

Minutes
SWRA Board of Directors Meeting
January 13, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of December 17, 2013 meeting.

GM Report - Kevin Eason

Covenant Violation - 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. SWRA issued a letter giving the owner ten days to remove the vessels was sent to the property owner Kevin thought might own the vessels. After the ten days passed, a parking violation notice was placed on each vessel. Kevin also tried to contact that property owner by telephone, one number was disconnected and on the other he left a message, twice. Alabama Marine Policy verified the owner of the vessels and it was the property owner. SWRA had both vessels towed and placed into storage on December 19th. A certified letter was sent to the owner informing them the vessels were towed. The owner contacted the office and the matter has been resolved.

Charter Communications Line Work - They began work on their main cable line located on Lakeview Ridge, which feeds Holly Ridge, the condos, Poplar Point and the marina area. This is the line that was damaged by a truck a couple of months ago. An area of StillWaters was without Charter for several hours. Charter informed Kevin they would return soon depending on weather, to complete the work and cable will be out in the same area.

Fountain - The main fountain pump at the Hwy 49 entrance had a leak in the bearing seal. Kevin assessed the damage and contacted Rob Corum, with Atlantic pools (the designer of the fountain) to confirm his determination of the repairs. Repairs are complete.

Office Closing Over Holidays - There were no major issues while the office was closed.

Maintenance - Winterization of all SWRA property was completed in preparation for the cold temperatures.

Coyote Control - The coyote trapping has been suspended. No coyotes have been trapped or shot over the last few weeks. After deer season is over, SWRA should be able to obtain a nighttime hunting permit to shoot them at night. If the board decides to remove more coyotes there should be no cost for night hunting because there are several qualified volunteers to hunt the coyote.

ARC Violation - A property owner started erecting a large fence on their property located on Fern brook Ridge. Kevin spoke with the property owner and he has stopped work on the fence, He had completed about two thirds of the fence and stated that he did not know the guidelines. He has submitted a permit request to the ARC. Adjustments will have to be made in order to bring the fence into acceptable guidelines.

Annual Fee Deposits - Payments for the annual dues are coming in and are running a little ahead of last year for this same time period. The staff received a few inquiries about the small increase in the dues and the annual assessment but nothing out of the ordinary. We have had two property owners ask about the deed for debt program.

Asphalt Cuts - Walnut Hill Water has recently made several water line repairs and had to cut the asphalt. These will be repaired when regular paving is done in 2014.

Cold Weather Damages -

1. Several homes and a number of condos suffered from burst pipes and water damage.
2. The SWRA entrance fountain was damaged by the extreme cold weather. We followed precautions to keep the water from freezing but the copper overflow pipe burst and one of the skimmer return pipes burst. The fountain will be off until sometime toward the end of January. Rob Corum is planning on coming to StillWaters around January 20th to make the repairs. We will not know the cost of the repairs until the extent of the damage is determined.
3. Some of the landscape plants were damaged or may have been killed by the extreme cold weather. We will wait and see if they come back or if they will need replacing.

Pineview Pool - The replacement filter for the pool has been installed and should last five years. It has been two years since the pavers at Pineview pool were sealed. If the weather cooperates, Rob Corum will reseal and level the pavers the same time he is here to make the fountain repairs. Estimated cost for the pavers is \$2,500.

2014 SWRA Phone Directories - These have been printed and are available at the office.

Deposits and closing since last meeting

Deposits	\$178,022.16
Closings	4

Treasurer's Report - Mike Dollar

Mike stated that he had reviewed the year-end financial statements. Cash balances were about \$1000 more than he had forecasted at the last meeting. He presented the following written report for discussion:

Financial Statements

I have reviewed the financial statements for 2013 but we still have several adjustments that need to be made, including depreciation, reclassifying the ad valorem taxes to the various cost centers and wiping out the Legal Reserve. Transactions for the month of December were in line with the budget and the actual cash balance at year-end exceeded that projected at the last meeting by approximately \$1,000.

2014 Budget

I sent the budget files that I reviewed at the previous board meeting to the Finance Committee and I have heard from two of the three: Gary Crumpton and Mary Ellen Moore. Debbie Nigh is out of town. Gary and Mary Ellen didn't have any suggested changes.

I have since made a few revisions. I added \$2,000 for landscape materials based on Kevin's concern regarding possible frost damage and added \$2,500 to Pineview Pool operating budget for the pavers that Kevin mentioned in his weekly report. I also adjusted the Gates payroll due to the large holiday and overtime pay in the January 2 payroll.

Highlights

All of the financial statements are prepared on an accrual basis. The statement of cash flows reflects the summary of what to expect on a cash basis, including net income and capital expenditures.

Our net income is projected to be \$116,759, and our expected net cash flow is \$52,624. Since this represents the consolidated total, the net increase in our unrestricted cash will be \$2,624, after moving \$50,000 to our reserves. Our cash flow is affected by non-income items, including our projected mortgage principal payments (\$43,409) and capital expenditures (\$18,500).

Our unrestricted cash balance is projected to be \$50,417 at the end of 2014.

Projects not included in the proposed budget for 2014 include two that have been discussed and researched by the board in the last year. One is to open the community room downstairs onto a large covered deck with a grilling area. The other is an addition to the pool house for additional storage including a maintenance work area with water and electricity. Both projects have been deemed important and beneficial to the association.

A motion to adopt the proposed budget as presented and amended to move \$30,000 from the Roads Budget to the SWRA Centre for capital improvement of a deck area carried unanimously.

A suggestion of holding fund raising events with community involvement such as a tennis tournament or golf tournament with proceeds going to the capital projects was discussed. Andy and Kevin will work on this and bring information back to the board at a later date.

OLD AGENDA

Nominating Committee - The Committee had turned in their report over the holidays. The Board accepted the report by email vote so that the report listing the nominations could be published in the January newsletter. The committee nominated Penny Alexander and Andy Milwid due to thoughts that stability is critical to the future of SWRA at this time due to the clear cutting of timber injunction and court case as well as the covenant case involving recreational vehicles.

NEW AGENDA

Employee Handbook Review - The Board discussed and reviewed the current SWRA Employee Handbook and agreed upon several changes. The revised version will be presented at the next meeting for final approval.

Letter for Ballot Mailing - Discussion of topics to be included in the letter with the mailing of ballots for the Board election, as required by SWRA documents, was held. The mailing will be sent out at the February 4th. The Board election ballot with informational resumes, a proposed by-law change and information about the timber cutting case and the voluntary legal fund will be included. Andy, Penny and Kevin will work on information for the proposed bylaw change to be reviewed by Attorney Russell Balch for a vote of members at the annual meeting.

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.

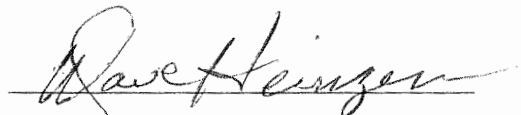
Fountain Repair - There has been copper pipe damage due to the extreme temperatures and the repair cost is unknown until Rob Corum of Atlantic Pools can inspect it on Monday. Kevin will coordinate this repair with the resealing of the pavers at Pineview Pool to cut down on costs. He will communicate with the board via email as soon as estimates are available.

Accounting Contract Renewal - Kevin and Mike recommended that the Board renew our accounting contract with Warren, Sasser and Associates, LLC. There are no changes in the contract from the previous years.

The Board approved a motion to adjourn into Executive Session at 11:45 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: Jan. 21, 2014

Minutes
SWRA Board of Directors Meeting
January 21, 2014

Call to order – President Dave Heinzen called the meeting to order at 9:10 a.m. Board members Penny Alexander, Mike Dollar, Andy Milwid and Patti Richardson 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 January 13, 201⁴~~3~~ meeting.

Guest of Board- Property owner Judson Edel

Judson stated that he disagreed with the Nominating Committee's decision of nominating only one candidate for each board position with an expiring term. He felt that he had to come to the board and state his opinion that anyone who wants to run for the board should be put on the ballot. He also stated that he did not think that names on the ballot should be listed alphabetically. When asked, he responded that he had not spoken to any members of the Nominating Committee. Board members explained that the SWRA process has evolved over the years with past committees suggesting that the Board ask the Nominating Committee to look for specific talents or areas of experience and need depending on which positions were up for election that year. Several people who had agreed to run in the past few years and have been on past ballots have stated their opinions that a nominating committee should pick the best candidate they can find for each open position rather than having asking multiple candidates for each spot. One member stated that all other businesses and organizations that he had been involved with only nominate one person per position and that is why SWRA bylaws offer an alternative way of running by petition. That vetting process is the purpose of a Nominating Committee. The Board and members of the Nominating Committee had discussed the concern of continuity on several major legal issues that our community is facing and felt that stability was very important. President Heinzen thanked Mr. Edel for coming to state his opinion to the Board members and invited him to stay for the remainder of the meeting. Judson thanked the Board for listening and left the meeting at 9:25 a.m.

GM Report - Kevin Eason

Fountain Repairs - There are some small cracks in the pool bowl of the fountain that Kevin has discussed with Rob Corum of Atlantic Pools who is coming to repair the copper pipe damages due to extreme temperatures. Since the fountain is drained, now would be a good time to recoat the pool finish with a bonding agent before it is refilled. This needs to be done about every three-five years and it has been four years since the coating. The cost for materials is around \$500. Kevin will communicate with the board via email as soon as Rob has inspected the damage and estimates are available.

Illegal Night Hunting - Someone was spotlighting and shot a deer early Sunday morning at Moonbrook Park. Kevin was informed just after 1am Sunday morning. The Game Warden contacted SWRA and he is investigating. It is illegal to hunt a deer at night or hunt from a vehicle.

Annual Dues Payments - The office was busy with property owners coming by and making their annual dues payments but the rest of SWRA has been relatively quiet.

Deposits and closings since last meeting

Deposits \$128,329.75 Closings 0

Treasurer's Report - Mike Dollar

He reported that after finalizing the budget there is no projected change in unrestricted cash of \$47,792.00 for the year.

A suggestion of holding fund raising events with community involvement such as a tennis tournament or golf tournament with proceeds going to the capital projects was discussed. Andy and Kevin will work on this and bring information back to the board at a later date.

OLD AGENDA

Employee Handbook - The recommended adjustments discussed at the last board meeting have been made. Kevin will review and bring copies for approval to the next meeting.

Andy was excused at 10:15 am

NEW AGENDA

Alabama Power Co. - They are working on power line property and have installed a security gate and service road in one area of Fernbrook. It will be removed once their work is completed.

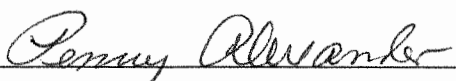
Voluntary Legal Fund - The Board will continue to encourage members to donate to this. It is important to convey the message that even small contributions will help and that the number of donors is a vital statistic.

Sunset Point I Condominium Association Contract - The owners held their annual meeting this past Saturday and they wish to renew the management contract with SWRA on March 2014. **After discussion, a motion to extend the contract for an additional year carried unanimously.**

Andy returned to the meeting at 10:25 a.m.

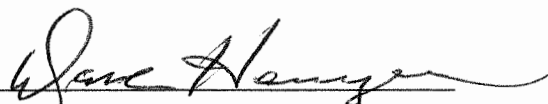
Ballot review - The wording was discussed and changes proposed.

The Board approved a motion to adjourn into Executive Session at 10:50 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary

Date approved: Feb. 3, 2014



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
February 3, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of January 21, 2014 meeting.

GM Report - Kevin Eason

Landscape Pine straw - Bids are being taken for the annual pine straw installation to be installed the first week of March.

Road Signs - SWRA is replacing some of the faded traffic signs. We are also replacing a few wood signpost that have been damaged by landscape equipment and or termites.

Sunset Point II Board of Directors -Kevin attended the Sunset Point II annual meeting. They voted to keep SWRA as the management company pending SWRA board approval of continuing the existing contract for another year. The Board discussed details.

SWRA Centre Proposed Deck - Kevin has conveyed the information from the Board to Architectural Designer Micki Joel about the proposed deck. She has agreed to prepare a drawing to present to the board.

Berney Office Supply - Our copier company, requested to add software to our server that would allow them to remote into the copier to obtain number of copies, perform diagnostics, etc. There will be a future discount associated with all copiers that have this feature. After consulting with our IT Company, Kevin decided not to allow them to install this software. We may lose some potential savings on future copier cost but we must protect private information that is available on our server.

Right-of-Way Damage - There were several areas along the shoulder of the roads that were damaged by vehicles either sliding or driving off the roads during the ice/snow. Some have been repaired and the rest will be repaired when the ground gets a little drier.

Deed For Debt - SWRA received two deeds in lieu of debt this past week. Both were under the '74 amendments and have been subjected to the '87. SWRA now owns 40 properties.

Deposits and closings since last meeting

Deposits	\$320,362.49
Closings	2

Treasurer's Report - Mike Dollar

Financial Statements – January 31, 2014

- Revenues – Dues and Mandatory Assessments are very close to budget. Two of our revenue accounts, Voluntary Assessments and Gate Devices, are billed based on our method of billing 1974 and 1971 Covenant owners that will likely be adjusted based on their final payments. These two amounts are still well over what was budgeted and will be modified downward based on payments through mid-February.
- In other revenue areas, our transfer fees started out the year behind, with only two closings versus nine budgeted. Cleaning fees in the two Sunset Point condominium complexes were also below what was budgeted due to lower rental activity.
- Operating expenses - After a review of January's income statement, I have identified some expenses that require accrual at December 31, 2013. We will coordinate this with Warren, Sasser & Associates.
- Operating expenses at Pineview Pool were below budget due to the timing of projects, notably the pavers that were projected to be replaced in January but have now been delayed probably until early spring.
- Electricity costs were higher than budgeted due to the colder weather at the SWRA Centre and at Moonbrook Park.
- Otherwise, operating expenses were generally in line with what was budgeted in January.
- Our cash balance is approximately \$100,000 lower than projected due to the timing of collections. Mike will keep close tabs on this to make sure we get back in line with our collections in February.

OLD AGENDA

Employee Handbook - Kevin is having this reviewed by an outside source.

Fountain at 49 Update - Fountain at 49 - All the previously patched pipe has been replaced. The new pipe caused the water flow to increase over the waterfall, which is now back to the original amount when the fountain was originally constructed many years ago. The recent repairs cost \$4,750 from the cold weather damage.

After inspecting the base of the fountain pool, Rob Corum of Atlantic Pools recommended that it did not need resealing yet as SWRA is doing a great job of keeping it clean which helps to keep it from deteriorating. This will be inspected annually in order to protect the integrity of the foundation.

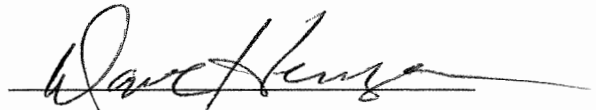
NEW AGENDA

SSPII Contract Renewal - The Board discussed keeping the contract the same as the current contract and a motion to extend the existing contract through March 1, 2015 was approved. Patti Richardson abstained from voting and all other members voted in favor.

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: Feb. 18 2014

Minutes
SWRA Board of Directors Meeting
February 18, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of February 3, 2014 meeting.

GM Report - Kevin Eason

Gate 34 Issues - Two loop switches have failed on the exit side of the gate at Hwy 34. This only affects the barrier arm gates and not the large metal gates. The faulty loop switches cause the computer to think there is a vehicle sitting in the gate and will not allow the barrier gate arm to come down so it stays open. New loop switches have been replaced however that did not correct the problem. After checking every part of the system, we discovered a 16-penny nail had been driven into the asphalt directly through the vehicle detection wire. The nail severed the wire. You could not see the nail because vehicles had pushed it into the asphalt. The gate company said they had never seen this exact situation. The nail was causing the system to short and hold the barrier arm open. We are now on the schedule to have the detection wire replaced.

SWRA Centre Deck Addition - Architectural Designer Micki Joel has looked at the building and the location for the proposed deck. She is working on a drawing. Kevin gave her the wish list. Kevin stated that Micki had some very good ideas.

Deed for Debt - We received another Deed for Debt, this one from William Wesson, which is one we were already expecting. The association now owns 41 properties.

SWRA Annual Dues - Association dues are still coming in at a steady pace. We will assess a \$50 late charge beginning February 15th on all unpaid accounts.

Vision Landscape They have completed the pre-spring maintenance of the common areas. The annual lantana has been ordered. They also tried to assess the damage to plants caused by the extreme cold but suggested waiting until later in the spring.

Landscape Pine Straw - Kevin will gather bids on long leaf pine straw as he received notice that the company he had been planning on using has fallen through. Installation is scheduled for the end of March. SWRA personnel will be installing additional pine bark in a couple of areas to reduce the amount of pine straw needed. The pine bark cost less and last longer. The Landscape Committee suggested this..

Annual Meeting Kevin presented a draft of the Power Point presentation for the annual meeting. The board reviewed and discussed additions and changes.

Election Mailing - Election ballots, window decals, resumes of candidates and the election letter was mailed to all property owners in early February.

Deposits and closings since last meeting
Deposits \$215,291.37 Closings 1

Treasurer's Report - Mike Dollar

The Board reviewed the Power Point presentation for the meeting. The budget handout was discussed and a few talking points suggested. Board members discussed items for additional slides and topics for the meeting.

OLD AGENDA

Employee Handbook - Kevin will have this ready for approval at our next meeting.

NEW AGENDA

Insurance Coverage - Harleysville Insurance carries all insurance policies except the Directors and Officers, which is with Cincinnati. Harleysville has sent their renewal contract. It includes a 7.5% annual premium increase. Kevin had Colonial Insurance Representative David Peel check with other insurance carries and he could not get a lower quote with the same coverage. The contract was discussed. There was no increase last year and this amount is still lower than what the association had been paying two years ago before switching to Harleysville. **The deductible is \$1000. A motion to renew the contract with Harleysville Insurance as presented passed unanimously. President Heinzen signed the contract on behalf of the association.**

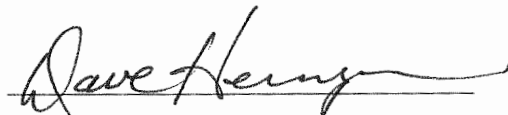
Computer Virus/Security Software

Troy of Sims Data has recommended that we upgrade our software for security and virus protection to a commercial product called Eset. The quote from Sims Data is \$428.88 for a three-year subscription contract with Eset Licenses for antivirus Business Edition and File Security for Windows Server Business. **A motion to upgrade passed unanimously.**

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



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: March 1, 2014

Minutes
SWRA Annual Meeting
March 1, 2014

Call to order - Dave Heinzen, President, called the annual meeting of the StillWaters Residential Association to order at 10:05 a.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Andy Milwid, Patti Richardson and Mack Yeargan were present. Dave introduced Reverend John Mann who gave the invocation and opened with a prayer. Dave also thanked John Mann for his time of service as an SWRA Board member while he was eligible to serve. He is an involved and concerned member of our community who contributes in many areas of service.

