price's help the total cost for all work was only \$100.

Paving Project - The paving is progressing as planned. SWRA is handling traffic control to save cost. There has been a little disruption in traffic flow. Hagan Wagoner of ProgreCiv Group and Ingram Paving have discovered a damaged area on Lunker Lane between Marina Point and the Magnolia Crest/Lunker Lane intersection that may need repair. This was discovered while the paving crew was working on the Magnolia Crest/Lunker Lane intersection. It will be more cost effective to repair now while the work is being done in that area. Hagan has a cost estimate to send to the Roads Committee. The contingency on the paving contract is \$9700. This repair will use \$4000 of that amount.

Fence Damage - The daughter of a StillWaters' resident lost control of her SUV and damaged the white border fence on the west side of gate 34. The fence is located on the edge of SWRA's right-of-way. SWRA personnel were able to clean up the damage and partially repair the fence so that it is not as noticeable. It is not actually SWRA's fence but the minor repair kept the entrance aesthetically pleasing.

Tax Sale Properties - the owner, Stone Martin Builders, redeemed one of the tax sale properties. We received the money back that SWRA had spent on the tax sale purchase plus interest. The SWRA Association dues are still outstanding therefore the lien is still in place.

Abandoned Vehicle - A vehicle was left on the side of Lakeview Ridge and SWRA had it towed. It was on the side of the road for three days. Staff followed normal procedure and placed a parking violation notice on the car. The notice was removed but no one contacted the SWRA office. The owner of the car became very upset when he learned it had been towed and that he would have to pay the towing fee to get his car back.

Deposits and closings since last meeting

Deposits \$9,541.60

Closings 7

Treasurer's Report

No report this meeting

OLD AGENDA

Update on Gate 34 Insurance Claims - Gate computer was sent back to the company requesting they complete a Lightning Affidavit for our insurance company. The video cards were not destroyed, it looks like a hard drive failure. They can replace the hard drive so SWRA will have a back up gate computer. The technician is disassembling the computer to be sure that there was no lightning arc. Kevin will notify our insurance carrier of the lightning suppression system that has been installed.

Update on Road Repairs - They are patching areas first and then they will come back to pave areas on the list.

Timber/Clear Cutting Issue - Many residents have called in support of the SWRA Board's position on stopping the clear cutting of lots in StillWaters. Kevin read a note of thanks to Kevin, the SWRA Board members and Attorney Balch from Rex & Carol Evans. Several people who have been involved in leadership in StillWaters over the years have volunteered to assist the SWRA Staff and Board in any way that they can to stop the timbering of StillWaters properties. The Board will do all within its power to protect the property values and the beauty of StillWaters.

NEW AGENDA

Deer Thinning for 2013 - There is a limited amount of property that they are allowed to hunt on therefore that severely limited the number of deer that were harvested in the program last year. The insurance premium will go up again. It was \$1000 last year and will move to \$1400 this year. Overall the program has not been successful due to the limited hunting area. **The board agreed that it would not pursue this program this year. It will be revisited again next year.**

Renewal of Management Agreement with Stoneview Summit Condominiums - The contract will remain much the same including a thirty-day cancellation clause. A two-year contract with provisions for annual increases for the site management portion of the contract beginning in October 2013 is being discussed. Kevin recommended that this be accepted if approved by the SVS Board. **A motion to approve the two-year contract was made, seconded and approved unanimously.**

Property Agreement with Harbor Point Condominiums - Discussions are being held between their Board and Kevin. Ron Gray is currently their maintenance management person and a company in Birmingham handles their fee billing. A proposal is for SWRA employees to check the property twice a week for a monthly fee in order to develop a list of repairs. They will report this to Kevin Eason who will coordinate with Ron Gray. Any work done by SWRA employees will be at an additional rate.

Sunset Point I (SSPI) Board Meeting - Kevin attended their recent meeting. Their Board was pleased with the handling of the management agreement with SWRA.

Deed Research - Due to the many different owners of StillWaters Resort over the years, the records in the SWRA office are not complete. The Board discussed hiring someone to work with Patti R. and Kevin to fill in missing records of StillWaters.

Board Meeting - The next meeting was moved from September 3rd to September 10th.

Guest Andy Milwid left the meeting at this time.

Vacant Board Position: After discussion, a motion to ask Andy Milwid to accept the appointment to complete the Board term of John Mann, which expires in March 2014 carried unanimously.

The Board approved a motion to adjourn into Executive Session at 10:45 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *Sept. 10, 2013*

Minutes
SWRA Board of Directors Meeting
September 10, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:00 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Andy Milwid, Patti Richardson and Mack Yeargan were present. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of August 20, 2013 meeting.

GM Report - Kevin Eason

Alabama Power Substation - Alabama Power made improvements to the substation and power lines on both sides of gate 34. They installed additional poles and substation transformers and had to remove the old white fence in a couple of areas, which they have repaired.

Harbor Pointe Fence Damages - Late Saturday night, a man drove through the fence that surrounds the Harbor Point Utilities settling ponds on the Lakeview Ridge side. He was not injured. The fence now has a large break in it about ten feet wide. Harbor Point Utilities stated they would have the fence repaired.

