

Minutes
SWRA Board of Directors Meeting
January 8, 2019

Call to order

President Tom Nicholson called the meeting to order at 10:30 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the December 18, 2018 Regular meeting.

General Manager's Report - Kevin Eason

Annual Fee Payments - Property owner fees are on target. Some people who purchased a transmitter this year have been confused over the annual easy access fee of \$40.

Gate Uniforms - The transition from Delta Security to SWRA employees at the main entrance gate has been very smooth. The last day for Delta was December 31st. Clyde Ware has done a very good job of transitioning and hiring gate attendants. We have also changed the dress code for gate attendants to only black pants and green SW shirts.

General Liability and Property Insurance - According to our insurance agent SWRA will be receiving an increase in the annual premium partially due to increases caused by all the nationwide losses in 2017 and 2018. Kevin will rebid the insurance package with other companies for comparison.

Rain/ Water Issues - Heavy rains have caused delays in construction projects, several trees to fall across roadways and one of the gate 34-control boxes shorted out and had to be replaced. There has been some roadside erosion and boat storage erosion due to rain.

Road Damage - A water main broke on Cardinal Heights and was repaired but it was under the road and a section of the road had to be removed. Unfortunately, this is an area that will need to be repaired quickly because of the possible erosion that will occur due to the location of the asphalt cut.

SWRA Truck - SWRA purchased a 2008 Ford F150 that was a fleet truck, has a lift and has all service records.

Twitter - Kevin opened a Twitter account so that property owners can follow updates on issues that happen after office hours. He will not have a conversation over Twitter or answer questions but will send a message when something happens like the back gate is broken or a water main break.

Deposits and closings

Deposits \$58,570 - low due to issues with the check scanner
Closings 2

TREASURER'S REPORT

Gene had emailed detailed documents to all board members for review. The Budget Committee members had reviewed and responded to Gene. We are waiting on final accounting in order to close out of end of year. The following is a summary of the highlights for the proposed 2019 SWRA Budget:

REVENUES

- Net Income is projected to be \$54,000 before reserve allocations.
- SWRA 1987 Covenant dues will increase by \$11. Annual fees for entry devices will remain the same as in 2018 and there will not be a significant increase in Revenue as in 2018 from new entry devices. Overall Total Revenue is projected to reflect a modest increase of 1.2%.
- Prospects for the SWRA Welcome Center look good this year with full occupancy. The estimated revenue of \$21,600 represents a 71% increase from 2018. However, the Welcome Center is projected to still lose approximately \$12,000 in 2019.
- While SWRA lost a couple of accounts in 2018, Condo Management is still projected to make a profit of approximately \$23,000 in 2019.
- The 2019 budget is projecting a slow down on construction resulting in lower collections for Impact Fees and Building Permits.
- There will be a significant drop in revenue in 2019 from gate devices seen in 2018 when SWRA converted to the new remote entry system.

EXPENSES

- There are no significant increases in any of the Cost Centers for 2019 over 2018. Most of the increases were related to a moderate increase in salaries/wages and operating expenses such as utilities and maintenance.
- A Cost Center for the new Storage Facility was added for 2019.

RESERVES

- The budget is proposing \$65,000.00 for various reserves in 2019. However, the proposed budget currently reflects a Net Income of approximately \$54,000 for 2019 so some adjustments will have to be made at the end of the year based on actual Net Income.

CAPITAL EXPENDITURES

- There are no planned Capital Expenditures at this time allocated in the 2019 budget cycle other than the completion of the Pineview pool house renovation.

Board members discussed 2018 budgeted reserve amounts and will confirm these at the next meeting. **A motion to approve the proposed budget after adding a few items was made, seconded and unanimously approved.**

Villas On The Harbor - The VOTH condo board is interested in hiring their own maintenance person 24 hours / 7 days. SWRA has agreed to continue the contract under current provisions until the end of February and then reevaluate. SWRA will continue with the accounting for them.

The Board approved a motion to move to Executive session for a conference call with Attorney Russell Balch to discuss legal cases at 11:00 a.m.