Approximately 90 people, including staff and board members, were present at the meeting. A sign-in sheet for attendees, a committee sign-up sheet and email sign-up sheet were at the entranceway table. In addition, handouts for the 2014 budget, March newsletters and residential phone books were available at the registration table.

Dave introduced Tallapoosa County Commissioner Dwaine Holt our District 5 representative and chairman of the County Commission. Dwaine stated that at the time that he came into office about a year ago, the county was \$33 million in debt. The commissioners have worked intentionally to reduce that debt to \$14.2 million and will continue to focus on further reducing that number. Gas consumption is down which decreases the county revenue. There were 13 employees in the District 5 office; there are currently 5, which has cut the gas expenses for that department in half. Cuts were necessary due to the loss of gasoline tax revenue. Questions from the floor were about paving of some county roads as well as some discussion on the issue of roaming dogs needing to be brought under control. Residents felt that the county needs to address the issue of roaming dogs. A child in Tallassee was killed by a pack of dogs recently. It is tragic and the problem is increasing. SWRA Board has been working on this issue with the residents of StillWaters. Another resident asked if the county has any ordinances or controls over the condition of properties in the county for the cleanup of boats/trailers/trash and overgrown landscaping. Commissioner Holt responded that unfortunately there are not any ordinances in place but that he would ask the county building inspector to ask the property owner mentioned to clean up the yard.

Dave thanked Dwaine for attending our meeting and for the service he dedicates to our community. Commissioner Holt pointed out that our General Manager Kevin Eason attends the commission meetings to watch over issues affecting StillWaters and that there are good communications and a valuable working relationship between SWRA and Commissioners. He invited property owners to call him if he is needed or if they have questions or complaints.

Minutes of the March 9, 2013 SWRA Annual Meeting - President Heinzen stated that the chair would entertain a motion to waive the reading of the minutes of the March 2013

annual meeting. They have been published on the SWRA website for almost a year and were reviewed and approved by the Board on March 19, 2013. **A motion to waive the reading and to accept the minutes as written and published was made, seconded and carried.**

Dave reported that each of the members of the SWRA Board takes very seriously their responsibilities and duties as board members. We have a fiduciary responsibility and the Board's major missions are to plan and protect the financial aspects of the organization with both a legal and ethical bond to maintain the community. We are responsible to maintain the infrastructure, protect the property values of all property owners in StillWaters and to enforce all covenants.

Dave pointed out that the names of each board member are on a sign in front of them and that all would be available for questions and input at the close of the meeting. He then turned the meeting over to SWRA General Manager Kevin Eason. He reviewed the agenda and asked that those attending hold questions and comments until the end of the meeting at the appropriate time on the agenda.

General Manager Presentations

Kevin reviewed a Power Point presentation of slides as follows:

Capital Improvements Completed in 2013 - Kevin explained on each item.

- Paving, patching, and drainage - This is an annual expense in an effort to update and maintain the 23 miles of roads owned by the Association.
- Road sign and shoulder work - We are systematically replacing worn out road signs, have to replace stolen or damaged ones each year and maintaining and improving our right-of-ways.
- Computers and server updated - We were operating with a 2003 version, which is no longer supported.
- Gate 34 new lighting and cameras - These were replaced to match the lighting at the park and Gate 49. Cameras have been updated to assist us in identifying damage to our gates and the Sheriff occasionally uses the backup recordings in investigations.
- 3rd shift at Gate 49 - SWRA is now contracted with Twin City Security Company to reduce the expense of attendants as it relates to our Worker's Compensation Insurance -cost savings is there for evening hours but not the same for daytime hours. This reflects a \$6,000 per year savings for SWRA.
- Storage Building - After gathering bids and further studying the issue, the Board decided not to build a free-standing storage building but to wait a couple of years until the existing pool house needs repairs. It was determined that it would be best to add on to the existing building at that time.

Planned Capital Improvements for 2014

- To improve and repair roads - Patti Richardson is currently the Chair of the Roads Committee. They check roads and drainage all year and will be meeting in March to review the list of needs and to allocate the \$160,000 that is in the 2014 budget for roads and drainage. SWRA paves in the summer because we save money and we get a better surface.
- NEW Deck plans for the SWRA Centre were reviewed and proposed drawings shown. The Deck addition to SWRA Centre will be 20' X 27' for a 500 square foot deck that will be covered to increase usage and extend the life of the deck. The plan is to increase usage for the community and rentals. Architectural Designer Micki Joelle donates her time and expertise in developing plans for us. She did a beautiful job on this building (SWRA Centre) and we are so fortunate to have her as a contributing member of SWRA.
- Update association map - It is way past time to do this as the one we have is not accurate.
- Update Furniture for the offices upstairs. This was not done during the SWRA Centre restoration and we need some more efficient and updated workstations.

The Covenants

Each year we have a few more owners subject their properties to the 1987 covenants. We continue to gain ground in becoming a united community.

The current breakdown is:

1987 Covenants (SWRA)	1402
1974 Amendments	348
1971 Covenants	49
Waters Edge	<u>8</u>
Total Property Owners	1807

Enforcement of the Covenants

Kevin reviewed the graph comparison of covenant violations for 2012 to 2013. We are improving as these numbers are decreasing as property owners are made aware of guidelines and that the Association is enforcing them. He discussed Architectural Review Committee (ARC) meetings and asked that owners please give some notice rather than be disappointed because Kevin cannot approve plans for them the day that they already have contractors scheduled.

<u>Violation</u>	<u>2013</u>	<u>2012</u>
▪ Trailer/Vehicle violations*	199	369
▪ Garbage can violations	106	169
▪ Building permit violations	73	61
▪ Fence violations	9	23
▪ Other assorted violations	44	56
▪ Owners damaging gates	11	23

*Violations during Holiday Weekends 63

Kevin attributed this to visitors, guests and part-time people being here who are not aware of the SWRA rules and regulations. Kevin commented that the item he was most proud of was the reduction in the number of property owners damaging the gates. It is encouraging that these numbers are decreasing.

Legal Cases Update

- Timber cutting - Judge Martin ruled in favor of SWRA for a preliminary injunction to stop the clear cutting. The Zettler's will have to take SWRA to court to try to have injunction removed. SWRA has spent approximately \$11,000 thus far.
- RV parking - This ongoing case includes a handful of property owners who have refused to move their RV's to an appropriate storage facility or to build a covered carport or a garage to house the RV's as all other property owners have done.
- Fences - About \$9,000 was spent in 2013 on legal fees on the one case that went to a court hearing, in which SWRA prevailed and the owner was ordered by the court to bring the fence into compliance with the covenants. There were some letters sent by the attorney to several owners, which accounted for a small part of this amount.
- On Collection Cases on past due fees, when SWRA prevails then the property owner has to reimburse SWRA for the costs incurred by the Association in for legal fees and collect costs on those accounts.
- Total Legal Costs for 2013 were \$25,663.07.

Voluntary Legal Fund Donations

There have been good donations so far and we thank those who have donated to this fund. If you have not yet done so, we urge you to donate to the Voluntary Legal Fund to supplement the budget in protecting the covenants. Mack Yeargan pointed out that more important than the amount of money donated is the number of people who donate. This shows that a large number of people support the Board's actions in defending the covenants, which can be helpful when we are asked this question by the judge. The vast majority of property owners are against the clear cutting of trees within StillWaters. Kevin shared that the large turnout of property owners in court the day that we had to appear to file for the injunction to stop the timber clear cutting was very impressive and helpful. Thanks to those who showed up to support SWRA's fight to stop the timber cutting.

SWRA Staff

Kevin introduced Staff Members and thanked them for their fine work and service to our community. We have 8 employees including Kevin currently. He stated that he and the Board are proud of them, they do a great job, are very dedicated. The turnover is stable and we have several who are long-term employees and we hope they will be group staying with us.

- Kevin Eason: General Manager
- Susan Thames: Community Administrator
- Alan Price: Maintenance
- Evelyn Mann: Cleaning and maintenance
- Gate Attendants:
 - Brandy Price Crayton Vickers
 - Brandon Hamby Clyde Ware

TREASURER'S REPORT

Kevin introduced Treasurer Mike Dollar to review the financials and budget for 2014.

SWRA Operating Budget 2014

Revenue

Property Owner Fees/Assessments	\$796,120
Gate Fees and Devices	65,000
Boat Storage	16,250
Transfer Fees	30,900
Garbage Service	4,775
Interest	6,270
Condo Management Fees	81,360
Other (advertising, rent, permits)	<u>26,760</u>

Total **\$1,027,435**

This is the first time that SWRA passed 1 million dollars in billed revenue. We do not anticipate that we will collect all of that but it is the first time we have surpassed \$1,000,000 mark.

The 1987 Covenants include an automatic adjustment based on the COLA adjustments, which was a 1.5 % increase for 2014. The Board also approved a \$100 assessment for 2014 as has been done in most of the years since the property owners took over the homeowner's association after the auction. Last year was a strong year in transfer fees due to many units sold in Stoneview Summit, which will not reoccur this year. Some areas of new revenue are the funds generated by the garbage service where SWRA moves trashcans out the curb and carry them back after pickup for a nominal annual fee. Also, there were additional revenues from the contracts with some of the condo associations, which actually generate significant profit for SWRA.

SWRA Operating Budget 2014

Expenses

Administration	\$245,718
Gates	172,544
Roads/Drainage	160,975
Landscape/Grounds	175,126
Common Areas	43,521
SWRA Centre	28,441
Condo Management	20,975
Legal Expenses	36,000
Reserves	<u>50,000</u>

Total **\$933,300**

There is \$161,000 in roads & drainage budget. The legal expenses are new this year for the budget due to the fact that SWRA used the last of the legal fund special assessment during 2013. If we prevail on collection cases the property owner pays these fees so they are not included in this number.

SWRA Operating Budget 2014
Unrestricted Cash

Total Revenue	\$1,027,435
Expenses	(933,300)
Non-payment of Fees	(66,225)
Capital Expenditures	(48,500)
Depreciation	64,000
Mortgage Principal Payments	<u>(43,410)</u>

Change in Unrestricted Cash **\$0**

SWRA re-financed the mortgage to move from a balloon note to a 10-year fixed rate. We were able to cut the interest from 5.5% to 3.8%, a 1.7 % reduction. It also shortened the term by 2 years and lowered the payment.

Most years the Board budgets for \$40,000 - \$50,000 to be available at year-end as Unrestricted Cash. In 2013 we were able to meet that goal with a balance of \$47,000 in unrestricted cash.

Of the total billed revenue we estimate that \$66,000 of that will not be collected.

The standing contracts are reviewed annually, which are a part of our fixed expenses. The contracts we have included are landscape maintenance, pool maintenance, accounting and computer support. Other fixed costs include insurance and property taxes. We also have semi-fixed costs, those that vary little, including utilities, salaries, gate attendants etc. Fixed expenses are the major portions of our annual budget, and along with reserves, are approximately 80%.

Special projects such as the deck addition are built into our overall cash budget.

SWRA Operating Budget 2014
RESERVES

	<u>Budgeted</u>	<u>12/31/14</u>
SWRA Centre	\$ 20,000	\$65,000
Fountain	5,000	30,000
Pineview Pool	15,000	60,000
Vehicle/Major Equipment	-	14,000
Gate Equipment	3,000	19,031
Tennis Courts	2,000	10,200
Moonbrook Park	5,000	15,967
Legal Fees Assessment	-	-
Contingent	<u>-</u>	<u>100,000</u>
Total	\$50,000	\$314,198

Mike stated that Reserves are a way of programmatically putting aside money in an effort to prepare for the future to replace and repair our assets. \$75,000 was budgeted to Reserves for 2013. It was a financially good year so SWRA was able to fulfill this goal.

We hope to be able to add the above amounts to the Reserve Areas at year-end 2014 to meet the totals shown in the second column.

Mike concluded his report and turned the meeting back over to Kevin Eason.

Get involved in SW Join a Committee

Kevin pointed out that people could sign this morning or contact the office if you are interested in any committee. He stated that there is something for you to do and that we could not operate StillWaters without our committee members. He asked all to stand up and thanked them for their time and contributions. He briefly reviewed the responsibilities or areas of concern for the following SWRA committees.

- Christmas
- Communications
- Architectural Review
- Roads/Drainage
- Long Range Planning
- Recreation/Maintenance
- Nuisance Animal

Stay Connected - Stay informed by signing up to receive newsletters, announcements, community concerns, and minutes of the board meetings by sending your email address to the office or signing up on the list at the meeting to receive this information via our *SWRA.....eflash!*

2013 SWRA Board

- Penny Alexander
- Mike Dollar
- Jerry Grace
- Dave Heinzen
- Patti Richardson
- Andy Milwid replaced John Mann who resigned August 2013
- Mack Yeargan

Dave Heinzen announced that “they say” that there is always “a man with a plan” when something good happens. StillWaters started with a dream, and “the man with a plan” is with us this morning. He introduced **Mr. Cecil Duffee** who had the dream, founded StillWaters in the 1970’s and thanked him for his positive vision, which has shaped our wonderful community.

Election Report

Treasurer Mike Dollar who served as the Acting Secretary since the board secretary, Penny Alexander was up for election this year gave the election report. He thanked the members who served on the Nominating Committee for their commitment and time. He then also thanked the members of the Election Committee for their careful and sincere service in assuring that the validation and counting of the ballots was handled as per the SWRA guidelines.

Nominating Committee

Buck Stevens
Ron Sullivan
Silvia Thatcher
Patti Richardson
Mack Yeargan

Election Committee

Nell Braswell
Rosa Ann Coleman
Rex Evans
Chuck Lehman
Silvia Thatcher

There were 222 ballots cast for a total of 371 votes.

18 ballots were disqualified, 16 of those due to non-payment and 2 for other reasons. There were 3 ballots that were received after the deadline for return so they were not included.

There were 5 write in votes for 2 different candidates.

Andy Milwid was elected and Penny Alexander was reelected, both to serve three-year terms. Mike thanked the property owners who donated their time to serve on both the Nominating and Election Committees.

The 2014 SWRA Board Members are Mike Dollar, Jerry Grace, Dave Heinzen, Patti Richardson, Mack Yeargan, Penny Alexander and Andy Milwid. They will elect officers immediately following this meeting.

President Heinzen recognized and thanked several **Still Waters Volunteer Fire and Rescue (SWVF&R)** volunteers and employees who attended the meeting. He expressed thanks and appreciation on behalf of the community for their service as fire fighters, ambulance personnel and board members who work so hard for the protection of our community, properties and people.

QUESTIONS & COMMENTS

The floor was opened for questions and comments. All were asked to come to the microphone and state their name and covenants so that questions could be answered to the best of General Manager and Board member's abilities and so they could be properly identified for the record.

Comment by Judson Edle, 1987 - He stated that he was on the first board for 3 years and had a little idea of the functioning of board and one of the things that bothered him this year,

and he went to board to express his opinion was that he wants a choice when we have a vote. He asked for a show of hands as to how many people wanted a choice of multiple names for each position. Ten to twelve people raised their hands in support. Mr. Edel was surprised that the large majority of those at the meeting did not agree with his opinion on this matter. He went on to express his displeasure. He feels that anyone who wanted to run should have had a chance to run and that the committee should not eliminate anyone but should place all names on the ballot. He asked why SWRA didn't just save money by not sending out a ballot, what is the sense it is foolish that is my opinion and wanted board to know about it. Mr. Edel encouraged others to speak on this issue.

Response from President Dave Heinzen and GM Kevin Eason

The Nominating Committee took the position that the vetting process is the purpose of a Nominating Committee. The majority of other businesses and organizations only nominate one person per position and that is why SWRA bylaws offer an alternative way of running by petition. Anyone who wants to run for the board can do so as outlined in the governing documents, with the process of running by petition by simply gathering signatures from 20 property owners in good standing. That is open and available to everyone interested in serving. If they were to just put out a list of anyone who wanted to run then what would be the purpose of having a nominating committee?

Several people who had agreed to run in the past few years and have been on past ballots have stated their opinions that a nominating committee should pick the best candidate they can find for each open position rather than having asking multiple candidates for each spot. They were not pleased with the process the way that it had been handled in past years and felt it was discouraging to ask several people to run for each position.

The committee does not remove anyone from consideration but has always discussed the possible candidates and voted on those that they put to the board as their nominations.

SWRA is required to mail out the ballots to all property owners by the Bylaws, which govern the actions of the Association. It is clearly outlined in the bylaws so the board has no authority to override them. The Nominating Committee, Election Committee, Board and staff did their duty as per outlined by the governing document. We understand how someone who is not aware of these bylaws might not have agreed with way it was done, but it was handled properly.

Dave explained that the Board has a history of asking the Committees to do their work and bring recommendations to board, which the board almost always accepts.

Comment by Jim Russell, 1987 - Mr. Russell commented that he felt that individuals could volunteer or express interest to Kevin Eason and then they should come before the committee. He stated that he felt that a lot of people would do better to contact Kevin rather than the nominating committee members.

Response - Two sitting board members were asked and they expressed interest in continuing to serve. The committee members' names, contact information, and the process as outlined in the bylaws were published in "The Voice of StillWaters"

newsletter. It was suggested that the committee invite interested candidates to meet with them.

Question from John Durr - 1987

He asked what had happened with the Long Range Planning Committee and what was the status on the changing of the covenants?

Response - After much research, discussion and opinions from Attorney Russell Balch and Attorney Kim White of Akridge & Balch, the Board has come to the understanding and position that ALL property owners under the 1971, 1974 and 1987 covenants are members of SWRA. Each of these covenants states this. It does not matter which set of covenants one is under, everyone is a member of the Homeowners' Association (SWRA). SWRA cannot change the covenants that are recorded on a property but many communities function with properties under several sets of covenants.

SWRA has made changes over the last two years to move in the direction of treating all members the same and working to bring about a fair fee structure so that all members pay the same fees. The Association owns the amenities and roads; therefore fees have been adjusted in an effort to allow all to use these amenities as long as all pay equally. The LRPC has worked many years on a resolution for StillWaters. Kevin discussed examples of how the fee structures are handled.

Chuck Lehman, 1987 - He asked about there being something related to a date of 2015 in the timing to have the opportunity to change the 1987 covenants.