Asphalt on Property - Ingram Paving left some asphalt on the property under the power lines on property owned by the Zettler family. A couple of members from the Zettler family brought this to Kevin's attention and he informed Ingram. The asphalt was removed and the site cleaned up. Ingram informed me it was only there temporarily until they did their final cleanup. The Zettlers also requested the old piles of asphalt that has been there for years be removed. Kevin explained that he had no idea who is responsible for the old piles of asphalt. He discussed this issue with our engineer, Hagan Wagoner of ProgreCiv Group and with Mark Ingram, Ingram Paving and Kevin stated that he is satisfied the current asphalt has been cleaned up. The three of them agree that the other has been there for many years.

Pool Gate Repaired - The closing mechanism on the pool gate has been repaired. A new one could not be located; however, a local machine shop was able to fabricate a replacement part.

Handicap Spaces at SWRA Centre - The parking area at the SWRA Centre located next to the garbage cans is being marked as two handicap parking spaces. The same company that is painting the road stripes will also paint the handicap parking spots. The Board agreed to this several months ago.

Deposits and closings since last meeting

Deposits \$20,759.26

Closings 8

Treasurer's Report

Mike reported that there is \$160,000 more than projected in our budget at this point in cash. That is because we haven't paid the \$192,000 yet on the road repairs.

Moonbrook Park is over budget due to water expenditures from underground pipe breaks.

We have received reimbursement for gate damages from the insurance claim.

OLD AGENDA

Road Paving - The paving is going well. We have had a few property owners question why it is taking several weeks. SWRA agreed to allow flexibility of work with the paving company in order to receive a better price for the overall project and to manage traffic flow. Engineer Hagan Wagoner of ProgreCiv Group and Kevin are monitoring the work and progress; all areas will be cleaned up once all work is completed in several weeks. Striping will be done after that.

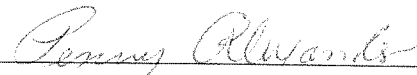
NEW AGENDA

Community Manager Seminar - Kevin attended a financial management of community associations meeting Thursday, September 6 and Friday, September 7. He reported that it was informational and worthwhile. He shared some of the issues discussed. Collections and property management concerns were interesting and popular topics.

Harleysville Insurance Site Inspection - They showed up for a site inspection last week and toured the property to review the buildings, gates, park, tennis courts, pool and other. The inspector was pleased with our procedures, management and the overall community. He was positive about the lightning suppression system that was just installed at gate 34. He made a few suggestions such as a "no grilling" policy at Moonbrook Park and a few other things. He was pleased with the wiring and electrical setup at the fountain vault. The inspector will follow up with a report in a couple of weeks.

Contract on SWRA Owned Lot - Betty Litsey presented a purchase offer to Kevin for the Boards' consideration. It is Lot 28 on Black Cherry in Beach Island Trace area that SWRA took back in a collections case from June Dennis. SWRA had it listed for three years. Gary and Cindy Wiggins are buying the lot next to it to build on it. They want it as a buffer and have made an offer. It is the last lot in StillWaters. It is under the 1987 covenants and the Association would receive the \$300 transfer fee in addition to annual fees. **A motion to accept the offer with SWRA paying no fees or expenses carried unanimously.**

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


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: Oct. 1, 2013

Minutes
SWRA Board of Directors Meeting
October 1, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Andy Milwid, Patti Richardson and Mack Yeargan were present. Kevin Eason was present to report.

Guests - Property Owner Vivian Autrey attended the meeting.

Approval of Prior Minutes

Board reviewed and approved the minutes of September 10, 2013 meeting.

GM Report - Kevin Eason

Alabama Power - A representative has informed SWRA that StillWaters may experience power surges or short outages while they work on the substation adjacent to SW. APCO repaired the old white fence they took down on the property next to County Road 34.

Cable Lines Down - A large truck pulled down the Charter cable and ATT phone lines at the intersection of Holly Ridge and Lakeview Ridge. Lakeview Ridge was closed for several hours while crews replaced the lines. SWVF&R assisted SWRA personnel with traffic control.

Eagle Peak Issue - The Sheriff's department was called to investigate someone entering an Eagle Peak unit through a window. It was discovered that the person entering the unit was a son of the owner.

Gate 49 Computer - The new security computer at gate 49 failed. It is under warranty and it has been returned to the manufacturer for repair. According to the company, there will be no cost to repair or replace it.

Moonbrook Park Irrigation - The water is seeping out the side of the hill in a couple of different locations. Kevin will contract with a leak detection service; the repairs may be costly.

Paving - The paving project is complete except for the cleanup. The clean-up crew is scheduled for the week of October 7th. Payment of any invoices to Ingram Paving will be paid once all work is complete.

Pineview Pool - The pool heater will not be turned on this fall. The pool area will remain open with a limited amount of pool furniture so that property owners may use the deck area.

Stoneview Summit Management Agreement - SWRA's management agreement with them has been extended for an additional two years. The only change to the existing agreement is the extension and a tiered rate increase that was approved previously by the board.

SWRA Centre Handicap Parking - The lower parking area next to the garbage can enclosure has been painted to mark two handicap parking spots with a loading/unloading zone. Handicap parking signs will also be installed.

Deposits and closings since last board meeting

Deposits \$6,941.28

Closings 6

Treasurer's Report - Mike Dollar

Financial Statements

Susan and Mike are reviewing the September 30 financial statements for adjustments before turning them over to Warren, Sasser for their review and preparation of the quarterly financial statements. There will be some adjustments to record to the current balances.