The Board resumed the regular session meeting at 11:45 a.m.

OPEN AGENDA

New Owners' Social - Tom Dyne reported that a coffee is planned for February 2nd with a small breakfast from 9 - 11a.m. Invitation letters will be sent to new owners. Board members will attend.

Recreation Committee - The Boston Butt sale netted \$385, which was deposited to SWRA. The committee recommended that the funds be spent on the pool renovation.

Accounting Contract - Warren Sasser & Associates, our accounting firm agreed not to increase their monthly fee. This was because they will not be issuing checks as was discussed at the last board meeting. **A motion to accept a new engagement letter which cuts labor time for both SWRA and Warren Sasser & Associates was made, seconded and unanimously approved.**

Nominating Committee Report - There have been no volunteers to serve on the SWRA Board. The committee has asked Tom Nicholson and Mike Dollar to run for election and both have agreed. The Committee will send its final report to the Board after the January 15th cut off date in order to run by petition. The ballots will be mailed February 15, 2019.

NEW AGENDA

Office changes - The reception area of the main office will be rearranged with the addition of a part-time staffer.

Election Committee - The Board appointed Nell Braswell, Kay Dickey, Linda Hickey, Earl Moore and Debbie Nigh to the 2019 Election Committee. Sally Gantt will serve as an alternate. They will meet to count the ballots on Tuesday, March 5th at 1:00 p.m.

Money Market Account - Kevin reported that while inquiring about rates for certificates of deposit (CD) the River Bank representative stated that they would pay 2% interest on a money market account. Our current Alabama Power Company (APCO) account pays 1.5 %. The rate on a CD is 2.25%. River Bank would provide a data

capture machine for their account at no charge and allow five withdrawals per month with unlimited deposits. **A motion to approve Kevin's recommendation that SWRA move the market account funds from APCO to River Bank was made, seconded and carried.**

A motion to adjourn regular session was approved at 12:10 p.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *Jan. 22, 2019*

Minutes
SWRA Board of Directors Meeting
January 22, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Ken Ledbetter were present. Mike Dollar was excused. General Manager Kevin Eason was present to report.

Guest: Property owner Bill Vargo attended the meeting out of interest. He shared some concerns and questions about development or sale of golf course water front property.

Approval of Prior Minutes

The Board approved the minutes of the January 8, 2019 Regular meeting.

General Manager's Report - Kevin Eason

Annual Gate Fee - Owners are still confused about the gate fee charge on this years invoice. They paid one last year and paid for the transmitter. Kevin stated that he is not sure why some are having problems understanding this year. Overall payment collection has been normal.

Copy Machine - After investigating it will be about 9 months for the existing lease to be reduced to a the point that a favorable lease to replace it could be obtained.

Coyote Complaints - There have been a number of people call the SWRA office to report that they have seen a coyote. This is mating season for coyotes. This time of year, the number of sightings always increases.

Gate 49 Repair - The owners' entrance side of gate 49 failed. Staff tried to repair it but there appears to be an electrical issue. We have the gate locked open.

Gatehouse 49 - The sliding doors need to be replaced. These new doors should last us about 7 years.

Harbor Pointe Utilities - The sewer company is replacing the old wood fence around the settlement ponds and should be completed in a couple of weeks.

Moonbrook Park Fence - The split rail fence at the park is failing due to age and termites have taken their toll. Estimates will be obtained on multiple materials. The last time it was replaced was Summer 2011.

Storm Drains - The storm drain grate covers on Sunset Point were completed last week. This item was the last item to complete the 2018 roads project.

Tennis Courts - Tennis court lights have been repaired. The electrician had to run new wires to them. There was a short in one of the wires and it kept shorting out the transformer.

Trespassing Camper - Kevin discovered a non-property owner camping in StillWaters. After talking with him, he packed up and moved on. The next day staff found where a property owner had set up a tent on their neighbors lot for their older son to give him some "space". That tent was also removed.

Water Leak - There was a water leak at Poplar Point. Walnut Hill Water made the repairs but the broken water line was higher than the units it supplied and water entered one of the units causing minor damage.