Response - December 31, 2015 is a roll over date in the covenants. With the work of the LRPC and the attorneys, the Board has determined that it is more practical to govern through the bylaws since that will affect all property owners and they are easier to change. It takes "not less than 75%" of the property owners to change the covenants. However, the bylaws can be changed by a sixty percent (60%) vote of the total vote of membership, present in person or by proxy. In other words only those actually casting a vote make the decision rather than the covenant vote where it is not likely that more than 30% would even vote. Improbable that we could ever gather 75% to vote much less to all agree to a change.

Mary Anne Durr, 1987 & 1974 - What happens in 2015 when the 1987 covenants come up for renewal?

Response - They will be automatically extended for 10 years and the percentage to be able to amend them drops to 55% from 75%. That is still 55% of ALL property owners, not just those voting in person or by proxy.

Question Mary Anne Durr, 1987 - When will the SWRA deck be completed?

Response - We met with the architect a few days ago. Architectural Designer Micki Joelle who designed the SWRA Centre and has donated many hours of her time and expertise on the gatehouse renovations, park and storage building ideas has developed the plans that were shown at this meeting. We have been so fortunate to have her in StillWaters. Micki is finalizing some details to be presented to the Board. Once that takes place and plans are approved, we will put the project out for bids. Kevin stated that his goal would be to hopefully get started in March and to have it completed by first of summer.

Comment by Bob Taffet, 1987 - He first expressed his thanks to those who volunteered and to all who serve on board of directors. He proposed that the Board look into covered storage for boats. It could be a small area with costs amortized over time.

Response - The Board and Kevin will investigate this proposal. Thank you.

Comment by Bob Hamby - He stated that he lives on Stagecoach Road and I think we continue to have a problem with tailgating at Gate 34. He watches closely and tailgating starts more after 3 in the afternoon until dark. It is mostly young people, there is something going on we need to know about. How can we stop tailgating at Gate 34?

Response - Kevin stated that his suggested solution was not a popular one. It would be to close the back gate (34) entrance side completely and only allow exit side to work. It would reduce problems and issues without increasing costs. In fact it might save some on gate parts. There are no restroom facilities in the gatehouse for an employee which would be required if we were to staff that gatehouse. It would be costly to renovate and of course there would be added employee costs. Cost a lot to fix the problem. For discussion, Kevin asked for a show of hands on those who would not want the entrance side of Gate 34 closed. There is no authority to vote at this meeting but the show of hands in support of closing entrance side was about half for and half against.

Comment by Bill Kent 1987 - He stated that the area where he lived was crime free and wondered what are statistics of any crime in SW? Is there really a problem with anyone tailgating in or what is the issue?

Response - Kevin shared that the Sheriff's deputies notify him about 80% of the time that they come into StillWaters. 95% of calls are domestic issues. The last time any type of robbery occurred was over the July 4th, 2011 weekend, almost 4 years when someone went through cars in the Poplar Point parking lot and took cd's and sunglasses. About 18 months ago the Harbor Point Marina had a break in; not sure if by water or by road. The gates do deter people and we have several law enforcement people who live here. Basically the gates keep an honest person honest.

Comment by Judson Edel, 1987 - He stated that he had seen the problem with tailgating in FL and one of the things they did was have a gate come down behind you so that you were boxed in between two gate arms before the one in front of you opened. It is just an idea.

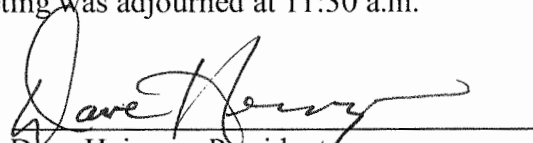
Comment by Tom Yarbrough, 1987 - He kidded that we could correct illegal entry at Gate 34 by hiring one extra attendant, someone with a gun to shoot out the tires! Mr. Yarbrough reminisced about good times with the SW Follies, the kindness of Mr. Cecil Duffy when Tom purchased a lot in StillWaters 27 years ago and Cecil generously let him use his personal villa in order to accommodate the special needs of a guest, a neighbor, Penny Alexander going out of her way to track him down through his vet with dog tag info when she found his lost, deer chasing dog far from home and other positive things.

He related that he has an RV in a covered carport approved by the Architectural Review Committee process. He said that sometimes people would ask, "why would you live someone where other people (Homeowner's association) can tell you what you can and cannot do on your own property?" He answered that that was precisely why they bought in a community protected under covenants. All one has to do is drive on Highway 49 to see parcels with boats/trailers/unkept yards and other debris mixed in between very well kept homes. He stated that he was appreciative and thankful to the board and staff for working hard to enforce the rules of the covenants in order to maintain property values. He loves living in StillWaters, Thank you.

There being no more questions or comments, President Dave Heinzen thanked all for coming and participating today. He announced that the Board meets the 1st and 3rd Tuesday of every month and that meetings are open to all property owners. He invited all to attend a meeting and asked that if they had an item for discussion to please contact Kevin so that he could add it to the agenda.

A motion to adjourn was approved and the meeting was adjourned at 11:30 a.m.


Penny Alexander, Secretary


Dave Heinzen, President

Date approved: March 4 , 2014

Minutes
SWRA Board of Directors Meeting
March 4, 2014

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 February 18, 2014 meeting.

GM Report - Kevin Eason

Deed For Debt - A property from American Family Foundation has been received. SWRA now owns a total of 42 lots.

SWRA Centre Entrance Repair - The concrete at the walkway to the SWRA Centre has been re-stained. The whole pad had to be re-stained not just the damaged area, so the color would match. It looks good as new.

Lake Watch - The Lake Watch organization sent a letter thanking them for supporting Lake Watch and for allowing the use of the SWRA Community room for their annual meeting.

The Voice of StillWaters - The newsletter was published early so that the budget would be available for property owners to review before the annual meeting.

Dog Nuisance Complaint - Kevin received two written complaints from two different property owners in the Turkey Trot area concerning a large dog that appears to be a German Sheppard. Both complaints state the dog chases them when they walk, is aggressive toward them and does not stay in the owner's yard. Both complaints state they have also talked with dog's owner but the owner has taken no action. Kevin has contacted the owner in an effort to correct the problem.

Landscape Pine Straw - The annual pine straw installation will start next Monday, March 10th. The lantana suggested by the Landscape Committee and is in the budget has been ordered. Normally we order 100 plants installed but because several plants are growing back each year, this year Kevin cut the order to 80 plants.

Timber Clear Cutting Case - The attorney for the defendants in the timber cutting case sent a set of interrogatories for SWRA to answer. They were answered under the guidance of the SWRA attorney and returned to the defendant's attorney. These pertained to the counter claim made by the defendant.

Deposits and closings since last meeting

Deposits	\$39,304.05
Closing	3

Treasurer's Report - Mike Dollar

At the end of February we are \$2000 under our projected cash balance, which is extremely close. At this time of year, we are at our peak for cash for the year at this time of year and will be a net cash user for the remainder of the year January and February are our largest collection months. Through February we are close to our budget expense level.

It was suggested that the association move into average monthly billing from Alabama Power to level out the electrical cost. Kevin will look into this.

OLD AGENDA

Employee Handbook - Kevin will email a final copy to board members now that the reviews and updating have been completed.

SWRA Centre Deck - Kevin distributed a copy of the proposed plans for the addition. Penny and Kevin meet with Architectural Designer Micki Joell concerning the design of the new deck for the SWRA Centre. Micki is working on the final drawing and may have it ready to present to the Board at the mid-March meeting. The final dimensions are 27' x 20'.

NEW AGENDA

Harbor Pointe Management Contract - Last summer we had discussed doing some work with them on an hourly basis when their property manager could not do the work or was out of town. They did not take action on it then. Recently one of their board members contacted Kevin to propose a contract between Harbor Pointe Condominium Association and SWRA with a base monthly fee for 7 months plus an hourly rate for covering when their property manager is unavailable or if he could not do the work. We would not have keys to individual units. **A motion to give Kevin the authorization to sign a contract within the parameters discussed, which includes a 30-day cancellation clause carried.**

Abandoned Vehicles - Chief McMichael contacted Kevin after a resident called the Sheriff's department about a car parked on the side of the road and they sent someone out to investigate. When they called Kevin he told them that we had someone contact the gate attendant to let them know that their car had broken down and would have to leave it on the side of the road.

The Sheriff's department has requested we notify them, when we have knowledge, of any vehicles that have broken down or have been left on the side of a SWRA owned road. It is a simple process to contact dispatch. It was discussed that SWRA could place a card or notice on the vehicle so that property owners would know that it had been handled.

Roads Committee - They will meet March 20th at 2:00 p.m. Names of additional members were discussed. Dave will contact these people as potential committee members.

2014 Committee List - The committee lists were reviewed. The Board brainstormed on new members to ask to join different committees and the Board Advisors were reassigned.

It was decided to move the Animal Nuisance Control committee into the LRPC to develop a plan to deal with these issues. Board Advisors will contact current members to see if they are willing to continue to serve on the committees and then to also contact new suggested members. Each will send the names and contact information to Penny for the master list.

The Board agreed to move March 18th meeting to Tues. March 25th.

Approval of Annual Meeting Minutes - The board reviewed the minutes from the Saturday meeting. A motion to approve as presented was seconded and approved.

All agreed that it was a good annual meeting. The final comment from resident Tom Yarbrough was a wonderful way to bring the meeting to a close. Guidelines for speaking at the SWRA Annual Meeting were published in the newsletter and many people commented that they thought that it was a good idea to do so and that the points were well defined. The room was a bit crowded but could have accommodated a few more people. Once again the availability of H printed copies of the budget, newsletter and phone directories was well received.

The Board approved a motion to adjourn into Executive Session at 11:25 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *March 25, 2014*

Minutes
SWRA Board of Directors Meeting
March 25, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of March 4, 2014 meeting.

Guest: Architectural Designer Micki Joelle attended the meeting to present and explain the design plans. The board members asked questions and made suggestions. The covered deck will be 27' x 20' with step lighting on the walkway and bench seating built in around the perimeter. French doors will open from the building to accommodate furniture, travertine will be added in the interior traffic area from the kitchen and there will be a storage area underneath the deck. **After discussion, a motion to approve the design as presented was accepted. The Board thanked her for her time and excellent thought process in planning for our future.** She left the meeting at 10:00 a.m.

GM Report - Kevin Eason

Alabama Power Line Work - An eflash has been sent informing property owners that Alabama Power will be using a helicopter to install new power lines along the APCO easement. They plan to start around March 12, weather permitting.

Alabama Power Right-of-Way Damages - Kevin spoke with Jeff Hann at Alabama Power concerning the damage their sub-contractor did to the shoulders of the SWRA roads around the power line easement. He inspected the damage this past Friday and agreed to have it repaired but he requested to wait until all the power line work is completed which will take another couple of months. SWRA agreed as long as the repairs will be made before June 1st.

Boat Storage Lot - There are no more spaces available in the boat storage lot. In previous years, the storage has remained full with a waiting list. The small increase in the annual rent may have caused some renters not to renew their annual lease this year; however, Kevin did not think the small increase kept SWRA from renting the spaces. Because the lot is usually full, it took a couple of months for people to get the word there were spaces available.

Collection Case -SWRA received payment on an old collection account that was past due for their 2012 and 2013 association dues. They had already paid the 2014 dues in January.

Gate 34 - The gate has been repaired and is working properly.

Landscape Update - Swift Pine Straw has completed the installation of the pine straw. Kevin reported that it looks good especially at the front gate.

Pineview Pool Pavers - Rob Corum of Atlantic Pools has explained to Kevin how to clean, level and seal the pool pavers. This is a task that can be accomplished by SWRA personnel at a cost savings of approximately \$2,500. We have the equipment and extra pavers therefore we will only need to purchase the sealing solution. Last time Rob preformed this regular maintenance we also need a few pool tiles replaced and other pool work but this time all tiles are in good shape and no additional work is needed.

Tallapoosa County Commission Meeting - Kevin attended the meeting on March 10th. No issues concerning the StillWaters community were discussed.

Tennis Court Gate - The electronic gate lock was damaged. Someone either beat it with a bat or hammer or some other type of object. They broke open the utility box and pull the wires lose which turned off the power to the magnetic lock. The gate could then be opened without a card. No damage was done to the card reader so we were able to repair the wiring and utility box with the help of a local electrician.

StillWaters Map Update - Joe Gardinski is a StillWaters resident and works for the US Dept of Agriculture as a GIS (geographic information systems) Specialist. He has volunteered to work on the SWRA map of StillWaters. Mr. Gardinski will recreate an updated map and will produce a digital map. SWRA will pay for any cost he incurs but will not charge for his time and expertise. This will be a tremendous savings for SWRA. Patti suggested that we send him a copy of the boundary booklet that was developed for the Timber cutting case, which should assist him. The Board agreed that it is a generous contribution to our community.

Deposits and closing since last meeting

Deposits	\$38,763.34
Closings	4

Treasurer's Report - Mike Dollar

As we discussed last year as being likely, our profit from condo management is taxable for both federal and state purposes. After some discussion among Susan, Kevin, our accounting firm (Warren, Sasser) and me, we accrued \$4,500 federal taxes and \$2,000 state taxes. These amounts will be paid before April 15.

We have collected \$29,500 in billed member fees to date in March. This is more than \$6,000 higher than budgeted for the month, so our targeted cash balance should be in good shape in comparison to our budget for March 31.

OLD AGENDA

Employee Handbook - Mike proofed the final version of the handbook and he and Kevin made a few changes. **A motion to approve the handbook was accepted.**

Roads Committee Meeting - Patti Richardson reported that they had a productive meeting on March 20, 2014. They reviewed their recommendation list of updated inventory of needed work areas. Hagan Waggoner of ProgreCiv Group attended the meeting along with Dave Heinzen, Patti Richardson, Kevin Eason, Tom Nicholson, Jerry Heath and Bob Buice. Bill Kelley was not able to attend. Kevin and Hagan will work up a bid for the inventory list and report back to the Committee. Dave stated that there was a large number of tar & gravel areas and that since those materials are not temperature sensitive some of the work may be done in the spring this year.

NEW AGENDA

LRPC Meeting - Andy Milwid stated that the first meeting would be April 22nd at office at 10 a.m. All Board members are invited to attend. List of committee members are: John Durr, Rich Hickey, Cal Johnson, Dick Merrifield and Julie Nicholson.

Copier Contract - There is a new contract proposal from Berney Office Solutions to replace the current copier. It will reduce the base price and should produce a savings of over \$100 per month. **A motion to approve the contract carried.**

SWRA Office Server - Two drives crashed and the server was rebuilt with new drives installed. One of the new drives crashed which is highly unusual according to the computer technician.

It has been sent back to the company for review to see if it was a faulty driver or if the board is casing the damage. If it is the board then it will be best to purchase a new server. The one we are using now is a 2003 version. If we purchase we want the most current model for speed and the newest generation of software. There will be an increase in monthly backup fees.

Kevin will email the cost for informational purposes but the board approved replacement of the server if needed with the most current version and additional needed backup options.

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: *April 8, 2014*

Minutes
SWRA Board of Directors Meeting
April 8, 2014

Call to order – President Dave Heinzen called the meeting to order at 9:05 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 March 25, 2014 meeting.

GM Report - Kevin Eason

Pineview Pool - The sealing and leveling of the pool patio pavers has been completed. We spent a little less than \$300 for materials, plus about eight hours employee time, which is a cost savings compared to what was budgeted for this project.

Road Report - Hagan Wagoner (ProgreCiv Group) and Kevin inspected the areas for roadwork and drainage that were determined by the Roads Committee. Hagan pointed out several areas on the major roads where shoulder work is needed which were not on the list. Hagan is working on estimates to give to the Roads Committee that will include the shoulder repairs. The estimate for paving and shoulder repair work will be presented to the Roads Committee for discussion and review.

Gate Camera- One of the older cameras at the 49-gate has gone out. The company we use for video work will replace it next time they are in the area in order to save us a trip charge.

SW Map - Joe Gardinski is working on updating the StillWaters map. SWRA will hire a company with plotter software to add the lot numbers to the map. Kevin had contacted the county office however they are not allowed to do this for outside groups even if we paid for their services. We will contact their vendor and explore other options.

Deposits and closings since last meeting.

Deposits	\$21,979.78
Closings	3

Treasurer's Report - Mike Dollar

Financial Statements

Mike has reviewed the preliminary statements for the 1st Quarter. The statements will be turned over to Warren, Sasser for their review and adjustments.

There are no glaring differences in revenues, with the possible exception of cleaning fee charges for Sunset Point I and Sunset Point II. When Mike prepared the budget for both, he spread the average cleaning fees charged in 2013 evenly over twelve months for 2014. Since the winter months have less activity, the cleaning fees have been substantially less and should even out over the course of the year.

On the expense side, there are a few areas that have significant variances. On the positive side, Kevin mentioned that SWRA personnel performed the work installing and sealing pool pavers. The actual cost has been incurred in April, although \$2,500 was included in the budget in January. Also, operating expenses for Gates has been substantially lower than budget. On the negative side, payroll costs for the Gates are almost 8% higher than budgeted.

There are also a couple of areas that are lower due to the timing of projects. Water pipe repair costs were budgeted for the 1st Quarter but have not yet been incurred. Also, the Harleysville quarterly premium was not billed in the 1st Quarter. The last billing was in November 2013.

Cash balance is only \$1000 off from what we had budgeted so collections are coming in as planned.

OLD AGENDA

Server Repair Cost Update - To date we have spent \$3000 repairing the server. It will probably be another \$500 in expenses to complete the job. We did not have to purchase an entire new server. We updated the drives and other parts so the software upgrade to 2008 is now complete. The firewall (Sonic Wall) was also upgraded to allow the ability for different levels of use so the downstairs room can now handle presentations by outside groups.

NEW AGENDA

SWRA Centre Deck- Kevin had requested bids from six contractors and has received two estimates for the construction of the deck. The job is too small for some contractors this time of year as they are very busy. The price of lumber is projected to increase 10-12% in May. Kenny McBride of M&M Construction handled the last renovation of the SWRA Centre; however, he thanked us for the opportunity to bid but he is not available at this time.

The following bids were reviewed and discussed by the board:

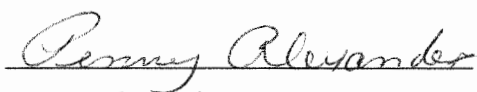
- ❖ E. D. Graham submitted a bid where SWRA supplies tile, ceiling fans and lighting but he installs tile.
- ❖ Jeff Rice submitted a bid with Gene Smith doing the electrical, which we will pay Gene directly. This is a cost savings for SWRA and Gene Smith did all the electrical work during the renovation of the building. Gene has estimated \$1000 labor with SWRA supplying ceiling fans & lights.