At this point, there hasn't been significant change from the results we have discussed to this point in 2013. From the revenue side, we continue to significantly exceed our budgeted property transfer fees. Through September 30, we have had 20 more closings than projected, which represents \$6,000 income over that budgeted. Our condo management fees are also well over budget since we only included management of Stoneview Summit in our projections. To date, we have had more than \$33,000 in additional fees from the three condo associations that we added this year resulting in more than \$16,000 unbudgeted profit.

From the operating expense side, our recent water usage crisis seems to have subsided without causing too much additional expense. To date, our most significant unfavorable variances have been in the Gates cost center. Although we were able to successfully collect on damages incurred, we still had three separate claims that resulted in \$3,000 in deductibles. We also have had higher labor costs due to overtime that was caused by turnover and sick leave. On the positive side, we are well behind expenditures for landscape materials and pool expenses. Due to the refinancing of the SWRA Centre note, we are also below our projected interest expense.

Also, our expenditures for roads maintenance are well behind the budgeted expenditures through September 30. Almost all of the work has been completed at this point, but, as Kevin mentioned in this report, the final payments to Ingram Paving will not be made until later in October.

Legal Fees

As we've talked about in recent Board meetings, our formal legal reserve is now history. As of June 30, we had \$12,442 remaining. We have spent almost \$19,000 in the third quarter meaning our reserve has been used up. As we discussed in August, however, we have substantial amounts informally set aside for contingencies with another \$30,000 budgeted for 2013, if available at the end of the year. That will give us more than \$100,000 by the end of the year to cover these expenses.

At the last meeting, we also discussed receiving several unsolicited offers of legal fee assistance from property owners to cover the expenses of the legal proceedings related to the timber cutting issue. Mike has discussed the possibilities of how SWRA might go about managing the process of receiving contributions and managing the funds for this purpose with Letha Hinote, our engagement partner at Warren, Sasser. The conclusion is that we may accept these contributions and may even solicit more contributions, strictly on a voluntary basis, and set these aside to be used only for the purpose intended; i.e., to cover expenses for legal issues. These funds would not have to be maintained in a separate company or bank account since a 501c(3) organization would not be applicable.

The October newsletter will contain a solicitation for this purpose and will make it clear that these contributions will not be tax deductible.

OLD AGENDA

Road Paving - Patti reported that paving and patching for 2013 will not include the remediation that was tried last year of putting the seal coating in order to seal the cracks in the road. The Roads Committee, Consultant Hagon Waggoner and SWRA staff determined that it was not successful in a few areas due to failure in application process by last year's vendor. It was too thin in some areas. SWRA took a reduction in the price last year rather than having them come back to redo those areas. We used a new vendor this year and these areas will be included on the list to be reviewed for next year's paving project.

NEW AGENDA

Sale of Wild Cherry Lot - The closing of the sale of the SWRA owned lot on Wild Cherry has been put on hold. The buyer requested that SWRA pave the existing roadbed into the lot. After discussion concerning access to a few lots in StillWaters that do not have tar & gravel or asphalt paved roads to them, the SWRA Policy was reiterated that the SWRA Covenants state that SWRA has to maintain the roads, we do not construct new roads nor pave dirt roadbeds. Several area roads were actually paid for by individual owners when they were put in.

Clarification on the Road Policy - A motion was made and seconded that SWRA bush hog annually the existing dirt roadways to maintain access to these lots. Motion carried unanimously.

Harleysville Site Audit Report - We received the update concerning our site audit from our insurance company. The only recommendation they have is that we must always make sure we verify proof of liability insurance for all contractors that do work for SWRA. We already require this; however, we will have to implement a stricter policy. There is a transfer of risk clause in our policy. The issue will be our cleaning lady, the person we pay \$50 to help move something, etc... Our insurance may not cover a loss associated with a contractor that does even a menial task for SWRA and does not have liability insurance. **After discussion, the Board agreed that the policy of requiring a certificate of insurance is the best way to proceed by using an agency such as Labor Finders to fill occasional needs.**

Budget Planning for 2014 - Kevin reminded the Board members that they should review their committee areas and send Mike Dollar any information or suggestions for the proposed budget.

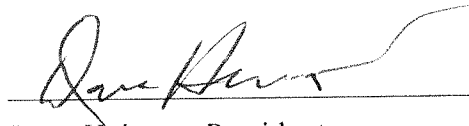
Boat Storage Area - Annual invoices are being prepared at this time. All 68 spaces are currently occupied.

Christmas Committee Report - Members met a few weeks ago to discuss plans for this year. The outdoor trees and gifts that were at the entrance at the fountain are very faded. The committee has purchased outdoor bows for the new lampposts at Gate 34. After much discussion and searching, it was agreed that outdoor green trees and gifts should be purchased to replace the ones at Gate 49. The bows, roof lighting and other decorations will remain the same. The committee will invite all in the community to assist in decorating the SWRA Centre the last week of November. Elves were not popular last year with residents. The committee agreed that the number used will be reduced and that the few that may be put with the trees will be repainted or touched up.

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



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *Oct. 15, 2013*

Minutes
SWRA Board of Directors Meeting
October 15, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:40 a.m. Board members Penny Alexander, Mike Dollar, Patti Richardson and Mack Yeargan were present. Jerry Grace and Andy Milwid were excused. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of October 1, 2013 meeting.