Weather - The ten-day weather forecast is showing sub-freezing temperatures for the first of next week. We have winterized all exterior water pipes, bathrooms, etc. We will do the best we can with the fountain. The forecast may change by next week.

Welcome Center - There is a waiting list for office space at the Welcome Centre.

Deposits and closings since last meeting

Deposits	\$211,036
Closings	3

TREASURER'S REPORT

Gene is still waiting on final numbers for the end-of-year from the accountants. Collections are coming in on schedule, about the same percentage as last year. There is traditionally a large amount that is paid the last few days of January. Late Fee of \$125 is assessed on February 15th per the SWRA policy.

OPEN AGENDA

D&O Insurance - Cincinnati agreed to renew our insurance with a slight increase (a few hundred dollars). The agent will send it to Kevin and explained it is in line with their overall national increase.

New Owners' Social - Tom Dyne recommended that we move the social to March 2nd in order to give the staff time to pull the list. The office is covered up with end-of-year and first-of-year duties and office visits. Coffee and a small breakfast from 9 - 11a.m. Invitation letters will be sent to new owners since last June. Board members who are available will attend.

Nominating Committee Report - The Nominating Committee presented their report recommending the nomination of Tom Nicholson and Mike Dollar to fill the two SWRA Board positions beginning in March 2019 for a three-year term. Anyone submitting "by petition" will also be added to the ballot, which will be mailed February 15, 2019. Tom and Mike are willing to serve if elected. A motion to accept the Nominating Committee recommendation was approved.

Election Committee - The Board appointed Nell Braswell, Kay Dickey, Linda Hickey, Earl Moore and Debbie Nigh to the 2019 Election Committee. Sally Gantt will serve as an alternate. They will meet to count the ballots on Tuesday, March 5th at 1:00 p.m. Jan. 15th was deadline to run by petition and have time to get bio in newsletter.

Facilities Maintenance & Landscape Committee Meeting - Keith Hiatt and Tripp Barnes of Premium Turf attended the meeting. The Board had decided that the Facilities Maintenance and Landscape Committee (FMLC) would be asked to meet with the landscape contractor once a month. A written report of the January 15th FMLC meeting was distributed to board. It was a good meeting, a list of goals and areas that need some extra attention were discussed. All are on the same team and they will work diligently to maintain and improve landscape in StillWaters.

Money Market Account - River Bank new signature cards and documents will be ready at our next meeting.

NEW AGENDA

Election Ballots/Board candidates/Newsletter - Candidate biographies will be published in the February newsletter.

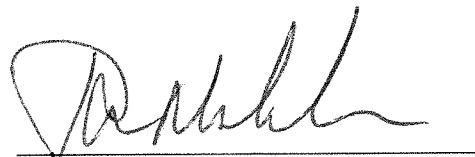
Window Decals - Kevin explained that over the years we have adjusted the number of decals that we ordered. We are going back to mailing 2 decals with the ballots so it can be more efficiently tracked.

Annual Report Meeting - March 9, 10:00 a.m. at SWRA Centre - Kevin asked board members to let him know about items for the Power Point presentation as he has started work on it. We will include information about the storage building and the amount saved from moving from multiple storage places. The annual meeting has never reached a quorum of members per the Association Bylaws so it is actually an Annual Report from the Board of Directors.

A motion to adjourn and move into Executive session was approved at 10:08 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: Feb. 19, 2019

Minutes
SWRA Board of Directors Meeting
February 19, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Ken Ledbetter were present. Mike Dollar was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the January 22, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

Beaver Pond Issue - There was an issue this past weekend with boats in Beaver Pond. Keith Hiatt gave one-person permission to fish in the pond last year with a fishing kayak. Later that day another person put their boat in the pond. Kevin spoke to all parties and the second person said he saw the other boat in the pond and thought it was okay. Keith is considering rescinding his approval to a few people to allow them to fish out of a boat in the pond.