Both estimated 3 weeks to complete the deck and both have insurance and contractors' licenses.

After discussion, a motion to approve the bid from Jeff Rice Construction to begin construction as soon as possible with a completion date of June 1st was approved.

Office Furniture - Susan and Kevin are close to finalizing the office furniture purchase, which will be ordered online because of the savings. Both workstations will be able to accommodate improved work areas and storage.

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



Penny Alexander, Secretary



Dave Heinzen, President

Date approved:

Minutes
SWRA Board of Directors Meeting
April 22, 2014

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 April 8, 2014 meeting.

GM Report - Kevin Eason

Gate 49 Camera - The broken camera that was reported at our last meeting is under warranty and will be replaced immediately.

Gate 49 Lights - These have been 95% repaired. Smith Electric was able to get all but one light working. An electrical short damaged the ballast in the light closest to the short. An underground junction box was discovered due to the short and a small fire. A ballast is on order and will be installed as soon as it is received.

Deed for Debt Program - We received two property deeds from K&B Enterprises under the program. The outstanding fees were \$3,367 on each lot.

SWRA Boat Storage - A tree fell damaging the boat storage yard fence. A couple of post will have to be replaced and the fence stretched.

Deposits and closings since last meeting

Deposits	\$14,418.36
Closings	3

Treasurer's Report - Mike Dollar

No report this meeting

OPEN AGENDA

SWRA Centre Deck Update - The construction is under way and looking good. Kevin and Penny will coordinate with Micki Joelle on the fans and lighting fixtures. Several people have contacted Kevin concerning the finish date for rentals.

StillWaters Map Update - Joe Gardinski is progressing with the StillWaters map.

NEW AGENDA

Tree Removal of Fallen Trees - Three trees fell across SWRA roads in the last week. Our employees were able to cut the trees and move them off the road but they are too large for us to dispose of. There are two trees at Poplar Point located on SWRA property that have started to lean over to one side, one is dead, and both need to be removed.

SWRA Centre Deck - The contractor has started construction and the parking next to the community room is closed because of safety reasons.

Pineview Pool Open - All pool furniture is out and the pool is officially open. A couple of the pipes running from the heater to the pool were damaged this winter from the cold. The heater was winterized but the pipes were still damaged. The heater is ok. After discussion the board agreed to wait until fall to repair the pool heater.

Gate 34 Goalposts - The creeping fig on the posts was killed by the extreme cold this winter. It will come back but may take years. To completely remove the vine will require sandblasting and probably re-painting. This would be a good time to take down the old goal post at the back gate but the estimated cost is \$2500 per side for a total of \$5000. Several options were discussed and it was agreed that Kevin will explore options and costs.

Truck Purchase - Kevin reported that there is a need for a second SWRA truck vehicle. In the past we have discussed a golf cart or gator type vehicle. With the amount of miles within the StillWaters community it has been determined that a truck is preferable. With increased maintenance staffing they have been using Kevin's truck more and more. Andy stated that he knew of 2003 Tundra that is for sale at \$3500. **A motion to purchase a used truck subject to Kevin's approval after test-driving was approved.**

Political Candidates - The Board discussed involvement including endorsements of local candidates and the use of the SWRA Community Room. It was agreed that the Board must be careful to protect the "not for profit" status of the association. Candidates may purchase ads in the newsletter and may rent the room for meetings. Tallapoosa County officials have requested a Town Hall Meeting to be held May 15th. The County Engineer, Sheriff Jimmy Abbett and Commissioner Dwaine Holt would attend. The Board agreed as long as they pay the rental rate for the use of the room.

Worker's Compensation - Sheffield Insurance Company sent SWRA a dividend check for \$1125.86 that will be recorded in our Other Income account.

Record Cleanup - Kevin suggested that old daily purchase receipts be culled. We will keep 5 years back and Kevin will review before destroying the others. Employee records will be kept for seven years.

Association Classes - Kevin will be out of office May 1st to attend classes with the Community Association Institute. He has completed the prerequisites for the AMS Certificate (Association

Management Specialist). The certificate of completion should be issued at the end of the next quarter. Certified Management Specialist is next level.

Long Range Planning Committee - Andy reminded Board members that they are holding their first meeting of the year from noon to 2:00 and all are invited to attend.

The Board approved a motion to adjourn into Executive Session at 10:22 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *May 6, 2014*

Minutes
SWRA Board of Directors Meeting
May 6, 2014

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

Guest - Mike Keel of Keel & Till, LLC attended the meeting in order to request subdividing a two acre lot at Sunset Point (Tallapoosa County map parcel #7.007) into 6 cottage home lots with a seventh common area lot along the water front. Drawings were reviewed and discussed. The proposed plan would be on a developmental parcel in the Sunset Point Area. There would be a transfer fee, impact fee and building permit fee for a total of \$1650 per lot as well as annual association fees, which would start as soon as plat is approved and recorded. The Board thanked Mr. Keel for attending the meeting and responded that they would respond to his request in a timely manner.

Approval of Prior Minutes

Board reviewed and approved the minutes of April 22, 2014 meeting.

GM Report - Kevin Eason

SW Boat Storage - The fence that was damaged by a fallen tree has been repaired at a cost of \$1,200.

Gate 34 Entrance Goal Posts - The dead leaves from the creeping fig vines have been removed and the vines fertilized to see if the new growth would continue. Kevin will monitor the progress and report back to the Board.

Walnut Hill Water Authority - They had to make two more utility cuts recently. Hagan Wagoner of ProgreCiv LLC will add these to the 2014 roadwork estimate.

Donated Lot - William Freeman turned over a lot in the Vista Wood area off of Knollwood Drive to SWRA. There were no outstanding fees on this property. This brings the total lots owned by SWRA to 46.

Deposits and closings since last meeting

Deposits	\$10,492.94
Closings	6

Treasurer's Report - Mike Dollar submitted a written report as follows:

Financial Statements

I reviewed the April 30 financial statements and have the following comments.

Our activity related fees (Impact Fees, Building Permits and Transfer Fees) are running ahead of budget due to there being ten more closings through April than we had budgeted. The month of April had seven more closings than budgeted. As discussed last month, I budgeted cleaning fees too heavily in the early part of the year at Sunset Point I and II, so we continue to lag the budget, but we should even out over the course of the year as we enter the rental season.

On the expense side, there are a few areas that have significant variances, most of which we have already discussed as being timing differences between when projects were budgeted and when they occurred or will occur. We computer network repair costs exceeding \$4,000 in April related to the issues that Kevin discussed at previous Board meetings. As we also discussed, Kevin has managed to avoid some budgeted project expenses (e.g., the pool pavers) by using SWRA personnel. As a result of using our own personnel to perform some of the work and projects that have historically been done by outsiders, we have consistently exceeded our budgeted level of payroll costs.

Other than the condos and Administrative (Susan and Kevin), we have historically charged all payroll to Gates; however, with all of the additional work being performed by Alan, Brandy, Crayton and Brandon that doesn't involve gate security, we are overstating the cost of gate attendants and understating the costs associated with the areas that we have been maintaining through the use of employees. This includes landscaping and pool/fountain maintenance. Susan, Kevin and I have discussed this issue and have decided to reclassify the associated payroll costs each pay period to the appropriate operating expense. Susan already does this for employees, other than Alan, when they perform work for the condos. This reclassification will likely be on a prospective basis to avoid going to prior periods.

Our insurance billing cycle continues to cause distortion in the insurance premiums budget-to-actual comparison. Kevin will continue to work with Harleysville and Colonial to resolve the billing issue.

Our cash balance is approximately \$25,000 below where it is budgeted at this point. The primary reasons are the out-of-pocket costs that were incurred in April (computer network repair, payroll). Some of our revenues, including closings, have been billed but not yet collected, which affects our cash. Collection of our annual maintenance billings has run close to what was projected.

A motion to accept the Treasurer's Report as written and presented was approved.

OPEN AGENDA

SWRA Centre Deck Update - The rain has slowed down the construction by a few days. Kevin was able to locate the travertine to match the downstairs area. Lights and fans are on order. The chain railing will match the front entrance area. Architectural Designer Micki Joelle charged a \$1040 for the design plans and will donate her time to follow through the construction process. The deck will have to weather about four weeks before the semi-transparent stain will be applied and then finish work completed.

Long Range Planning Committee - Four members along with Kevin Eason, Dave Heinzen and Andy Milwid attended the meeting. There was a good discussion. Rich Hickey was elected to serve as President, Cal Johnson as secretary and Andy Milwid will serve as the SWRA Board Liaison. Minutes of the meeting had been sent to the Board. A second meeting will be held in June and the plan is to develop a one-year, three-year and five-year plan. Andy discussed the goal of developing a positive position, a structure over a long period of time that is immediately visible. Sub committees will bring in some additional people to explore options proposed and to contribute to the committee.

Truck Purchase - The second truck approved by the Board at the last meeting has not yet been located. The search for a reasonably priced vehicle will continue.

Tree Removal of Fallen Trees - Three trees cut and removed from the road, a large tree next to the SWRA Centre, two at Poplar Point, one on Hickory Way and few other downed trees have been removed by Dusty Floyd for a total cost of \$3100. The worker's compensation portion that SWRA will have to pay will be deducted from this invoice prior to payment.

Gate 49 - Entrance lights have been repaired. The "antique", unused junction box was removed.

NEW AGENDA

The Pointe at Sunset Point Condominiums Annual Meeting - This is scheduled for May 10th. The new board of directors will discuss renewal of the management contract between SWRA and The Pointe. Kevin recommended that the SWRA Board approve a renewal of the management and cleaning contract with The Pointe at Sunset Point Condominiums. **A motion to approve his recommendation carried.**

Lot Subdivision Request - This parcel was sold at the 2003 Auction as Developmental Property. The current owners, Keel & Till, LLC who purchased it from the Stoneview Summit Condos have applied to the county engineer for a plat change. The Tallapoosa County Commission and County Engineer require that SWRA approve the subdividing before they will approve of the subdividing. We have worked well together on similar

issues. Attorney Russell Balch will report back to the Board after he completes his on research of SWRA documents concerning this issue. The Board will coordinate with the ARC members once Attorney Balch has responded to questions and concerns. The plans are for six-cottage style single-family houses each having a boat dock on the common area parcel. The Board agreed that the proposed plan would be a good use of the parcel in the Sunset Point area and that it would be positive for StillWaters due to the style of houses, the proposed land use that answers a need for members of our community while at the same time increases SWRA parcels and fees by an additional six lots. There would be a total of seven annual fees from this. As long as Attorney Balch agrees with the Board's understanding of a couple of sections in the 1987 covenants then the matter will be taken to the ARC for their discussion and decision.

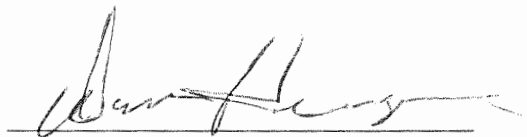
Worker's Comp Audit - Sheffield Insurance Co. conducted an audit and presented a very detailed list of items where SWRA is required to pay for workman's compensation coverage on repairmen and service providers who do not have their own workman's compensation insurance. The additional fee from the audit was \$2791.

The auditor for Sheffield recommended that as a job starts SWRA require proof of coverage and then also require proof at the end of the job, as contractors/companies have been known to cancel coverage during a project. SWRA will withhold workman's compensation on companies, repairmen, who do not have it on their own as per a formula provided by Sheffield Insurance Co.

The Board approved a motion to adjourn into Executive Session at 10:50 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *May 20, 2014*

Minutes
SWRA Board of Directors Meeting
May 20, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of May 6, 2014 meeting.

GM Report

Architectural Review Committee (ARC) - There have been two recent resignations from the ARC. George Brady and Terry Gantt have served for several years. Both are very active on the SWVF&R Board of Directors and there are some family responsibilities that have come into play. Kevin thanked them both for their dedicated service to the ARC, SWRA and the StillWaters community.

Town Hall Meeting - Dwaine Holt, District 5 County Commissioner, held a Town Hall meeting at the SWRA community room. Mr. Holt discussed several issues concerning county business. He stressed the reduction of the county debt. He also discussed how the reduced revenue is impacting the county services. Tallapoosa County Engineer David Moore and Tallapoosa County Sheriff Jimmy Abbett also attended and answered questions. Mr. Holt indicated he would like to have more county town hall meetings in the future. Kevin Eason and Dave Heinzen attended the meeting.

The Pointe at Sunset Point Condominiums Management - The management contract with SWRA which was agreed to by the SWRA Board at its last meeting, was renewed by their board. They reported that the condominium owners are very pleased with the service they have received from SWRA over the past year. A new board of directors for The Pointe was elected at their annual meeting.

Tallapoosa County Tax Sale - Treasurer Mike Dollar and Kevin attended the sale on May 16th. There were ten StillWaters properties in the tax sale and SWRA purchased all ten in order to have them remain “in title” and keep them from going to the state. This protects and preserves current and future fees. No one else bid on the properties. SWRA has four properties that were purchased at the 2010 tax sale that have been held for the required period of time so we now own them. If purchased and the taxes are paid for three years and not redeemed by the owner then the property is owned by SWRA. SWRA now owns outright 38 lots, with another 16 lots purchased at tax sales awaiting the three-year period.

Past Due Fees Received - SWRA received \$2,065 plus the \$300 transfer fee from the sale of a property that was past due several years on the association dues.

Miscellaneous

- We are still looking for a good used truck.
- Walnut Hill Water had to make another pavement cut; Hagan Wagoner will have an estimate for the Roads Committee this week.
- the new map is about 50% completed.
- the replacement office furniture is scheduled to ship May 20th.
- a truck hit a power pole breaking the pole and causing a power outage.
- the ivy on the goal post at Gate 34 is slowly coming back and several plants that were damaged by the cold weather are slowly coming back.

Deposits and closings since last meeting

Deposits \$7,681.94

Closings 2

Treasurer's Report

Mike reported on some changes to accounts to improve the distribution of our expenses to be sure they are properly reflecting the actual costs of areas or categories. Insurance, employee expenses and condominium accounts are some of these accounts.

We have not yet received copies of the annual review report from McDaniel & Associates.

OPEN AGENDA

SWRA Centre Deck Update - - The construction part of the deck has been completed. We are now waiting for the wood to cure before staining. The fixtures, electrical and landscaping will be completed after the deck is stained. Electrical work has begun.

Lot Subdivision Request - Keel & Till, LLC owners of Lot 1, Sunset Point Subdivision have requested that they be allowed to subdivide this parcel into seven lots. The new plat is called the re-division of lot 1 Sunset Point Subdivision. (This parcel was sold at the 2003 Auction as Developmental Property. The current owners, Keel & Till, LLC who purchased it from the Stoneview Summit Condos have applied to the county engineer for a plat change. The Tallapoosa County Commission and County Engineer require that SWRA approve the subdividing before they will approve of the subdividing.) ARC has reviewed and approved the subdivision. Attorney Russell Balch has reviewed documents and advised the Board. After discussion, the Board instructed Kevin to ask the county to require that the infrastructure be completed before they can start selling properties in order to protect the integrity of the project. Alabama Power has not seen actual drawings but their representative

has stated that what has been presented would not be a problem. The length of piers will be restricted.

A motion to approve the re-subdivided plat of Lot 1 Sunset Point Subdivision as reviewed and recommended by the ARC was made, seconded and carried.

Long Range Planning Committee - Andy reported that they would be meeting this Friday at noon at the office.

NEW AGENDA

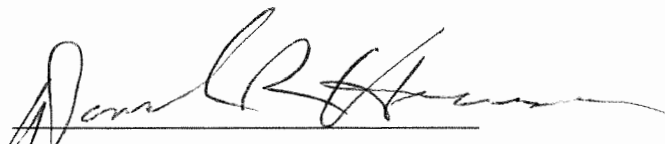
Septic Tank Field Line Easement Request - Kyle and Kathryn Braund requested information concerning options to resolve the issue of a failing septic system. One company told them that they would have to cut down all trees in their front yard, if they have to put in new field lines. This is not a pleasing option, so they have asked about an easement for their field lines across from them under the power lines on the SWRA property. The Board instructed Kevin to explore opportunities and issues with attorney Russell Balch concerning use, limits, covenants, leasing, selling easements, selling the property and other options discussed.

The Board approved a motion to adjourn into Executive Session at 10:50 a.m. to discuss collection cases and legal issues.



Penny Alexander, Secretary

Date approved: *June 3, 2014*



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
June 3, 2014

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 May 20, 2014 meeting.

GM Report

Memorial Day Weekend Report - It was a typical holiday weekend.

1. **Gate 34 Damage** - Someone hit Gate 34 Saturday morning damaging the barrier arm bracket. It was open most of the day but repaired by late afternoon. Then someone hit Gate 34 on Sunday. Kevin had to wait until the store opened on Monday to purchase the repair part. The back gate is back to normal. Kevin will review the security videotape and the cost to repair was minimal but the drivers will be charged for the repair cost.
2. **Gate 49 Damage** - A power surge on Monday morning damaged the owner's side of the front gate. We had the parts on hand and had the gate back in operation within about an hour.
3. **Moonbrook Park Restroom Damage** - Both restrooms at the park were stopped up beyond our employees' ability to unstop them. A plumber was able to use a plumber's snake and open the drainpipes. Kevin had to close the men's restroom from Saturday afternoon until Tuesday and the women's restroom from Sunday afternoon until Tuesday. Kevin had a couple of calls from people letting me know the restrooms were locked, so he explained the situation to them.
4. **Fireworks Complaints** - The sheriff's department was contacted four times over the weekend and they responded to the complaints.
5. **Security at Condos** - Harbor Point and Stoneview Summit Condominium Associations hired security guards from Twin City Security, the same company that works the third shift on the gate, for the Memorial Day weekend. It was very successful. Kevin stated that their board members reported that everyone was very pleased, the guards kept parking, pool, and other issues to a minimum.

6. **Pineview Pool** - We had one minor incident at the Pineview pool. A resident contacted Kevin to report that several teenagers had just talked someone into opening the pool gate for them. The resident approached them and by the time Kevin arrived the teenagers had left. They were there about fifteen minutes.

Pineview Pool Pump - The filter pump motor at Pineview pool was not tripping the breaker; it failed a few days ago. A temporary motor was installed until the current motor can be repaired. Kevin decided not to purchase a new motor but to have the old motor rewound and the bushing replaced; it should run as good as new. The cost will be around \$300 installed as compared to around \$600.