GM Report - Kevin Eason

Boat Storage Renewal- Invoices for spaces were mailed the first of October with an increase from \$200 to \$250 and the cost balancing for non-87 covenant holders so that all owners pay equally. The one '71 covenant holder decided not to pay the difference and did not renew. Two '74 holders had already paid the same annual dues as the '87's so they renewed at the '87 cost but one of the '74's decided to subject to the '87's. At this time there are three spaces available for lease. All those on the waiting list have been contacted and the spaces will be leased on a first come, first served basis.

Gate 49 Repair - One of the entrance gate arms at gate 49 broke and we had to close the one entrance lane for a couple of hours while repairs were made. SWRA personnel were able to make the repairs with parts from our inventory so we did not have an expensive repair bill from Alabama Ornamental.

Harleysville Insurance Liability Requirements - SWRA received the official notification from our insurance carrier, which was discussed at the last board meeting. It informs SWRA that they may not cover a loss/claim resulting from an uninsured contractor working for SWRA, this includes our cleaning lady or any other miscellaneous labor, even just someone to help haul off leaves. They have requested a signed acknowledgement of the letter, which also states SWRA, has complied with their requirement and return it to them. The insurance carrier is also requiring all written contracts such as the one with Vision Landscape to contain a hold harmless agreement. Most of our contracts already contain this agreement. The compliance deadline is November 2, 2013. Attorney Russell Balch is drawing up a separate hold harmless agreement that we will have available for any contractor to sign.

Paving Contract Completed- Ingram Paving completed the cleanup of any leftover asphalt, repaired shoulder damage, etc... from the 2013 roads project last week. The final paving invoice from Ingram totaled \$185,239. The original estimated project cost was \$176,224.43 with a contingency of \$9,711.22. The original estimate and contingency totaled \$185,935.65. SWRA used the contingency funds to repair a couple of unscheduled utility cuts that happened after the original bid and the large cavity that

was discovered under Lunker Lane that had to be repaired. We have not received the final invoice for the road stripes and engineering cost.

Pineview Pool - The majority of the pool furniture and umbrellas have been moved into storage.

Trash Can Service - Invoices for the garbage can "roll out, roll back" service were mailed out last week. Several have already been paid.

Deposits \$11801.41 since last meeting
Closings 6

Treasurer's Report - Mike Dollar

None presented this meeting.

Andy Milwid joined the meeting at 10:05 a.m.

OLD AGENDA

Harleysville Insurance - Kevin detailed the written notice from the insurance carrier on requirements for Hold Harmless Agreements from all vendors.

NEW AGENDA

Budget Planning for 2014 - The Board discussed general plans for the upcoming budget. Most of the large repairs to infrastructure other than roads and drainage have been completed. All are concerned about the unknown costs facing StillWaters concerning the massive clear cutting of timber issue from the owners of the golf course properties. The Board agreed that due to possible legal expenses, SWRA will need to budget conservatively and may have to reduce our road and drainage budget for 2014. We may also make additional principal payments if money is available after paying legal fees and after adding appropriate reserves.

The Board approved a motion to adjourn into Executive Session at 10:30 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary

Date approved: 11/05/13



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
November 5, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, Patti Richardson and Andy Milwid were present. Jerry Grace and Mack Yeargan were excused. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of October 15, 2013 meeting.

GM Report - Kevin Eason

Boat Storage Spaces - SWRA has four storage spaces available in the boat storage lot at this time. Past due notices will be sent the end of this week to all who have not paid for this year.

Coyotes - In the last few weeks we have received reports of coyotes every day. They have moved into the Holly Ridge and Sunset Point area. Property owners have killed two. The Game Warden stated that as long as whoever shoots the coyote has a hunting license they can shoot it on their own property and SWRA personnel could shoot one on SWRA property or the roads (because they are private roads). Due to safety concerns SWRA personnel are not going to hunt coyotes. We will use the animal removal company approved via email by the board last week. The animal removal company Pesty Critters Wildlife Control has set up traps in four different areas. They move the pet/child safe traps every few days.

Deed for Debt Program - SWRA received the property deed for the Sally Simmons' collection account. This has been a collection case for a couple of years. Ms. Simmons passed away and her children inherited the property but they had not paid the association fees. They agreed to deed the property to SWRA in lieu of the debt. The property was a 1974 amendment property and SWRA has subjected it to the 1987 covenants.

Gate Communications - Kevin met with Furlongs Security to discuss the current technology they have available. The cost is very inexpensive as compared to what it was a couple of years ago. The estimate to install a system to allow gate attendants at gate 49, the SWRA office or the general manager's smart phone can visually monitor gate 34 is \$4,736. You would only be able to view gate 34, you could not communicate with anyone at gate 34. The estimate to set up a system to communicate with someone at gate 34 is \$1,725. The total for visual and voice communication would be \$6,461.

Gate 34 Entrance Gate - One of the roller wheels on the black metal entrance gate broke so it will not function. The yellow barrier arm was still operational. At this time the roller wheels on the metal gate at gate 34 have been repaired and the gate is working properly.

Gate 34 License Plate Camera - The camera on the exit side of Gate 34 quit working. They last about five years exposed to the weather and it has been installed for five years. We replaced the entrance side license plate camera in May 2012. The cameras are expensive but they will pay for themselves when someone damages the gate, the last one cost \$2,200. We will replace one of the regular cameras at Gate 49 at the same time. It will cost around \$600. The camera at Gate 49 is one of the original cameras. The picture quality is very poor and it has to be reset every few weeks. The replacement license plate camera has been installed at gate 34 and the replacement video camera has been installed at gate 49.