Landscape Issues - There have been some issues with Vision Landscape. They applied a large amount grass remover around areas where they should have used a weed eater, did not weed eat weeds along roads, cut grass when it was very wet damaging road shoulders, etc.... Kevin has met with them and they have already started repairing damage. This was due to a new cutting crew.

SWRA Lots - Andy Milwid and Kevin inspected the vacant lots owned by SWRA to help formulate a plan to value and sell the lots. SWRA has 54 lots at this time and 38 are available to sell. The 16 lots that we cannot sell at this time are tax sale lots that have not been held for the three-year required time.

Light Boat Storage Lot - The large light at the boat storage lot is not working properly. It is an Alabama Power light. Kevin contacted them and scheduled a repair.

Power Line Repairs - Alabama Power has contacted SWRA concerning power line repair in the Lakeview Ridge and Dogwood Trail area. They will interrupt electrical service on June 11th for about four hours starting at 8:30 am. They need to replace a power pole and a section of wire. They may cause some temporary traffic issues on June 10th, while they prepare the area. They plan on having the wire and pole laid out on June 10th to minimize the down time on June 11th. Alabama Power is also notifying property owners by mail.

Road Work - Hagan Wagoner, ProgreCiv Group engineer, has sent the work requested by the Road Committee out for bids. He should have the bids back to the Road Committee next week for them to finalize their request to the Board for the work to be completed.

Truck Purchase - SWRA purchased a second truck for maintenance use. It has 87,000 miles, is in good working order and was purchased for \$5,500.

Office Furniture - The replacement pieces have arrived and are in use.

Deposits and Closings since last meeting

Deposits	\$11,642.89
Closings	6

Treasurer's Report - Mike Dollar

Financial Statements

Mike reviewed the May 31 financial statements and made the following comments.

For the first time this year, our transfer fees were below budget. We had six closings in May, one less than budgeted; however, we are still nine over for the year.

Our cleaning fees for Sunset Point I and Sunset Point II continue to lag behind the budget, but now it seems to be more of an issue with lower rental activity for the timeshares. Kevin indicated that the occupancy was much lower this May than last year.

On the expense side, after several issues with Harleysville over insurance billing, for the time being we are finally able to see that we are fairly close to what we budgeted through May.

We've had several unbudgeted expenses in the past few weeks, which concern him somewhat. We recently paid worker's compensation insurance audit adjustments of \$2,791. To Mike's knowledge, this is the largest amount SWRA has been assessed in recent history. We were assessed a minimal amount last year and Mike had budgeted \$300 for this year. That's an unfavorable variance of almost \$2,500. This was due to a change in our carrier's (Sheffield) compensation audit policy. The state does not require companies with four or less employees to purchase worker's compensation insurance. However, Sheffield Insurance, our worker's compensation company has interpreted their own requirements. SWRA is now withholding the estimated cost for the worker's comp from contractors in order to cover SWRA's cost. Also, between repairing the tree damage to the boat storage fence and clearing trees from storm damage, we incurred \$4,300 of unbudgeted expense. We had not anticipated any general tree clearing this year and had not budgeted for this. These type charges are not repetitive in nature so they are covered by a contingency fund line item, if necessary at the end of the year, rather than by a specific line item.

On the plus side, we did budget \$2,000 for clearing trees at the tennis courts, which we may not spend. We also saved approximately \$2,000 for using our employees to install the pavers at the pool. In addition, SWRA budgeted \$3,000/month for legal fees in 2014, but through May we have spent \$6,338 less than budgeted.

Our cash balance is approximately \$22,000 below where it is budgeted at this point. Much of this currently is due to approximately \$10,000 more being spent on the deck addition that we budgeted (\$39,904 vs. \$30,000) and the purchase of the used truck (\$5,500), which was not originally budgeted. The deck has at least another \$2,500 to be spent for the paint/stain, which will put it over the projected amount. The Board monitored the expenditures and has approved them as needed. If necessary, the SWRA Centre cash reserve and/or the Contingency cash reserve accounts will be used for the additional spending..

As Mike had previously reported at the last meeting, Susan Thames has begun charging payroll to the cost centers where work is being performed by individuals, such as Crayton Vickers and Brandon Hamby, who previously were charged exclusively to the Gates. This

will give us a better picture of where we utilizing these employees now that Kevin is maximizing their usage to avoid paying outside contractors when possible.

OPEN AGENDA

SWRA Centre Deck - The Board approved an Open House to be held Sunday, June 22nd from 1 to 3 in the afternoon. Light refreshments will be provided by SWRA.

SWRA Owned Lot Evaluations - Andy Milwid and Kevin reported that they have completed their initial review of the properties owned by SWRA. Seven of our lots are very marketable and suggested that we start with these with a mailing to contractors, inclusion in the newsletter and a brochure for the office in order to advertise them. They are clearly buildable. SWRA would like to convert some of these to fee producing properties. Other lots may be of interest to adjacent property owners if offered at a reasonable or discounted price. Andy and Kevin will continue to work on this project.

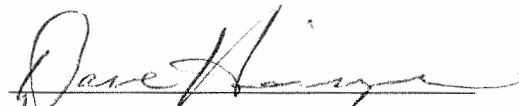
ARC Member Appointments - The Board discussed several candidates and agreed that Dave and Kevin will meet with several and report back to the board.

SWRA Power Line Property - Kevin reported back from Attorney Balch. He recommended that SWRA divide the land under the power lines and offer it to sale to the adjacent lot holders. It would increase their lot size not add a second parcel or lot. SWRA can place whatever limitations or charge whatever price can be agreed upon. He also suggested that we might include a "First right of refusal" clause so SWRA can buy it back. He reiterated that IF we are going to allow someone to put a sewage system, we are better off selling it to them; have it marked as lot "B" and not charge additional fees. Discussion followed of subdividing the land down the middle and offer to all adjacent owners. If they are not interested then other adjacent owners could purchase that additional piece. Survey costs to be covered by the individual property owners or from the sale of the land.

A motion to have Attorney Balch to draft a document outlining protections and restrictions for use of the property under the power lines that SWRA owns was made. The motion was seconded and approved.

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: *June 17, 2014*

Minutes
SWRA Board of Directors Meeting
June 17, 2014

Call to order – President Dave Heinzen called the meeting to order at 12:00 p.m. Board members Penny Alexander, Mike Dollar, Jerry Grace, Patti Richardson and Mack Yeargan were present. Andy Milwid was excused. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of June 3, 2014 meeting.

GM Report

Alabama Power Limb Cutting - They hired D.P.R. from Citronelle AL as a sub-contractor to cut dead trees down that could fall and damage power lines in StillWaters. D.P.R. is cutting the dead trees and leaving them in the right-of-way and even in property owner's yards. Kevin has discussed this with APCO, they have the right to leave a dead tree in the 15-foot power line easement, and they only clean up trees from improved areas. Jody Allen from APCO has scheduled a time to ride around with Kevin in StillWaters and inspect the cut down trees and their location. He has promised to "do what he can" to have the cut trees removed but cannot promise they will be.

Charter Cable - They are having some issues with their service lines on the northwest side of StillWaters. Kevin has spoken with a couple of technicians and they cannot find the problem. They may have to replace a large section of cable.

Collection Update - SWRA received a payment of \$2,100 on a collection account and a couple of others in the \$500 range.

Pineview Pool - One of the seals on the pool filter was leaking and had to be replaced. Two lounge chairs at the pool have been broken, caused by normal use. SWRA employees will work as a pool monitor during the July 4th holiday.

Re-division of Lot 1 at Sunset Point - The Tallapoosa County Commissioners approved the re-division of the Keel and Till LLC lot from one lot to seven lots. The County Commission based their decision on the approval from the SWRA ARC and BOD. No other business at the Commissioners meeting pertained to StillWaters.

Storm Damage - Several large limbs and a couple of trees fell during the June 7th storm. SWRA personnel will cut them up and properly dispose of the debris. It will take a little longer than hiring a tree company but it will be a cost savings. About a third of StillWaters was without power for 13 hours because a large tree fell into the power lines and broke a pole.

Tennis Courts - Someone cut the lock off the back gate of the tennis courts again. It will take a blowtorch to get past the new lock.

Deposits and closings since last meeting

Deposits \$8,651.33

Closings 1

Treasurer's Report - None this meeting

OPEN AGENDA

SWRA Centre Deck - The Board approved an Open House to be held Sunday, June 22nd from 1 to 3 in the afternoon. Light refreshments will be provided by SWRA. Kevin reported that the Millers 50th anniversary party was held at the SWRA community room. They were the first to use the new deck. The deck may not be 100% completed by the open house. The walkway lights are on back order with an estimated ship date of June 20th. It is not the best time of year to install plants. The contractor is scheduled to return Wednesday to install the chain and the painter is scheduled for Thursday. Kevin will contact the electrician as soon as the back ordered lights arrive.

ARC Member Appointments - Since the last meeting Dave and Kevin met with candidates discussed by the Board. Residents Mike Autrey and Tom Dyne have agreed to serve by committing to regularly attend and participate in ARC's meetings, share the workload with other committee members, and enforce the covenants. The Board has appointed both to the ARC.

Drain Repair Request - Hagon Waggoner of ProgreCiv Group reviewed the collapsed drainpipe at the parking lot of driving range with Kevin and Andy. The area is a potential sinkhole issue due to the storm water that runs off of Moonbrook Drive. SWRA needs to protect the roadbed. The Board has reviewed estimates and Alex City Grading is scheduled to repair this area.

NEW AGENDA

Visions Landscape - Issues continue with Vision Landscape concerning being behind schedule, damage to grass, and poor attitude of employees and excessive use of grass killer that is now an erosion problem. Kevin has met with representatives Jessica Smith and her boss Brandon Smith but has had difficulty in setting a meeting with owner Greg McPherson. Kevin will be meeting with Mr. McPherson tomorrow and report back to the board. Kevin has explored our options with other landscape companies who have the capacity to handle the scope of the work and the bids have come back favorably when compared to our current contract.

Gate 34 - The gates are designed so that when the power goes out, the arms go up and gates open. During the storms this past weekend there was an incident at gate 34 with the battery on the large gate expiring. Kevin explained emergency gate operations to the BOD in case there is every an event when a board member must open gate 34 in an emergency because Kevin is unavailable.

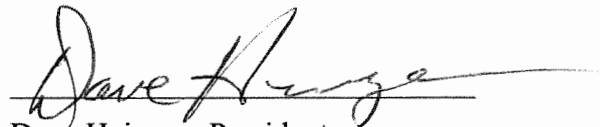
Moonbrook Park - A Methodist church group requested to use Moonbrook Park on July 14th, which was approved by the Board. It will not prohibit other property owners from using the park.

The Board approved a motion to adjourn at 12:45 p.m.



Penny Alexander, Secretary

Date approved: *July 1, 2014*



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
July 1, 2014

Call to order – President Dave Heinzen called the meeting to order at 9:05 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 June 17, 2014 meeting.

GM Report

Moonbrook Drainage Repair - The drainage pipe repair for Moonbrook Drive has begun and should be completed this week. As expected there was some additional pipe damage that could not be seen until the collapsed pipe was removed. Inserting a plastic liner into the pipe repaired the damaged pipe.

Power Line Issue - Someone had been driving across the power line property from North Cardinal Heights to Dogwood Trail. An old post that blocks the end of the road on N. Cardinal Heights had been damaged by termites and fallen. A new post was installed and the problem solved.

Church of the Living Waters - SWRA personnel will blow off the hard surfaces at Church of the Living Waters on Fridays during their season.

Drainage Culverts - SWRA personnel are cleaning out drainage ditches and culverts. Several culverts have collected a large amount of silt and are difficult to clean out. The StillWaters Fire Dept has tried to use their high-pressure hoses to clean out the culverts but it is very difficult. Kevin is looking for a company that can clean out culverts with a machine especially made for that purpose.

Road Sign Damage - A couple of signs had to be replaced this past week that were damaged by vehicles. No information as to who hit the signs has been obtained yet.

Deposits and closings since last meeting

Deposits	\$8,759.39
Closings	6

Treasurer's Report

Financial Statements

Mike prepared a revised forecast for the remainder of 2014, using the actual results through June and current cash balances and adjusting projected results for the remaining six months. The projected P&L changes were the cleaning revenue and expenses for both Sunset Point I and Sunset Point II. He also moved the \$5,000 payment to McDaniel & Associates (who prepare our annual financial review) from the 2nd Quarter to the 3rd Quarter. At this point, he is considering all other revenue/expense variations from budget will be a wash. Mike will adjust further if another P&L category (revenue or expense) stands out in ensuing months.

The result of these revisions is a projected consolidated cash (including all amounts reserved for specific purposes) of approximately \$351,000, which is \$11,000 less than the original budget. If this projection holds up, Mike recommends that we reduce the Contingency Reserve by \$11,000 in December when we determine how much to add to the reserves for the year. We did not budget an addition to the Contingency Reserve for 2014.

After a dip in May, our transfer fees in June were once again higher than budget, exceeding the projection by seven closings. For the first half of 2014, we are now 16 (\$4,800) ahead of plan.

Annual Statements

Susan and Mike have spent considerable time with Warren, Sasser & Associates, LLC resolving several issues before they forward their draft on the McDaniel & Associates for final review and issuance. They sent Mike a draft last Monday, which he reviewed and submitted comments/changes the next day. At this point, the only issue seems to be the mortgage note refinancing in May 2013. When SWRA refinanced the previous note in May 2013, an automatic payment for the old note was debited to our account before the new note was booked. This resulted in a recording error that must be resolved to show the correct principal balance before the financial review can be issued. The statements should be turned around quickly once the draft is delivered to McDaniel.

OPEN AGENDA

SWRA Centre Deck Open House - The Board held an Open House on Sunday, June 22nd from 1 to 3 in the afternoon. Kevin reported that there was a decent turnout in spite of the weather sirens alerting the community. Several people stopped by on Monday to look at the new deck. Comments have been favorable.

ARC Report - Kevin reported that they are meeting next Wed. at 4:00 p.m. to organize and discuss a change in their regular meeting schedule.

Vision Landscapes Meeting - Kevin met with Greg McPherson, President of Vision Landscapes Inc. and his area supervisor Jessica Wright on Wednesday, June 18th. They discussed the declining level of service SWRA is receiving from Vision Landscapes. Kevin had several pictures, which he had already sent to Greg and Jessica, available for them so they could see the areas that are not being handled properly. Greg stated that he planned on driving around StillWaters after our meeting and he gave a lot of promises, which we hope he can keep. Since that meeting there have been several issues concerning the quality of items discussed.

Kevin followed up with our attorney. After speaking with Kim White, Kevin is following the contract dispute resolution outline that requires that SWRA issue a written notice of deficiencies allowing them 15 days to correct issues. July 3rd is the end of that period. Visions has had several crews working to resolve the issues. Kevin has been in close contact with Visions and he will keep the Board updated.

NEW AGENDA

Telephone Bills Reduction- Kevin reported that Susan Thames has been evaluating our phone accounts. She has accomplished a \$230 per month reduction in one of the phone bills and is working on another one for a reduction.

Collection Account Update- Kevin reported that we received \$4,000 in collections from A&B Collections this week on old accounts.

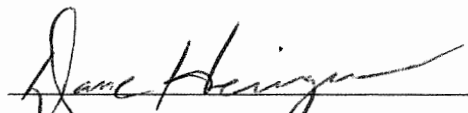
Sale Of StillWaters' Properties - We have a preliminary report from Russell Balch regarding the sale of SWRA owned properties on the power line easement. He will be drafting a document for the board to review covering issues discussed by the Board following the request from a property owner concerning septic lines. The subdivision may have to be re-platted and Kevin will ask Russell to explore that issue.

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



Penny Alexander, Secretary

Date approved: *July 15, 2014*



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
July 15, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of July 1, 2014 meeting.

GM Report

Obstacle Course - July 4th Kevin removed three garbage cans from the middle of the road on Lakeview Ridge Circle. It appeared as if someone had set them up and used them as an obstacle course. It could not be determine which houses two of the cans came from so they were brought to the SWRA office. The owners probably will contact the office when they discover their garbage can is missing.

Trailer Towing - Three trailers were towed between July 3rd and July 6th. Two trailers were parked on the road right of way and one was at Stoneview Summit. SWRA required procedure was followed. All three owners reclaimed their trailers on Sunday.

Drainage Repairs - The repair of the storm water drainpipe on Moonbrook Drive near the driving range is complete.

Gate 49 Fountain - There was a water line break at the fountain. It appeared to be broken for a day or two based on the cavity that had washed out around the pipe and was detected when water was visible next to the road. The pipe was repaired and the cavity filled.

Moonbrook Park Sprinklers - Due to the dry conditions the sprinkler system at Moonbrook Park and the Sunset Point entrance had to be turned on. We will have an increase in the monthly water bills. Watering will be kept to a minimum in these two areas. The system at the entrance has been on since the first of the summer.

ARC Meeting Report - The committee met last Wednesday, it was productive and they elected Al Spiers as the chairperson. One of the new members was absent due to a prior appointment but that member met with me the next day and obtained all the information from the meeting. Both of the new members seem very engaged and with the current members on the committee. Kevin reported that the ARC would function as required by the covenants.

Gate Traffic Numbers - Recorded traffic through the gates is up 18% over last May and 20% over last June. The other months are only showing a slight increase. Vehicles that enter

the gates by closely following another vehicle are not recorded. That means increased wear and tear on the roads and other infrastructure.

Deed For Debt Properties - SWRA has received a few more lots under the “deed for debt” program. SWRA now owns 57 lots and 41 are ones that can be sold. The last four lots were under the 1974 amendments and have been converted to the 1987 covenants.

Deposits and closings since last meeting

Deposits	\$10,910.40
Closings	5

TREASURER’S REPORT

It has been slow in getting the corrected information from Regions Bank, however that information has now been sent to Warren, Sasser & Associates, Financial Statements processed, reviewed by Mike Dollar and returned. McDaniel & Associates will prepare the Audit Review.

OPEN AGENDA

Vision Landscapes Update - Vision Landscapes has been given additional time to complete the repair of the grass that they killed by over use of herbicide. The original date was July 3rd; the extension to complete all deficiencies is now July 15th. Another landscape company’s estimate to replace all the dead grass with sod and labor was over \$10,000. The dead grass will result in erosion issues if left as is. It will be more cost effective to allow Visions the extra time because they are replacing the grass at their expense.

Vision also agreed to replace the 4x4 signposts that they damaged by using gas line trimmers at their expense.

Kevin suggested calling a Landscape Committee meeting to explain the issues and investigate some other companies that are large enough to handle the SWRA contract. The killing of the grass was not only a cosmetic issue; it was causing erosion of the drainage ditches.

Two landscape companies with comparable cost estimates to our current contract to be considered are A to Z Landscape and Miller Landscape. A to Z Landscape lists mostly residential work as references. They have done work for Ashton Park/Lakes, Grove Hill, Stoneview Summit, several other condominiums around Auburn University along with a lot of residential homes. Millers Landscape has performed mostly commercial work. They performed road right of way cutting for Camp Hill and Chambers County, landscape and cutting for Robert G Pitts/Auburn airport, Harbor Pointe Condos, Farmers and Merchants Bank, Opelika Industrial Park, Mondo Manufacturing, and other companies.

NEW AGENDA

Covenant Numbers - Kevin updated the Board on the latest covenant numbers.

1987 - 1415 properties, 1974- 341 properties, 1971- 49 properties and Water's Edge- 8 properties.

Roads Committee Report - Patti and Kevin gave the report for the Committee. Consultant Hagan Waggoner of ProgreCiv Group, Inc. has reviewed the Committee's list of drainage and paving projects and prioritized them based on need. He also had gathered estimates for the work to be done. The Committee has reduced the original list twice. The Drainage Projects estimated total is \$54,435.00 and the Paving Project estimate is \$139,290.00. Due to budget constraints the list needs to be further reduced.

The recommendation from the Committee and Hagan Waggoner was as follows:

1. Accept bid from Gary Ingram Grading & Paving with striping and reflectors by Hornsby Striping after removing the section designated as Cardinal Heights which includes work in Cardinal Heights @ Dogwood, Lakeview Ridge across from Blue Creek Circle, Whisperwood/Tanglewood intersection. This is a reduction of \$13,015 to bring the drainage work total to \$41,420.
2. Accept the bid from Alex City Grading, LLC on the drainage work less items #3 (Deer Run Road cul-de-sac), #22 (Road to Lunker Lane-south end) and #27 (Red Bird tar and gravel). Removing these three items will reduce the paving work total to \$127,730.

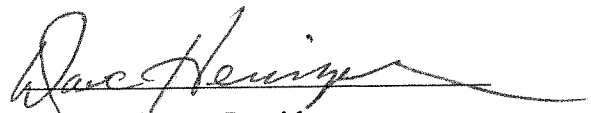
The Board reviewed the Committee's finalized drainage list and the paving list as well as the current financials. The SWRA 2014 budget for roads and drainage is \$161,000. Thus far \$685 has been spent plus approximately \$8,000 for the critical drainage repair on Moonbrook that was not in the 2014 budget but approved by the Board. This work has just been completed but not yet paid. Kevin estimates that the expense for ProgreCiv Group will be between \$10,000 and \$12,000. The Contingency Reserve Fund and Legal expenses were reviewed and discussed. The Reserve has a \$50,000 balance, \$7,400 has been spent on legal expenses thus far from the \$36,000 budgeted. There are several legal cases pending at this time.

Hagan had recommended that if further cuts had to be made, item 1 (Stagecoach intersection at Stillwaters Dr.) on the paving list totaling \$7,783 would be an option. As usual, items not repaired this year will remain on the list. After discussion, **a motion to approve the Road Committee recommendations to include their suggested item postponements (#3, 22, 27 and Cardinal Heights Section) and to also postpone item #1 as discussed taking the additional funds needed from the Contingency Reserve was approved.**

The Board approved a motion to adjourn at 11:00 a.m. to move into Executive Session in order to discuss legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *Aug. 5, 2014*

Minutes
SWRA Board of Directors Meeting
August 5, 2014

Call to order – President Dave Heinzen called the meeting to order at 9:15 a.m. at the office of Russell Balch in Auburn, AL. 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 July 15, 2014 meeting.

GM Report

Gate 34 Landscape Issue - The large junipers at Gate 34 are infected with a disease. Visions Landscape has been trying to control the disease but it is spreading to all the junipers at Gate 34. As it dies the juniper will be removed and another type of bush installed. It has been suggested to replace it with more wax myrtles to match the other bushes at the gate.

SWRA Centre Deck - SWRA received the two replacement fans for the deck and both were installed. The replacement lights have not arrived. Except for the lights and adding foliage around the deck, it is complete.

Fallen/Damaged Trees - A tree fell across Beach Island and one fell across Dogwood Trail. SWRA personnel removed both. There is a large oak tree on Moonbrook that was struck by lightning a few months ago. It is dead and leaning toward the road. The estimate to remove is \$1,000. If it falls, it will close Moonbrook Drive until it can be removed because it will take a tractor to remove. **A motion to fund the expense and remove the tree carried.**

SWVF&R Training - SWVF&R was very appreciative of the use of the SWRA Centre community room for a weeklong class to complete the required hours of instruction.

Road Repairs - Hagan Waggoner of ProgreCiv Group has inspected the burst water line at Poplar Point. There is more damage to the asphalt than appears visible. The large amount of water raised the asphalt and when it settled back down the asphalt broke.

Ingram Paving delivered equipment July 28th and started work marking all utility cuts and other areas to be patched. The patching will be first, then paving, and finally the road stripes. Ingram also has the contract for the new paving on Alabama Hwy 49S from Dadeville to Walnut Hill. Ingram will be working in StillWaters at the same time as Hwy 49.

Alex City Grading is scheduled to start this week with shoulder and drainage work. They expect the project to take them about three weeks to complete.

Uncontrolled Dogs - There have been several reports of stray dogs, again. Kevin is following up per SWRA policy.

Deposits and closings since last meeting

Deposits	\$16,305.89
Closing	5

TREASURER'S REPORT**Financial Statements**

Mike reported that he reviewed the statements as of July 31 and had the following comments.

Our cash balance is almost \$720,000, which is approximately \$85,000 more than was forecast in the budget; however, after accounting for the shortfall in spending for roads and drainage at this point (\$105,000), we are approximately \$20,000 below the budgeted projected balance. We are on target at this point in comparison to the balance in the revised forecast that Mike prepared in June.

In July, most of our revenues and expenses were in line with budgeted levels. Aside from the delays in spending for roads and drainage projects, we did not issue any payments for our landscaping contract. We stopped the previous procedure of Vision Landscape's automatically issuing a draft on our bank account a few days after issuing the invoice (\$11,445), and, instead are now paying a few days before the due date. The new contract with Miller will be \$11,000 per month, which is 4% less than Vision.

Insurance spending under our coverage provided by Harleysville Insurance also cost us a little more than \$3,000 in July that wasn't budgeted. It's hard to tell at this point if this is going to merely be a timing difference or a permanent difference due to their erratic billing. Hopefully, their billing will now be consistent and this will turn out to be merely timing.

Also, our employee benefits were higher than budgeted for July due to two employees opting to participate in benefits. The budget anticipated the addition of one under the Affordable Care Act.

Other common area expenses (pool, park, tennis courts, etc.) were below budget overall. Condo Management income (revenues net of expenses) was slightly better than Mike had forecast when he made the revisions in late June.

Annual Statements

Niki Rose at Warren, Sasser & Assoc. has told Mike that a draft of our annual statements should be available for our review by mid-week. As Mike mentioned at our last meeting, the

review was delayed by about a month due to Region Bank's slow response to our request for detailed information on the mortgage note refinancing in May 2013.

We have finally received our 1st Quarter 2014 statements from Warren, Sasser & Associates.

A motion to accept the Treasurer's report was seconded and carried.

OPEN AGENDA

Roads Committee Update - There are additional items that need to be done that were not previously known. The paving company pointed out a couple of areas where the asphalt has separated into sheets that are in critical need of repair. The asphalt must be taken up before it can be repaired. The Board discussed asking Consultant Hagan Waggoner of ProgreCiv Group to reprioritize the list of work to be done to include the new items in order to stay within budget with Kevin Eason's approval. **A motion was made to have Kevin review Hagan's report and authorize work to be done. This was seconded and approved unanimously.**

The Board agreed that due to the list of work to be done being in a state of flux SWRA will not publish a list as per Kevin's request.

Neighborhood Council Request for Funding - The Neighborhood Council Chairman Tom Dyne contacted Kevin to request funding of an event to be held at Beaver Lake. Tom Dyne sent a letter to the Board stating that; "the NC has been planning a Kids Fishing Rodeo for August 30th at Beaver Pond. This is a part of an ongoing effort by the Council to involve residents and their guests in happenings within StillWaters. Kevin informed me that insurance company requires a special insurance policy for this event. (Estimated cost of insurance is \$110 for less than 25 participants, 5 to 15 years because they are not required to have a fishing license to be held Aug. 30th.) Request board approves if from funds since NC has no funds."

SWRA owns the dam. The Zettler's own the lake and Tom indicated that he will have permission from them to fish in their lake - SWRA has no insurable interest except for the dam area, which is a hazard to fish off of and appropriate signs are posted. The Board discussed safety issues and suggested Oak Wood Lake or at SSPI who has given permission for them to use the area on Lake Martin.

Kevin reported that according to our insurance agent it would be deemed a Sponsored event so there would be a required event policy. After further discussion, **a motion to decline the Neighborhood Council's request was made, seconded and carried.**

NC letter to SW Golf Club - A second letter from Tom Dyne as Chairman of the Neighborhood Council (NC) dated July 30th addressed to Stillwaters Golf Club to the attention of Jill Hubbard expressing calls received concerning the grounds surrounding the building at Gate 49 was shared. The Neighborhood Council requested that she have the bushes and grass around the building trimmed and continue to keep its appearance up.

The NC is not a committee of the SWRA; it is a totally independent group. The Board reviewed a copy of the letter at today's meeting and was not informed previously nor had any prior knowledge of the NC intentions. The Board unanimously agreed that if consulted it would have advised against it at this time due to the current mediations and legal case involving the Zettler's Golf Course Timbering and Covenant Violations Case.

NEW AGENDA

Miller's Landscape Contract - Kevin reviewed a few changes to the new contract from the prior landscape contract. The Landscape and Maintenance Committees met to discuss two proposed bids for the landscape contract. It was a unanimous decision to recommend Millers Landscape. There are a few differences in this contract as compared to our old landscape contract. The dispute resolution is a 30-day out clause for both sides; no time period to correct the deficiencies is required. It is a 14 month contract, level pay Aug 1st to Oct. 1st \$11,000 month instead of \$11,455 (Vision Landscape) and the new contract adds Vista Wood and Palmer Drive as secondary roads rather than residential so they will be cut more often. **A motion to approve the proposed contract with Miller's carried.**

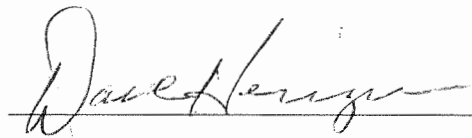
Insurance Seminar/Advice - Kevin will investigate further options to offer a seminar to residents concerning the options for health care insurance in order to offer this as a service to property owners this fall.

Bylaw Rules & Recommendations - Jerry Grace reviewed the list of items to be considered for an update of the bylaws. He will report back to the board with a written proposal. He also requested that the Board review the current mission statement and it was agreed that it would be updated.

The Board approved a motion to adjourn at 11:00 a.m. to move into Executive Session in order to discuss legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: August 19, 2014

Minutes
SWRA Board of Directors Meeting
August 19, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of August 5, 2014 meeting.

GM Report

1987 Covenants - Two more properties converted to the 87 covenants this week. We now have 1418 under the 1987, 338 under 1974 and 49 under 1971. SWRA provides subjection forms for the closing attorneys and they have been very successful in getting new owners to subject to the '87 covenants.

Loss of Employee - SWRA sent flowers to Gate Attendant Brandon Hamby's funeral.

New Landscape Company - A few owners have gotten them to cut where SWRA does not normally cut. Several owners have contacted Kevin to comment that the back gate and park are looking better. Kevin is confident that after one monthly cycle the landscape will be back to normal.

Property Damages

1. **Stop Sign** - Someone ran over the stop sign at the corner of Stagecoach and Moonbrook, which has been replaced.
2. **Phone Line Down** - The Advanced Disposal truck pulled down the phone line on Magnolia Crest and several owners were without a phone land line for a couple of days.
3. **Gate Damage** - The exit gate at the back gate was hit by lightning and would not open but has been repaired. The lightning suppression system that was installed last year worked well, the damage was confined to only the barrier arm components.
4. **Tree Removal** - SWRA employees removed a couple of trees that fell during a recent storm.

Employee Additions - Ed Williams has been hired as a part time employee to work the gate and perform some regular maintenance work. There is a part-time position available for weekends only.

Deposits and closings since last meeting

Deposits	\$12,630.88
Closings	7

TREASURER'S REPORT

Kevin reported in Mike's absence that the tax returns have been completed and received. Mike will review them once he is back in town.

OPEN AGENDA

Neighborhood Council (NC) Request - The NC has decided not to pursue a children's fishing rodeo at this time. They will have more discussions on what might be done for children in StillWaters for next summer. Maybe something at the park that is planned well in advance of the event.

Insurance Seminar/Advice - Kevin has made a few contacts and will organize an event for late September or early October in order to hold seminars before the time to change health insurance plans.

Roadwork Update - They are waiting on coordination of paving with the work being done on Highway 49. The sweeper on Hwy 49 has thrown the ground asphalt onto SWRA property that they will be cleaning up. Shoulder work is scheduled after the paving is done in case additional shoulder work is created during the paving process as happened last year.

NEW AGENDA

Investment Seminars - The Board discussed some positive changes in investment opportunities. It was agreed that it would be a good service for residents to allow a few companies to sponsor informational events at the SWRA Centre for property owners.

Mediation Costs - A motion was made to reimburse Patti Richardson for a cancellation fee of \$250, which was made due to Patti cancelling her vacation trip in order to attend the timber mediation that was set by the court. The other board members had requested that she attend due to her being a vital part of the case as she had signed a pertinent affidavit. The motion carried with a vote of 5 in favor with Patti abstaining.

Bylaw Rules & Recommendations - Jerry Grace asked for additional items for the list of items to be considered for an update of the bylaws. The Board discussed a few items.

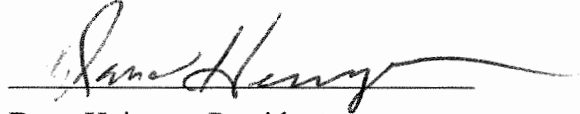
For Sale Signage - The discussion on covenant items moved to signage concerning the sale of property. The guidelines from other planned communities were shared. Docks are an extension of the homeowner's property; therefore they fall under the guidelines of the covenants. SWRA currently has a policy on the use of Open House signs that is uniform. The consensus was that homeowners would benefit from a small, regulated "for sale" sign that can be placed street side or lakeside. SWRA could have the signs made for purchase so that a realtor or owner could place a name and phone number on the bottom of the sign. The conformed signage would help regulate and control the appearance by providing consistency. It was agreed that signs should be

limited to houses and the current real estate boxes would continue to be used on lots. The Board asked Kevin to take the concept to the Architectural Review Committee for discussion.

The Board approved a motion to adjourn at 11:00 a.m. to move into Executive Session in order to discuss current legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *Sept. 3, 2014*

Minutes
SWRA Board of Directors Meeting
September 3, 2014

*only 1
Bd Meeting in
Sept.*

Call to order – President Dave Heinzen called the meeting to order at 10:30 a.m. following an Executive Board meeting that was held with Attorneys White and Balch in Auburn, Alabama. Board members Penny Alexander, Jerry Grace, Andy Milwid, Patti Richardson and Mike Dollar were present. Mack Yeargan was excused. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of August 19, 2014 meeting.

GM Report

Storm Issues

1. **Lighting Damages** - Lightning hit the Hwy 34 gate. Two cameras were destroyed and both metal gate electronics were damaged. Neither metal gate will open or close electronically so Kevin turned both off and manually locked open. The gate repair company and the camera company have been contacted and parts have been ordered. An insurance claim was filed; estimated damages are around \$10,000. One of the cameras was the license plate recognition camera that cost \$3,500. SWRA's insurance company will cover the cost. Our insurance agent reported that SWRA should not have to worry about a rate increase from the claim. Harleysville just had an increase, it has been more than a year since our last claim, and the damage was an act of nature. Our deductible is \$1,000. Based on recent recommendations an additional strike pole to draw lightning away from the gates will be installed.
2. **Drainage Issues** - Kevin received several complaints from property owners concerning drainage issues during heavy rains. One resident reported that 3 inches of rain fell in a short period of time.
3. **Fallen Trees** - Two more trees fell during a storm, one across StillWaters Drive. SWRA personnel removed both trees.

Gate 34 Tailgating Damage - A Dees and St. Clair Landscape Company vehicle tailgated in behind someone and the gate barrier arm came down between their truck and trailer. The arm was damaged beyond repair. The landscape company's insurance company had assured SWRA that they would cover the replacement costs. However, since their first communication, Dees & St. Clair Landscape Co. has reported that their insurance policy will not cover replacement of the barrier arm. Kevin has left several phone messages and sent a letter requesting payment of the repair invoice. SWRA's issue is with the landscape company's driver who tailgated. The Landscape Company will be held responsible, whether their insurance company reimburses them is between the landscape company and their insurance carrier. If there is no response, Kevin will have our attorney send a letter.

Paving Projects - The Ingram Paving representative stated that the state had slowed them down on Hwy 49 causing them to get behind schedule. He had previously communicated that he thought they would be completed with StillWaters paving by Labor Day. If the state approves what has been completed on 49 he should be in StillWaters this week. He could not guarantee the start date.

Holiday Weekend Report - Kevin reported that the Labor Day weekend was fairly quiet. There were no major issues. He received a few noise complaints Sunday night about a band in the Holly Ridge area and fireworks but that was all.

Deposits and closings since last meeting

Deposits	\$7,269.60
Closings	8

TREASURER'S REPORT

Mike Dollar reported that property closings had slowed down in August but several have come through in the last few days to balance out budget projections for the year.

The SWRA 2014 Tax return has been completed and Mike will sign and send it in.

Since returning from out of town, Mike has reviewed briefly the August month end financials and most seems in line. He has questions on a few items that he will discuss with Susan Thames.

Akridge & Balch has done a good job this year on collections. An additional \$2400 was collected recently from old accounts.

OPEN AGENDA

Medicare Seminar - This was announced in the September newsletter and is scheduled for October 28th. Aliant Bank has agreed to provide lunch. The seminar will start at 12 noon and reservations are being taken. The speaker is Charles H. Bradshaw author of the book; *Medicare is not "One-Size-Fits-All"*. It promises to be very informative.

Investment Seminars - This will be scheduled for November.

Bylaw Rules & Recommendations - Jerry Grace is working on a draft document with areas of change that have been discussed by the Board.