Moonbrook Park Water Leak - The water leak at Moonbrook Park appears to be in the water line that supplies the irrigation system and not in the irrigation system. This does not affect the bathrooms. You may recall this same water line had a leak last year that had to be repaired. Walnut Hill Water helped Kevin locate the leak, which is on the east end of the parking lot. The last leak was located on the west end of the parking lot. The water line runs under the parking lot and we may have to dig up the parking lot to repair the leak. Since we just completed paving for this year and the grass growing season is over, Kevin will plan on delaying repair of the water leak until Spring of 2014. The water has been turned off to the irrigation system. By delaying the repair, SWRA can coordinate repair of the water line and paving project to reduce cost. The Board discussed exploring the option of relocating the lines from under the pavement.

Road Paving - The final engineering invoice for the paving from ProgreCiv, LLC was \$4,705 and the road stripe painting invoice from Hornsby, \$1,233.11. Kevin and Mike will verify the final number for final reports. The paving and patching approved bid was \$203,935.65 and the total spent was \$199,614.61. The approved drainage bid was \$11,900 and the total spent was \$11,475.

Unpaved Roads In StillWaters - The clearing and repair of the unpaved roads have been completed as instructed by the Board. The brush, saplings and fallen trees were removed from the unpaved roads so these are now usable. Property owners that own lots located on these roads now have easy access to their lot.

Deposits and closings since last BOD meeting
Deposits \$23,927.38
Closings 9

Treasurer's Report - Mike Dollar

Financial Statements

We have not yet received the third quarter statements from Warren, Sasser & Associates. Mike sent them an e-mail questioning their capitalization of expenses related to painting at Moonbrook Park and SWRA Centre totaling \$4,000.

Mike has reviewed the October 31 financial statements and made the following observations:

Revenue

Although we have had much discussion about condo management fees exceeding plan in 2013, we have also had substantially higher revenue in other areas, which have favorably impacted net revenue. Some of these resulted from our decision to raise certain fees for members who are not under the '87 Covenants, in order to have all property owners contribute equally, while others are due to greater activity.

Susan has mailed invoices for annual billing of boat storage and garbage service. As you remember, the Board increased the annual boat storage fees for non-'87 Covenant members. As a result, we have had a few cancellations due to the higher fees, but we should have no problem renting those spaces due to the waiting list. Cancellations have been removed from billing. As a result of the higher fees, we are approximately 10% over budgeted revenue for boat storage.

Our fees for garbage service are also higher than budgeted. We billed 50% more property owners than budgeted (36 vs. 24) and we had greater participation in the more limited summer service than was budgeted. We also had several join the program earlier in the year at which point they were billed for the months remaining until the annual billing in October.

Transfer fees were again substantially above budget as we billed 17 during the month versus ten in the budget. Six of the transfers were for Stoneview Summit sales. For the year to date, we are 27 higher than budgeted all of which has occurred since April when sales activity picked up.

Expenses

There were no significant variances in expenses during the month of October other than the maintenance expenses mentioned earlier.

Cash

Our cash balances are below those projected in the budget by approximately \$40,000 primarily due to collections. Mike stated that he obviously was too optimistic in projecting our collections, which have fallen behind for various accounts, including those related to Riverwoods (Zettler) and related entities. Up to this point, our favorable P&L performance has helped mitigate this shortfall, but the large outlay for Roads (which was fully budgeted) made him realize that we were falling short of our projections.

Mike will take a closer look at projected cash flow before the next board meeting to see how this might affect our reserve allocations at year-end. Currently, we have \$75,000

budgeted to be added to reserves at year-end, including \$30,000 to Legal/Contingency. We also budgeted an additional \$30,000 payment to reduce our mortgage balance since his optimistic collections were showing excess cash. Obviously, we could forgo the later since we have recently refinanced the mortgage.

OLD AGENDA

Liability Insurance Hold Harmless - Our current insurance carrier Harleysville Insurance is requiring Hold Harmless Agreements from all vendors. Kevin presented a Hold Harmless and Indemnity Agreement. The Board reviewed the agreement. Most of our annual contracts currently have this included in their contracts with SWRA. This would be used with other vendors/contractors who do any work for SWRA. **A motion to adopt a policy that the Hold Harmless and Indemnity Agreement presented is required for all vendors/contractors who do business with SWRA. The motion carried unanimously.**

NEW AGENDA

Association Annual Fees - The Cost of Living Adjustment (COLA) increase has been announced and is 1.5 % this year. As per the covenants this requires that the annual fees will increase from \$365 to \$371 for 2014.

Annual \$100 2013 Assessment - Based on anticipated and projected budget needs for 2013, 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 2013 year to be billed with the 2014 annual dues to be effective at the close of business on Tuesday, November 5, 2013, carried unanimously.**

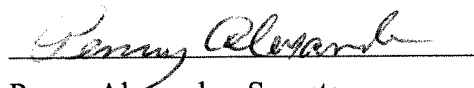
Covenant Enforcement at Red Bud Villas - We have one property owner who had previously agreed to paint their villa along with other owners last year. The covenant letters have been sent and at the last minute the owner has asked for an extension to December 1st for the painting to be completed. Kevin had obtained a painting bid of \$2,585.00 that SWRA would order and then put a lien on property and charge to owners as per the covenants. **The Board agreed to wait for the owners on the December 1st deadline.**