For Sale Signage - Kevin will explain the Board's concerns and discuss this with the Architectural Review Committee.

NEW AGENDA

APCO Savings Account Signature Card - A motion was made and seconded that a Corporate resolution stating that the President, Secretary, Treasurer, General Manager and Community Administrator shall be approved signatures on the Alabama Power Company savings account with requirements for two signatures, one of which must be a Board officer. The resolution carried unanimously.

Resident Suggestion - Patti reported that a resident had asked her to bring a request for a StillWaters reflective sign to be installed on Highway 34 from the Pleasure Point direction to the board. The resident stated that it was difficult to see the entrance to StillWaters at Gate 34. It was noted that road requirements are that it would have to be posted 500 feet from the entrance, which is a long way before the turn in. It was also noted that the turn is just after the large church building which is much more visible than a sign would be. This is a county road that SWRA does not have jurisdiction over.

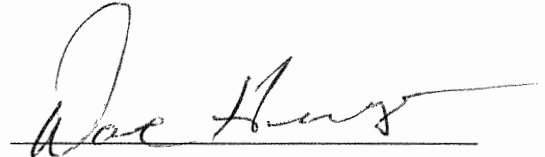
Red Bud Villa Painting - As per the covenants and current policy, the Association will hire a contractor to paint one of the units after giving the owners notice of the action as they have not painted their unit to match adjacent unit in a timely manner. The individual owner will pay SWRA back for the painting costs with monthly payments.

The Board approved a motion to adjourn at 11:35 a.m.



Penny Alexander, Secretary

Date approved: *Oct. 7, 2014*



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
October 7, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of September 3, 2014 meeting.

GM Report

Gate 34 Repaired - The metal sliding gates at gate 34 have been repaired. Both the gates and security cameras at gate 34 are now working properly. The insurance company will cover the repair cost less our \$1,000 deductible. The final total cost to have gate 34 repaired totaled \$11,546.

Gate 34 Truck Damage - It turns out that the landscape company that damaged the back gate entrance barrier arm did not have insurance. A payment plan of \$200 per month until the repair cost of \$865 is repaid was agreed to. They paid the first payment on time but have not yet returned the signed promissory note that was sent to them. The owner has promised to return it.

Gate 49 Entrance Lights - There are four light globes on the tall light post at the entrance at gate 49 that are either cracked or have other damage that need replacing. Kevin ordered the four globes at a cost of \$485. Unfortunately, the light diffusers that were inside the old globes are no longer produced. We moved around a couple of the diffusers so that the lights would match. The two lights closest to the guardhouse do not have diffusers in them but that is the area that needs the most light.

Landscape Issue - Miller's Landscape uses a consultant that retired from Auburn University turf grasses lab. They had him look at the grass in StillWaters. He recommended that we allow a few areas to grow taller before cutting. This would allow the seedpods to mature and spread more seeds to improve the grass, especially the centipede grass. There will be taller grass along Moonbrook and StillWaters Drive.

Moonbrook Park Repair - The door on the men's restroom at the park is broken. Rust has been weakening the door for some time. We have repeatedly removed the visible rust and repainted. A new door will be ordered and replaced by SWRA personnel.

New Construction by Gate 34 - There have been numerous phone calls concerning the building being constructed adjacent to the back gate on Highway 34. To help get the word out about the building, Kevin mentioned it in the October newsletter. The new construction site will not have direct access into StillWaters. As per settlement of the Auction Deeds Case on this property the owner will plant trees and other screening plants to buffer adjacent SW lots from the retail use building. This new building will be an attractive multi-use retail site addition to Highway 34.

Pineview Pool Heater - The heater for the Pineview Pool has been turned on for a few days in order to keep all the parts in working order. The cost to keep it running for any length of time for the very few people that use the pool this time of year is too high.

Road Closing Due to Water Line Repair - Kevin had to close part of Vista Wood to thru traffic due to water line and road repair for a couple of days. The water had been leaking for a while and undermined part of the road. It has been repaired. The repair was part of the paving project. A couple of previously scheduled shoulder repair areas had to be removed in order to cover the extra cost. Hagan and Kevin determined what shoulder repair could wait until next year.

Roofing Nail Damages - An open box of roofing type nails was dropped onto Lakeview Ridge at the Dogwood Trail intersection, either fell off a contractor's truck or could have been thrown away and fell out of the garbage truck. There were a couple of complaints about tires damaged by the nails. All visible nails were removed from the road. Nails were reported in the road from Lakeview Ridge Circle to Moonbrook Drive.

SWRA Centre Meeting Room - One of our round tables used in the community was damaged and could not be repaired. Kevin ordered four more round tables since come in a four pack. Three of the old wooden round tables will be replaced with the new tables. The cost of the tables was just over \$600 and they match the tables we purchased last year.

Tallapoosa County Commission Meeting - Kevin attended the County Commissioners' meeting on September 8th. There were no issues that would affect StillWaters.

Water Leaks - We had two water line leaks over the weekend where the road (asphalt) had to be dug up, one on Vista Wood and one on Beach Island Trace. The cost estimate to repair both is \$2,000. Kevin had them repaired while the paving company was in StillWaters. The cut on Vista Wood is larger than a normal cut. This project was not included in the Roads Committee projects

Deposits and closings since last meeting

Deposits	\$24,163.35	Closings	8
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TREASURER'S REPORT

Financial Statements

After reviewing September financials, Mike offered the following comments.

Our total cash balance, including all reserves, was right at \$611,000 at the end of September, which is approximately \$95,000 higher than was projected for this date; however, we have several large Roads expenditures (approximately \$121,000) and the bill for our annual accounting review (\$5,000) that have not yet been paid. These expenditures were budgeted to have already been made. We have just received invoices for all of these, except for the invoice that will be coming from ProgreCiv Group (Hagan Wagoner). As we have discussed in previous meetings, we will make up any anticipated shortfall in cash by using the Contingency Reserve. The shortfall is attributable to additional spending for the SWRA Centre deck and the Roads budget approved by the Board.

For the month of September, our income and expenses have generally been in line with expectations. Our payroll costs have run slightly higher for most of this year due to usage of SWRA employees for general maintenance and other tasks (fountain cleaning, landscaping, timeshare check-in) that we traditionally used outside contractors to perform. As a result, we have saved money in other categories.

The September P&L also includes the repair costs for storm damage to Gate 34 previously reported by Kevin. As he reported, all but \$1,000 of these expenses will be recovered from our insurer.

2015 Budget

Mike has started setting up the files for next year's budget. Kevin and Mike met last week to discuss major projects and the potential for additional revenue and expenses if we are successful in our proposals to manage the condos in the marina area.

The Board discussed upcoming income items and expenses for 2015. Other concerns, items of repair and overall budget categories were reviewed.

OPEN AGENDA

Drainage & Paving Project - At the July 15th Board meeting, the board approved the Road Committee request, after changes suggested by the engineer, for a total project cost of \$169,150. The drainage/shoulder work has been completed at a cost of \$29,170. The paving/patching work has been completed at a cost of \$131,829.12. These totals include the unplanned work that had to be done at Vista Wood. The final bill for ProgreCiv Group LLC was \$13,938.75. Mike projects that by year-end \$196,000 budgeted will have been spent, which will be \$6,000-\$8,000 over the budget for roads and drainage as revised on July 15th.

Medicare Insurance Seminar - The goal is to help residents understand their Medicare options. SWRA is sponsoring the FREE event Tuesday, October 28th beginning at noon in the Community Room for all interested property owners. Reservations are required and there has been a good response. The speaker is Charles H. Bradshaw, author of the book Medicare is not "One-Size-Fits-All. Alliant Bank is providing a light lunch.

Investment Seminar - BB&T is interested in discussing long-term strategy suggested November, Alliant bank is interested in short term investments and new accounts and suggest end of Jan or Feb. Andy Lamar of Raymond James suggested spring. SWRA could hold several events with the companies hosting the events.

NEW AGENDA

Flag Retirement Ceremony - Andy shared a resident's idea of having a day at Moonbrook Park on holidays like Memorial Day, July 4th, Labor Day, something open to the community. He reported that a local Boy Scout troop has agreed to assist with a flag retirement ceremony.

Long Range Planning Committee - The Committee met and discussed items such as a three-piece band at Moonbrook Park, maybe some activities for children. Several old topics were also discussed. This included loose animals, a boat ramp behind the tennis courts, and a dog park among others.

Boat Storage Lot/Garbage Can Service - The annual invoices for the boat/trailer storage lot and the garbage can service will be sent this week. Anticipated income from storage is \$17,050 and garbage can service is \$5,000.

SWRA Centre Lighting - After several requests and for safety, we installed a light on the pole next to the driveway that leads to the community room. This area was very dark and anyone using the community room after sunset had trouble seeing to walk up the steep driveway. The wiring for the spotlight below the flagpole is scheduled to be repaired.

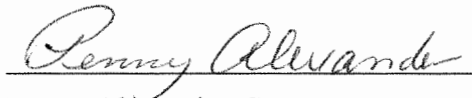
Non-Operating Expenditures for 2015 Budget - The Board reviewed a list of items for discussion related to the 2015 budget. Some were replacement items such as wooden signposts and new folding chairs while others were maintenance items or additional equipment. No significant non-operating expenditures are anticipated at this point for 2015.

Corrected Sunset Point Plat - Kevin presented a corrected copy of the Re-division of Lot 1, Sunset Point Subdivision plat for Board signatures due to the wrong county being listed on the original plat. Two houses have sold so far. The Board President and Secretary signed the document.

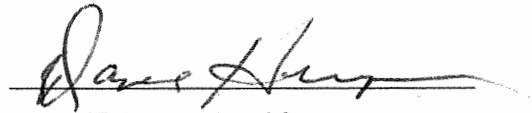
Lot Clean Up Request - Kevin brought an issue from a lot owner to the Board for discussion. The owner requested that SWRA cover the expense to have yard debris removed

from his lot that was dumped there by someone. Kevin had discussed this with the owner and explained that SWRA does not have responsibility to remove the debris. The Board agreed that this is a problem with some owners dumping landscape debris on other people's property and SWRA does try to notify landscapers and neighbors that this is not allowed, however Kevin is correct that SWRA cannot pay for cleanup.

The Board approved a motion to adjourn at 11:15 a.m. to move into Executive Session in order to discuss current legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *October 21, 2014*

Minutes
SWRA Board of Directors Meeting
October 21, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of October 7, 2014 meeting with corrections.

GM Report

Boat Storage Violation - One of the renters at the boat storage lot decided to construct a storage shed in his space. His reasoning was since he rented the space he should be able do what he wanted to in that space. Also his argument is that the rental agreement makes no mention of what he can store in the space so why not a storage shed. The real reason he constructed the shed was to protect his boat. It was constructed without approval from SWRA or ARC. SWRA will have the structure removed.

Certified Manager of Community Associations (CMCA) - Kevin passed the exam through the Community Association Institute last week therefore he now has the CMCA certification as a community manager.

Landscape Issues - Several issues around the villas concerning what landscape work is to be performed by SWRA has come up since we changed landscape companies. It appears, based on what has been told to Kevin, that some homeowners may have compensated the previous landscape company to do additional work and the previous landscape company did additional work around the villas that was not included in the SWRA contract.

Medicare Seminar - There are 55 StillWaters property owners signed up to attend the two-hour session. Maximum attendance will be 60 people, which should fill up by the date of the seminar. The speaker is Charles H. Bradshaw; author of the book Medicare is not “One-Size-Fits-All. Alliant Bank is providing a light lunch.

Moonbrook Park Issues -

Newsletter Box - The newsletter mailbox at Moonbrook Park was damaged beyond repair. It had already been replaced twice this year. Newsletters are available at both gates, the SWRA office, online, and the marina store.

Damaged Light Globe - A light globe was knocked off a lamppost. It appears the setscrews came lose overtime and the high winds last week blew it over. The globe and bulb have been

replaced. The set screws on all the lamppost have been checked and all loose ones have been tightened.

Water Line Leak - The water was turned off and bathrooms closed due to another water leak at Moonbrook Park. It was determined that the leak was actually the irrigation system and not the water supply to the restrooms. The leak was located where the two pipes are adjacent to each other close to the restroom building. Since the leak is in the irrigation system, Kevin decided to delay repairing the leak until next spring when we normally perform irrigation work in preparation for the growing season.

Sunset Point Curb - A section of the curb on Sunset Point Drive had to be cut for a utility leak. It will have to be repaired because it will undermine the edge of the asphalt. This curb has been cut for several months and had to be cut again in the same place. The concrete was removed. The estimated cost to repair is \$950. **After discussion the Board approved the estimated repair with funds to be charged to the common area line item in the budget.**

Neighborhood Council Social - The quarterly social was October 11th in the SWRA Centre community Room with 25 people attending, mostly new owners.

Deposits and closings since last meeting

Deposits	\$15,396.06 (majority of deposit is from the boat storage and garbage can)
Closings	4

TREASURER'S REPORT

Mike has been working on budget preparation. He is also checking line item accounts with a few questions on payroll allocations.

OPEN AGENDA

Long Range Planning Committee - Kevin received the minutes of the last meeting. After review he will forward to the Board members.

Office Closed - The SWRA office will be closed the week of Thanksgiving and the week of Christmas. However, many employees will continue working, as it will be necessary.

Bylaw Changes - Jerry presented a draft of items of previously discussed items to be listed under "Rules & Regulations" in an effort to work towards updating and clarifying the SWRA Bylaws. There are areas that are addressed by the covenants but need additional enforcement options. The Board reviewed the list and decided to send the following areas to Attorney Balch to be drafted into a document, either the Bylaws or the Rules & Regulations depending on the appropriate place:

1. Clarification of the Board's interpretation to include all property owners as "members" officially, no matter which covenants their specific property falls under. This is to continue to accomplish the goal of all property owners having the same responsibilities and benefits.

2. The ability to establish a fine structure in order to have some consequences for violations of covenants or rules & regulations.
3. Address specifically the need of better definitions and guidelines concerning animal control.
4. To revise and better define the language of boats/trailers/recreational vehicle language, including motorized and non-motorized in order to follow the true spirit of the documents.
5. Clearly establish the regulation that property owners are responsible for their tenants and can be assessed for fees/damages, etc.
6. Reinforce the position that no dumping of garbage, yard debris or other is allowed on vacant lots or common areas.

Mission Statement - A revised mission statement was distributed. After discussion it was agreed that each member would consider the changes to be voted on at the next meeting.

NEW AGENDA

Payment by Credit Card - A few property owners request paying the association via credit cards. This has been discussed every year. Though this might be convenient for some owners, it would be an additional cost and more liability to the Association. SWRA could charge a convenience fee to cover the costs however this would not address the liability.

Mailbox Damages - Kevin reported that there are multiple damages to resident's mailboxes being vandalized with someone with a baseball bat. It has happened to some locations more than once. At the suggestion of a board member, Kevin will report this to the post office. The federal fines for this will be publicized in the next newsletter.

The Board approved a motion to adjourn at 10:40 a.m. to move into Executive Session in order to discuss current legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: Nov. 4, 2014

Minutes
SWRA Board of Directors Meeting
November 4, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of October 21, 2014 meeting with corrections.

GM Report

Advanced Disposal - They have a new driver for StillWaters who did not know how gate 34 worked. When he came in he waited too long from the time he opened the gate to the time he went through the gate and the gate arm came down on his truck. The gate arm broke away as it was designed and no damage was done to either the arm or the truck. The driver called his supervisor and Kevin signed a statement for the association stating that there was no monetary damage. It is a new policy they have anytime they have even the smallest incident.

Community Room Chairs - The community room is booked for a number of dates during the holidays, therefore Kevin requested that the BOD consider purchasing new chairs for the community room with funds from the 2014 budget instead of waiting until the 2015 budget. We are down to 82 existing chairs and a few of those are on their last leg. The cost for 102 white Lifetime chairs, which match our tables, is \$2,940 plus shipping. A new storage rack would cost \$1,200, but the existing rack can be used for the time being. After discussion the **Board requested that Kevin sell the old chairs, keep the existing storage rack and order 102 new folding chairs. The Board reconfirmed the SWRA policy that SWRA equipment, tables & chairs or other assets of the association not be loaned out to property owners or other groups.**

Gate 34 Keypad - The top keypad at gate 34 has failed and a new one has been ordered. SWRA personnel will be able to replace it, so the only cost will be for the keypad.

Gate 34 Storm Damage - SWRA received the insurance check for the lightning damage to gate 34. After the deductible, the amount was \$10,546. After this is applied back to the gates cost, the budget numbers are back on track.

Landscape Account - With the previous landscape company we were paying a month in advance. Visions discovered that they had been overpaid by one month and did not deposit the last check. The check has been voided.

Office Computer - Kevin requested an additional computer station and software to keep condo management separate from SWRA records. According to Troy Sims our IT person, the station and software needed would cost approximately \$1,250. This will be a stand-alone system; it will use our existing printer, email, firewall, and Internet but will not use the SWRA server. **After discussion the Board approved the purchase.**

Pineview Pool Repairs - A seal on one of the pipes for the pool filter at Pineview pool started leaking and was replaced but the next water bill may be slightly higher because the leak lasted about two days between routine inspections.

Power Line Property Cutting - Millers Landscape started cutting the power lines last week. They had requested the cutting wait until after the weather turned cold so that the grass/weeds would not grow back until next spring.

Deposits and closing since last Board meeting

Deposits	\$19,670.55
Closings	2

TREASURER'S REPORT

Financial Statements

October financial results

The month of October was, for the most part, in line with budget with only one item of note. As Kevin mentioned in his earlier report, we received a check for \$10,546 as reimbursement of our repair costs due to the damage at Gate 34. That had the effect of reducing Gates Maintenance back down to budgeted levels for the year to date. Another item worth mentioning is legal expenses. Through October, our actual legal expenses are \$13,500 below budget. That puts us \$19,000 below the total of \$36,000 budgeted for the full year. As you recall, this is the first year we've budgeted legal expenses. Kevin will request current billing from the attorney so that we may bring it up to date and by the end of the year correctly reflect the balance of this account.

Cash Forecast

Mike stated that he knows of no reason that we shouldn't be near budgeted income and expense levels for the last two months of the year. Given that assumption, he has projected current cash balances through the end of the year. During this process, Mike noted a projected \$30,000 principal payment on our mortgage note in December that was in the original budget. After removing that payment, we should be able to meet our unofficial \$50,000 unrestricted cash target at the end of the year and still be able to transfer the budgeted \$50,000 to our reserve balances.