Twin City Security Contract - Kevin had again investigated the costs and benefits of hiring a security company to handle all or part of the gate attendants at Gate 49. The Board has considered this in the past. Kevin proposed that we enter into a contract for the night shift only at this time. If our employees meet the job qualifications of Twin City then they could be hired for the work. The employees have some security training and license (unarmed) but they will wear a badge and security uniform. SWRA will save about \$6000 annually. The shifts will change slightly. Third shift would be 10p.m. to 6p.m. Attorney Russell Balch has reviewed the contract and a Hold Harmless Agreement would be added. The Twin City employees will follow the SWRA guidelines for gate attendants. Kevin

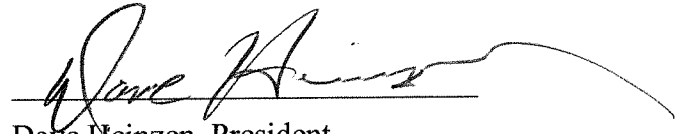
reported favorably on the reference checks. **A motion to approve the contract presented with the SWRA Hold Harmless & Indemnity Agreement added was approved unanimously.**

Nominating Committee - President Dave Heinzen appointed Patti Richardson and Mack Yeargan to the two places for the Board members on the Nominating Committee. After discussion of reports from members on the last nominating committee he asked that Board members bring names for nominations to the committee for our next meeting.

The Board approved a motion to adjourn into Executive Session at 10:30 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: November 19, 2013

Minutes
SWRA Board of Directors Meeting
November 19, 2013

Call to order –President Dave Heinzen called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Andy Milwid, Patti Richardson and Mack Yeargan were present. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of November 5, 2013 meeting.

GM Report - Kevin Eason

Alabama Power/ Lake Dredging - Kevin meet with several property owners and two representatives from Alabama Power concerning the property owners request to dredge their slough in Beach Island Trace. Although SWRA has no oversight of the lake, the property owners and APCO contacted SWRA and requested that Kevin attend since the property in question is in StillWaters. At the meeting the property owners were reminded that any dock or seawall work would also require approval by the ARC. All other topics discussed were not governed by StillWaters covenants.

Coyotes - Another coyote was removed this past week. It was caught in a trap and destroyed by Pesty Critters Wild Life Removal Company. Three coyote have been removed in the past two weeks. A total of 5 have been removed in the last several weeks.

Gate Communications - Kevin discovered that voice communication between gates was installed when gate 34 was renovated several years ago but was later disconnected at the request of a SWRA employee. Attendants can open Gate 34 from Gate 49 without any additional equipment or cost. If we decide to install the video equipment that will allow the attendants to view Gate34 then we should be able to do away with all codes because the Gate 49 attendants can see and talk to people they let enter the gate.

Harleysville Insurance & Hold Harmless - Kevin has signed and returned the acknowledgement from our insurance company stating that SWRA understands every contractor that SWRA hires must provide liability insurance with a minimum incident coverage of \$1,000,000 per incident and every contractor must have workers comp insurance. SWRA may not be covered if a contractor is hired without this insurance coverage's. This is per the policy change approved at the last Board meeting. We have sent them a copy of the Hold Harmless Agreement prepared by Balch, which they had requested.

Moonbrook Park Bathrooms - The bathrooms will be closed for three to four days for the floors to be stripped and repainted by Ray Miller. In the past, someone had painted over the original oil based paint with poor quality latex. The new paint would not stick to the latex and had to be stripped.

Past Due Association Fees - Akridge & Balch, P.C. will be filing several legal cases involving delinquent association fees this week. SWRA will have to pay court fees at time of filing but will include the cost in the total amount of the case. These are dues that are past due from 2013, a few from 2012 that have not been paid and payment plans where a payment has not been made in over six months.

Sale of SWRA Lot on Wild Cherry - The sale of the SWRA owned lot on Wild Cherry and the adjacent lot that was past due in SWRA fees is complete. The new owners have submitted their house plans and have been approved by the ARC. They plan to start building the house immediately. Wild Cherry road was cleared as agreed to by the SWRA BOD. We received over \$2,600 in past due association dues from the sale of the adjacent lot.

Stop Sign Repairs - Someone removed two stop signs at the intersection of Vista Wood and Stillwaters Drive. The signs were located a vacant lot close to their original location. The signs were retrieved and reinstalled in concrete. This happened sometime between 8pm Sunday night and 7:30am Monday morning November 11th. Since then someone has removed the Signal Ahead signs, which have been relocated and reinstalled.

SWRA Centre Community Room - Kevin had the carpet cleaned in the community room and it looks a little better. It has almost been a year since the last time it was cleaned. Due to the heavy use of the community room the carpet will need replacing in the next couple of years.

Deposits and closings since last meeting

Deposits \$17,448.47

Closings 7

Treasurer's Report - Mike Dollar

As reported at our last meeting, Mike has reviewed as our cash is falling short of budget projections. Looking through October the main item that is impacting us is the collections, which we were too optimistic in projections. Boat Storage billing has affected the numbers somewhat this year as it increased our accounts receivable. That will improve as the money is received and deposited. Of the \$27,000 shortfall in collections, close to half is due to boat storage, which will correct itself. Then \$12,000 to \$15,000 is due to Riverwoods not paying their fees on several lots this year. Mike feels that we will be fine by year-end to put money towards the proposed reserve accounts. We likely, however, will not be able to pay down additional mortgage note principal as originally budgeted.