2015 Budget

Kevin and Mike had discussed several items for next year and prepared a list with suggestions, including proposed pay changes. The Board reviewed and discussed the list. We have also discussed other events that could have a major impact on next year's planning, including pending proposals for management of additional condo properties in the marina area and the possibility of using less highly paid employees to perform timeshare cleaning.

We have also calculated the maintenance fee for 2015 billing based on the COLA adjustment of 1.7% recently announced by the Department of Labor. The fee will be \$378 for each property under the 1974 and 1987 Covenants and has been incorporated into the budget.

OPEN AGENDA

Boat Storage Violation - The renter at the boat storage lot who had constructed a storage shed in his space has removed the structure and his boat.

Medicare Seminar - The speaker Charles H. Bradshaw; author of the book "*Medicare is not One-Size-Fits-All*" gave an interesting presentation that was well received. Aliant Bank provided a delicious lunch for all attendees. Board members and staff received many positive comments from those who attended. The presentation format was great with good comments and information. Attendees were enthusiastic about additional seminars. Kevin stated that Charles Bradshaw has agreed to hold a long-term care seminar in spring.

Long Range Planning Committee - Kevin had forwarded the minutes of their last meeting to each Board member.

Mailbox Damages - Kevin contacted the postmaster concerning the damages to mailboxes in the community and was instructed to contact the sheriff.

NEW AGENDA

Seniors Investment Class - In January a training seminar will be scheduled. Investment companies rotate the classes sponsored thru AUM and the workbook costs \$25.00.

Investment Seminar - This will be scheduled right after the investment class.

Nominating Committee - Proposed members were discussed then ranked by paper ballot. As per the SWRA Bylaws Article 7.1, Dave Heinzen appointed Board members Penny Alexander and Andy Milwid to serve on the committee. He will call the suggested names in order until three additional members agree to serve. Any person serving on the nominating committee cannot be nominated to serve as a board member per the association documents. The Board positions held by Mike Dollar, Jerry Grace and Mack Yeargan are up for election.

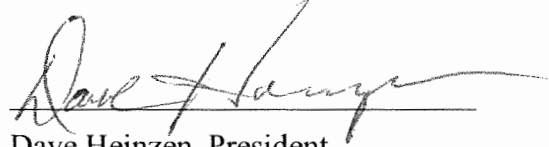
Annual \$100 Assessment - Based on anticipated and projected budget needs for 2014, in order to maintain the current service level for property owners and to maintain and preserve SWRA assets, **a motion to approve an annual assessment of \$100 for the 2014 year to be billed with the 2015 annual dues to be effective at the close of business on December 1, 2014, carried unanimously.** This was done according to Article 7.5 of the 1987 Covenants.

The Board approved a motion to adjourn at 11:20 a.m. to move into Executive Session in order to discuss current legal issues and employee salaries.



Penny Alexander, Secretary

Date approved: *Nov. 18, 2014*



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
November 18, 2014

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 and Patti Richardson were present. Kevin Eason was present to report.

Approval of Prior Minutes

Board reviewed and approved the minutes of November 4, 2014 meeting as distributed.

Guest: - Robert L. Dawson, Jr., a Property Owner who lives in Birmingham and owns two properties in StillWaters expressed his concerns over an incident where his female tenant was verbally taunted by some construction workers while out for a walk. Mr. Dawson stated that she felt unsafe and he wanted to make the Board aware of the situation. He stated that he had contacted Kevin Eason who responded immediately with a visit to the construction site and a call to the builder. Mr. Dawson was pleased with the concern and response from Kevin. The Board thanked Mr. Dawson and assured him that Board members were equally concerned and shared his belief that all residents should feel safe in StillWaters and that the Board had every confidence that Kevin would properly handle the situation. The builder was out of town when he was contacted but has promised to investigate and he apologized for the issue. Kevin will follow up and report back to the Board, the renter and Mr. Dawson.

GM Report

Boat Storage - The large outdoor lights at the boat storage lot and the SWRA office parking lot both went out at the same time. Only the bulb needed replacing at the boat storage lot but the light fixture will need to be replaced at the SWRA parking lot. APCO reports it will take about two weeks to have it replaced.

Nuisance Animal Complaints - SWRA has received four written animal complaints and a petition signed by eight residents that live in the Pineview Lane/North StillWaters Drive area asking SWRA to remove a dog. According to the complaints the dog is chasing walkers, barking, snapping, and intimidating people. The dog is a Yorkshire Terrier that is owned by a tenant renting a house from an owner who lives in Costa Rica. Kevin has sent a letter to the owner but has not been able to contact him by phone. Kevin has not been able to catch the tenants at home but will let the board know once he has spoken with the owner.

Sound System - Kevin reported that SWRA needed to purchase new audio equipment because the old system makes a loud buzzing noise. A complete new system is approximately \$350. It is \$210 to replace only the speaker. **After discussion, it was agreed that Kevin will proceed with the purchase as he deems necessary.**

SWRA Community Room Chairs - The new chairs arrived and most of the old chairs have been sold for \$5.00 per chair to SWRA property owners. There are about a dozen chairs left for sale and a few old chairs were kept.

Winterization Concerns - Last year the fountain froze and SWRA incurred costly repairs. Rob Corum (builder of the fountain) has made several suggestions concerning freeze protection due to the expected lower than normal temperatures for the coming winter but could not guarantee these measures would prevent all damage. SWRA staff will follow the recommendations. The pool restroom has been winterized and the park restroom heaters have been turned on.

Deposits and closings since last meeting

Deposits \$9,178.40

Closings 6

TREASURER'S REPORT

Mike is continuing to work on the budget for 2015. He requested that Board members let him know of any additional areas of concerns or needs.

OPEN AGENDA

Board Resignation - The Board will thank Mack Yeargan for his service in the December newsletter. The Board has reluctantly accepted Mack's resignation. He served as Vice President of the Board and has given much time in his service to the community. **A motion to elect Jerry Grace to serve as Vice President of the Board carried unanimously.**

Nominating Committee - As per the SWRA Bylaws Article 7.1, Dave Heinzen appointed Board members Penny Alexander and Andy Milwid to serve on the committee. Dave reported that property owners Tom Dyne, Dick Merrifield, and Sally Gantt have accepted appointment to the Nominating Committee. Andy and Penny will schedule a meeting of the committee to explore candidates for the SWRA Board.

The Board affirmed its position that the bylaws provide for a nominating committee and a means for owners to run for election by petition if not nominated by the committee. Therefore the nominating committee will be asked to find a candidate for each of the three open positions to put forward as recommended to the community. The Nominating Committee will be announced in the next newsletter along with a request that anyone interested in serving on the SWRA Board for the next three years contact one of the committee members.

Mission Statement Revision - The Board reviewed a proposed statement and approved a motion to adopt the new SWRA Board Mission statement as follows:

StillWaters Residential Association through its membership and Board of Directors will: (a) preserve and improve StillWaters' infrastructure and (b) preserve StillWaters' properties and property values for its membership through the administration of its Articles of Incorporation, Bylaws, Covenants and Policies.

NEW AGENDA

Annual Dues Invoices - After reviewing the proposed annual dues and assessment invoices the Board approved them as presented.

Proposed By-Law Changes - The Board asked Kevin to follow up with Attorney Russell Balch on the proposed changes that have been discussed. These will need to be approved in time to include them in the mailing with the annual dues invoice.

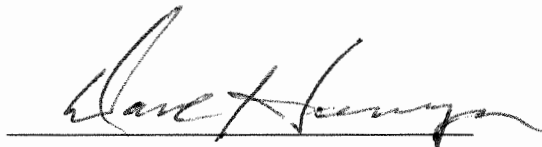
Architectural Review Committee (ARC)- Member Silvia Thatcher had sent in her resignation from the ARC due to time constraints and family concerns. The Board expressed appreciation for the time, energy and diligence that she has given as a volunteer to StillWaters. **The Board approved the appointment of Drew Heederick to serve on the ARC.**

The Board approved a motion to adjourn at 10:45 a.m. to move into Executive Session in order to discuss current legal issues.



Penny Alexander, Secretary

Date approved: *Dec. 2, 2014*



Dave Heinzen, President

Minutes
SWRA Board of Directors Meeting
December 2, 2014

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

Approval of Prior Minutes

Board reviewed and approved the minutes of November 18, 2014 meeting as distributed.

GM Report

SWRA Regions Credit Card - The Visa card was compromised. There were four \$100 purchases from four different Internet companies. The card has been canceled and fraud paperwork completed in order to have the charges credited back.

Gate 49 Camera - The last old camera at Gate 49 has failed. The other three cameras cover 100% of the area. The camera that failed gives a better view of the vehicles exiting the gate closest to the gatehouse.

Fountain Repair - One of the valves on the small pump at the fountain cracked. It was not due to the cold. The valve vibrates while the pump runs and probably cracked due to old age and constant vibration. A new valve has been ordered and SWRA personnel will replace it. It is in a location that the water flow can be turned off to replace the valve.

Fallen Tree - A tree fell across Beach Island Trace blocking the road on a Sunday. It took about an hour for the rain to let up enough so SWRA personnel could cut it up and remove it. One person was very upset because they could not get past the tree.

Drainage Issue - There is a concrete drainage flume at the end of Poplar Point Villas where storm water from Lakeview Ridge runs into the lake. The flume has probably been there for 30+ years and water has deteriorated the ground underneath causing the flume to start collapsing. SWRA will have Hagan Wagoner of ProgreCiv Group to take a look at the area and see if there is something that can be done to save the existing flume. Kevin will inform the Board and Roads Committee of Hagan's findings.

Dog Complaint Follow up - At the last Board meeting Kevin reported a dog complaint from several neighbors in the Pineview Lane/StillWaters Drive area concerning a menacing and barking dog. The tenants of the house were very surprised that a complaint had been made on their dog. It is a small house dog that according to them, they usually only let outside when they are outside. They did not seem concerned and said they would do what they could

to control the dog. Kevin did talk to the owner of the house and he will also discuss it with the tenants.

SWRA Centre Lighting - Alabama Power has installed a new light fixture in the parking lot.

Deposits and closings since last meeting

Deposits \$ 4,951.50

Closings 6

TREASURER'S FINE- TUNING REPORT

Mike is continuing to work on the proposed 2015 budget. He plans to present a preliminary budget at the next meeting.

OPEN AGENDA

Nominating Committee Report- The committee met yesterday with all five members present. Members are Sally Gantt, Dick Merrifield, Tom Dyne, Penny Alexander and Andy Milwid. The first order of business was to appoint Tom Dyne as Chairman. The group came up with a good group of potential candidates to be contacted concerning their interest and willingness to serve as a board member for the next three years.

Architectural Review Committee - The ARC had to address an issue concerning tree cutting without proper permit and issued a fine to the owner. The property owner stopped the unapproved work when notified and he has filed the necessary paperwork to be reviewed by the ARC.

Follow Up on Property Owner Complaint - Robert L. Dawson, Jr., attended the Board's November 18th meeting to express concern over an alleged incident at Sunset Point. Builder Steve Teel has reported back to Kevin and been most cooperative. Mr. Teel was very upset and offered to speak with the lady involved so Kevin gave the resident Mr. Teel's contact information. Mr. Teel personally spoke with the siding crew job foreman who was present at that time and was not aware of any incident. Mr. Teel stated that he would not tolerate the type behavior that was reported. Kevin gave the woman's boyfriend the contact information for Mr. Teel, however he declined the offer to speak with Mr. Teel and did not want him to contact his girlfriend. A board member had asked his daughter and granddaughter to walk that area several times while construction workers were present and there was no interaction. Kevin has also reported back to property owner, Mr. Dawson. The Board stated that they believe that Kevin has done all that he can to resolve this issue and appreciates the prompt and professional way that he has handled this situation. They were also pleased with the serious and concerned response from Mr. Teel.

NEW AGENDA

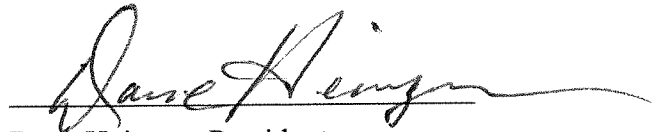
SWRA Board Sponsored New SWRA Member Orientation - The Board discussed holding a quarterly event inviting new property owners in order to meet the Board and Staff and briefly review covenant issues. It was agreed that Saturday or Sunday afternoons would be the best time to schedule the welcome orientation.

Election Committee - The Board discussed property owners to serve on the Election Committee for 2015. Several names were agreed upon and the secretary will contact them to see if they are willing and available.

The Board approved a motion to adjourn at 10:25 a.m. to move into Executive Session in order to discuss current legal issues.



Penny Alexander, Secretary



Dave Heinzen, President

Date approved: *December 16, 2014*

Minutes
SWRA Board of Directors Meeting
December 16, 2014

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

GUEST: Tom Dyne, Chairman of Nominating Committee, attended the meeting to present questions from the Nominating Committee members. There was some confusion as to the number of candidates to be nominated by the committee. After discussion, a motion that the Board instruct the Nominating Committee to seek out at least one qualified person per vacancy and not more than two per position carried. Mike Dollar and Jerry Grace abstained from voting on the motion since they have been asked to run again. Tom Dyne will relay the information to the committee members who have expressed their agreement with this procedure. All committee and Board members agree that the Nominating Committee should seek out and vet or interview candidates and then put forth the most qualified that they can find who are willing to serve. After discussion it was agreed that appointing the committee even earlier than the documents require in the future would be desirable so that the committee would have time to thoroughly investigate and seek out the best candidates.

Approval of Prior Minutes

Board reviewed and approved the minutes of December 2, 2014 meeting as distributed.

GM Report

Boat Storage - We currently have five available storage spaces in the boat/trailer storage lot. Kevin has contacted everyone that was on the waiting list.

Gate 49 Entrance Road Striping - An ALDOT employee came by the office to discuss the new road stripes at the 49-gate entrance. She wanted to make sure that Kevin understood the entrance turn lanes would be re-striped and reflectors installed. This is part of the re-surfacing of Hwy 49.

Gate Motor Failure - The gate arm lift motor on the entrance side of the 34 gates failed. We replaced it with a motor that was reworked. The failed motor will be reworked at a motor repair shop to be used as a replacement motor. SWRA personnel performed all work.

Gate Arm Bracket Repairs - Two gate arm brackets failed; one at each gate. One bracket cracked due to old age and the other had a weld joint fail. We used the two brackets we had in inventory; replacements have been ordered. The cost of the brackets has more than doubled since the last time we ordered them. They now cost \$350 each. They are now made out of cast aluminum instead of steel.

Landscape Contractor - Our landscape contractor has agreed to consider purchasing a large blower that they will use to remove leaves from SWRA roads. The blower will attach to one of their tractors. They have arranged to obtain a demo to use for the next few weeks. If they have other customers instead of just SWRA where they can use the blower then they have agreed to purchase it. This will save SWRA from purchasing one.

Maintenance Equipment - A new backpack blower was purchased to replace one that has lasted over three years. This larger blower cost \$429. A SWRA employee is going to work on the old blower and see if he can repair it, and, if so, we will use it as a backup.

SWRA Regions Credit Card Regions Bank Visa has refunded all fraudulent charges that were discovered on our last credit card invoice.

Stoneview Summit Condo Association (SVS) - They held their annual meeting with Patti and Kevin attending. SVS owners are very pleased with SWRA management of their condo complex.

Harbor Pointe Condo Board - Kevin met with them to finalize the transition from their current management company to SWRA.

Office Closed - As a reminder the SWRA office will be closed the week of Christmas. Most SWRA employees will be working all week performing regular duties.

Deposits and closings since last meeting

Deposits	\$13,687.64
Closings	2

TREASURER'S REPORT

Mike presented several of the budget file pages for the proposed 2015 Budget worksheets. The Board reviewed the Income statement, Statement of cash flows and the Combined income statement for total condo management. Mike responded to questions and requested that Board members review the detailed budget accounts that he had emailed. Board members will send any comments to Mike before the next meeting. He will mail the complete budget file to Finance Committee members for their review and present the final budget for Board approval at the January 6, 2015 meeting. At that meeting, Mike will also present proposed additions to the reserves.

OPEN AGENDA

ChilWaters Legal Collection Case - The order from Judge Martin for the judgment awarding SWRA damages against Chilwaters was signed 12/4/14. It reads as follows:

“Plaintiff has submitted evidence showing that the total amount currently owed by ChilWaters, LLC on its accounts is \$157,335.17, which includes assessments as well as

costs attorney fees paid by StillWaters Residential Association, Inc. to Attorney Don Harrison and to the firm of Akridge & Balch, P.C. Therefore, judgment is entered in favor of Plaintiff and against Defendant in the amount of \$157,335.17.”

SWRA will continue to follow Association procedures to recover the money owed.

NEW AGENDA

Election Committee - Penny reported that the following property owners have agreed to serve on the Election Committee for 2015: Sally Gantt, Harry Otto, Jim Martin, Thelma Pitts and Silvia Thatcher. Bill Turner has agreed to serve as an alternate if needed.

Covenant Violation / Tree Cutting - A property owner whose home is adjacent to the new golf course had several trees cut down without a permit. The tree removal company used the golf course cart paths without approval from the golf course to remove the cut trees. This caused an unfavorable response from Jill Zettler at the golf course aimed at SWRA. She made two statements in an angry manner to Kevin. She stated “you allow others to cut trees but not us” and “I can’t wait to tell our attorney. This is all the evidence he needs for the judge.” Jill also took pictures of the trees that were cut.

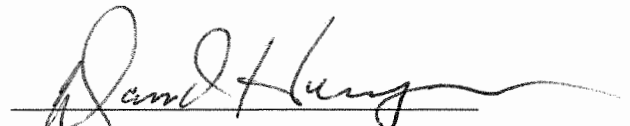
As per standard SWRA policy when a covenant violation is reported or found, Kevin talked with the property owner who was aware of the covenants. The property owner was very vocal about stopping the tree cutting on his property. He felt he was only removing some sweet gum trees and a dead oak tree. The tree cutting company stopped as soon as they were notified and cleaned up all the area around the cart paths. The property owner is now going to present a permit request to the ARC to remove additional trees. SWRA has followed up with a written notification to the property owner and the Architectural Review Committee will follow the appropriate guidelines to address this issue. SWRA had no knowledge of the removal of the trees and did not approve this.

Timber / Zettler Mediation Case - A motion to approve payment of \$2, 479.45 of the mediation expense bill on Timber Clear Cutting Case carried. This is SWRA’s portion of the expense. Mediation was not successful.

The Board approved a motion to adjourn at 11:15 a.m. to move into Executive Session in order to discuss current legal issues.


Penny Alexander, Secretary

Date approved: Jan. 6, 2015


Dave Heinzen, President