OLD AGENDA

Nominating Committee - The procedure outlined in the SWRA bylaws and Robert's Rule of Order for nominations were discussed. According to the governing documents the Board appoints the Nominating Committee, which consists of five members two of whom are board members. President Heinzen had appointed Patti Richardson and Mack Yeargan to serve. Concerns were expressed that this is a critical time in the life of the SWRA and for the future of StillWaters due a couple of outstanding lawsuits. It was pointed out that in the past, candidate who have agreed to run for election have recommended that SWRA have the Nominating Committee propose a slate for the number of open positions rather than nominating more candidates than the number of open positions. The last few years the Board has discussed and agreed to move toward providing more specific qualifications to the Nominating Committee to look for candidates that have the needed qualifications or experience for certain skills such as accounting, etc. The guidelines pointing out the nominating and election process and the ability to have property owners run by petition will be published in the newsletters as has been done every year.

A motion to appoint Buck Stevens, Ron Sullivan and Silvia Thatcher as members of the Nominating Committee carried.

A motion was made that if any of these members cannot serve then the Board will ask Debbie Nigh to serve as an alternate. The motion carried.

NEW AGENDA

Extensive Home Renovations - There have been problems with large construction dumpsters being placed on right-of-ways or encroaching on adjacent property owner's property. **A motion that in order to do any type construction, interior or exterior, one must apply for a no-cost permit for a construction dumpster before it is placed on the site.** The Board asked Kevin to request that the Architectural Review Committee to incorporate this into their guidelines.

Golf Colony Drainage Issues - A Golf Colony property owner sent correspondence to President Dave Heinzen concerning a recent engineering report that had been requested by the Golf Colony Condo Association Board. Dave updated the Board on his response. This one property owner was concerned about the cost of the proposed work. This erosion issue is not an SWRA issue but a Golf Colony Property Issue, however Dave wanted board members to be aware.

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



Penny Alexander, Secretary



Dave Heinzen, President

Date approved:

Minutes
SWRA Board of Directors Meeting
December 3, 2013

Call to order – President Dave Heinzen called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Andy Milwid, Patti Richardson and Mack Yeargan were present. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of November 19, 2013 meeting.

GM Report - Kevin Eason

Gate Communications - The ultimate goal is to completely abolish the use of all gate codes including the construction codes for gate 34. The gate 49 attendants will be able to obtain information and open the gate for construction personnel. This will solve a traffic problem we have when delivery trucks, repair trucks and just people that their GPS took them to the wrong gate try to turn around or tailgate in and break off the barrier arm. Kevin was able to reprogram gate 34 so that someone could use the call button and dial 0049 at the call box and the gate attendant at gate 49 will answer and can open gate 34. There was no additional cost to reprogram gate 34 and activate this feature. We will not implement this feature until such time as gate attendants are able to view the person they are talking with via security cameras, which means it will wait until the next time we upgrade the cameras.

Pineview Pool - The pool filters will need the interior screens replaced this winter. This is a normal maintenance item. They need replacing about every three years and it has been almost five since they were installed. The cost will be a little over \$600 total.

Deposits and closings

Deposits \$1,527.50

Closings 3

Treasurer's Report - Mike Dollar

The month of November was as expected, right on target on the budget. There was a paper loss on the past due fees from the sale of the Wild Cherry lot that had been deeded to SWRA, however there will be future income from fees on that lot and on an adjacent lot that was sold with it.

Mike is working on proposed budget projections for 2014, which will be sent to the Budget Committee for their review and input.

A motion to move the January 7, 2014 Board meeting to Monday, January 13, 2014 carried unanimously.

OLD AGENDA

Nominating Committee - Dave reported that the following people agreed to serve on the Committee: Patti Richardson, Mack Yeargan, Silvia Thatcher, Buck Stevens and Ron Sullivan.

NEW AGENDA

Twin City Security Update - The transfer has been smooth. Kevin held a meeting with the SWRA gate attendants to explain that Twin City Employees will handle the night shift, which is a cost savings for SWRA. The two SWRA employees who have been working the night shift may apply with Twin City for a job.

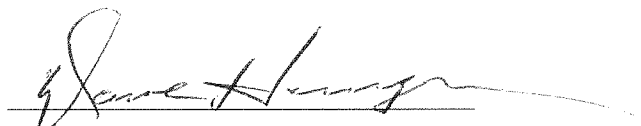
Stoneview Summit- The Condo Association had their annual meeting on the 23rd. It was a good meeting with a great turnout. They had 86% representation of owners at their meeting. A new board was elected and Mike Terrell will remain as their Board president. There are only 7 unsold units of the 85 total.

Ingram Paving Company - They have agreed to work a group program in response from residents to re-asphalt individual driveways. Details were published in the December newsletter.

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



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *Dec. 17 2013*

Minutes
SWRA Board of Directors Meeting
December 17, 2013

Call to order – President Dave Heinzen called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Andy Milwid, Patti Richardson and Mack Yeargan were present. Kevin Eason was present to report.

General Manager's Job Performance Appraisal - The Board presented a written job performance evaluation to General Manager Kevin Eason, which had been discussed and approved by Board. The Board feels that Kevin is doing an outstanding, professional job and is very well received by members of SWRA as well as our vendors and other business associates. He represents the StillWaters community in a positive manner with high standards. The additional responsibilities have been added to his job description were discussed

Approval of Prior Minutes

Board reviewed and approved the minutes of December 3, 2013 meeting.

GM Report - Kevin Eason

Twin City Security - The switch to Twin City Security manning the third shift at the gate has been a little rocky. This past week Kevin spent more time at the gate after 10pm than he had spent in the last two years. The problem has been that TCS was sending security guards that had not been trained on SWRA procedures. Their employees had received training before the switch but TCS changed who they were sending to man the gate without informing Kevin. This issue should be resolved.

Sunset Point One Clubhouse Fire - There was a fire this past Friday at the clubhouse/pool house owned by Sunset Point One timeshare association on Sunset Point. The fire damaged the pool pump area and did minor damage to the clubhouse building. The SWRA cleaning crew was at the location cleaning for timeshare arrivals and reported the fire. The SWVF&R team put out the fire before the building suffered extensive damage.

Christmas Decorations - All have been installed and SWRA has received numerous compliments concerning the lighted trees at the gate 49 fountain and the lighted trees at the SWRA Centre. Kevin conveyed to those owners that the Christmas Committee worked hard this year to enhance our decorations.

Covenant Violation - Boat/Trailer- Alabama Power Co. informed SWRA of a boat and PWC that were parked at the end of an access road off Fern Brook Drive. They were blocking Alabama Power access to a power pole and power lines. The boat and PWC are also parked on SWRA property. A fairly new property owner that lives in Tennessee and

has a vacation home that is accessed by the road owned the items. The owner was contacted and given a 10-day notice to remove them.

Timber Clear Cutting Deposition - Kevin's deposition with Attorney Thomas Radney concerning the tree cutting case will be next Monday at 9am at Thomas Radney's office 56 Court St, Alex City.

Water Leaks - There were four water leaks last week that caused Walnut Hill Water Authority to cut the asphalt in a couple of areas or damage the shoulder of the road. A couple of places they have left open to help dry the area and make sure the leak is repaired. Part of Poplar Point was without water for a short time on December 16th.

New Home Construction - Construction started on the new house on Wild Cherry last week. Kevin met with the contractor to make sure he understood rules and procedures in StillWaters.

Road Maintenance/Cleaning - SWRA personnel are removing leaves and pine straw from the roads. This is the second year we have done so to help keep moisture from staying in the road surface and freezing. Consultant Hagan Wagoner of ProgreCiv Group suggested we do this during the winter months to prolong the life of the asphalt.

Affordable Health Care Act - Kevin completed a webinar concerning the new Affordable Health Care Act.

Deposits and closing since last board meeting

Deposits \$13,802.55

Closing 5

Treasurer's Report - Mike Dollar

Mike presented a printed Projected Cash Balances for 12/31/2013 report. Total cash should be \$360,111, which includes amounts reserved and unrestricted cash. The unrestricted balance is projected to be approximately \$120,000 before making year-end additions to reserves. Kevin and Susan Thames have reviewed projected expenditures for the remainder of the year to determine how much cash needs to be moved from the Alabama Power Credit Union share account to the checking account.

Mike Dollar recommended reserve additions of \$75,000 to be distributed as follows:

Fountain	\$ 5,000	Moonbrook Park	\$5,000
SWRA Centre	\$20,000	Gates	\$3,000
Pineview Pool	\$15,000	Tennis	\$2,000
Contingency	\$25,000	Truck	\$ 0

After the transfer and the expenditures projected by Susan and Kevin, unrestricted cash should be approximately \$45,000 at year-end.

A motion to approve Treasurer's recommendation to move \$75,000 into reserves as listed above was approved unanimously.

Mike distributed his narrative document titled "Notes for 2014 Compilation" to explain details of budget items. He also distributed an income statement and a statement of cash flows and reserves for 2014 for the Board members to review and discuss.

These proposed reports will be sent to the Budget/Finance Committee for their review. The final version of the 2014 Budget will be presented for approval at the next Board meeting in January 2014.

Mike discussed highlights of income projections and expenses and pointed out the items that are somewhat different than previous years. The single biggest difference is that the Legal Fund that was established several years ago has been exhausted so a line item expense will be added in this budget of \$3000 per month. The cash flow projection includes \$66,000 as uncollected this year. Most of this amount is in anticipation of Riverwoods/Zettlers and Chilwaters properties not paying the dues.

OLD AGENDA

Nominating Committee - Patti reported that the committee would meet in order to report back in time for the nominations to be published in the January newsletter. The Board agreed that an email vote on the committee report would be acceptable.

Voluntary Legal Fund - The Board will continue to encourage members to donate to this. It is important to convey the message that even small contributions will help and that the number of donors is a vital statistic.

NEW AGENDA

Employee Handbook Review - Copies of the current SWRA Employee Handbook were distributed to all Board members who agreed to read and highlight areas for discussion and evaluation at our next meeting.

Change of Meeting - A motion to move the January 7, 2014 Board meeting to Monday, January 13, 2014 carried unanimously. SWRA has the RV Court Case on Tuesday, January 14, 2014 at the Tallapoosa County Courthouse.

Annual Meeting - A motion to set the meeting for March 1st, 2014 Saturday at 10:00 a.m. at the SWRA Centre was approved unanimously. Room set up was discussed.

Letter for Annual Mailing - Discussion of topics to be included in the letter with the mailing of association fees was held. Mailing will be sent out at the first of the year.

The Board approved a motion to adjourn into Executive Session at 11:05 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: Jan. 13 2014