Concrete Problem - Sherman Concrete is continuing to clean out their trucks and dump the contents on the roadsides after they deliver to a construction site. Kevin has talked with the Alex City plant manager and he claims the contractor in charge of the job where they are delivering should provide them with a clean out area. Kevin has been contacting the owners of property where this has occurred and informed them they will be invoiced for the cost to clean up the concrete. We had this same issue with USA/Couch; however, the company corrected the problem and have not been caught dumping on our roadsides.

Dumping Ground/ Party Place Issue - Doe Skin Court has become a dumping and partying area. SWRA has cleaned up household trash, construction debris, yard debris, etc. several times. This last time the trash filled up a dump trailer. The lots on this cul-de-sac are owned by SWRA and an LLC that has not paid fees in years. We have closed the road by placing a barrier across the road. The problem might move to another secluded road but there is not another road as secluded as Doe Skin.

Election Ballots - The election ballots and window decals have been mailed to all property owners who had paid their annual fees.

Gate 49 Damage - A person driving a vehicle with an Indiana tag hit the barrier arm on the exit side of gate 49. They stopped but the information they gave the gate attendant was not correct. They said they had been renting and were on their way back to Indiana. The barrier gate arm had to be replaced. Kevin has called the phone number that was given to the gate attendant several times and it goes straight to voice mail, messages have not been returned.

Harbor Pointe Utilities - The new fence surrounding the sewer treatment plant has been completed.

Hideaway on Sunset Point - The developers of The Hideaway on Sunset Point are planning a ground breaking on March 11th. They hope to have the media present and to spur interest in the development. They have started preliminary sales of lots.

Landscape Common Area Trees - Floyds Tree Service completed the first phase of our annual tree removal/pruning in the common areas. These were trees that have been identified for several years but our limited tree budget only allows us to remove a few each year. Trees were removed from the 49-entrance, Eagle Peak common area, the SWRA Centre, and several road right-of-ways where they were in danger of falling on the roads.

Master Gardeners - One of the Master Gardener classes, Rick Hidding, has contacted Kevin about holding a class in StillWaters on Tuesday, April 30th. They will use our trees, plants, and landscape as their examples. Some participants in the class live in StillWaters but some do not. Kevin has asked them to pass on any information about our landscape that might be helpful to SWRA. It will not affect the landscape committee because this class is just looking at plants.

Moonbrook Park Fence - Some of the split rail fence at the park is failing due to age and termites have taken their toll. The last time it was replaced was summer 2011. After re-inspecting the split rail fence at the park and obtaining bids to replace it, we should be able to wait until next year to look at replacing it. The SWRA maintenance crew can shore up the rotten post so they will last a little longer.

Pineview Poolhouse - Work has been delayed due to additional plumbing issues that had to be resolved. The contractor had to move on to another job and will return to the pool house soon. He has assured Kevin that he will have worked completed by spring.

Right-of-way Damages - The roadsides are soft due to continued wet weather and the additional construction activity has caused damage in several places. It is almost impossible to determine which construction vehicle caused the damage. We are working to try and repair some areas; however, some areas will need to wait until construction is completed because the damage will re-occur.

Road Damage - There is an asphalt cut in the Poplar Point drive where Walnut Hill Water repaired their water line. It is a mud hole and will be repaired when the 2019 paving project is performed. We will keep it filled with crusher run until that time. There is also a cut with similar issue on Dogwood Trail.

SSPII Bankruptcy Claim - Russell Balch has filed the SWRA claim with the Sunset Point Two bankruptcy. Kevin anticipates that SWRA receiving a little over \$13,000 for the management of the SSPII timeshare assets during the bankruptcy process. SWRA has already collected all unpaid association fees. We collected \$15K for managing the assets of Sunset Point One timeshares when they went bankrupt. SWRA should receive the funds by end of April.

Street Name Changes - The county commission approved the name change of the three roads that was requested by 911. The names of the roads as SWRA had them listed were correct but the recorded road plat at the courthouse was different.

Tennis Court Lock - Someone pried the maglock at the tennis courts open. They were able to bend the contacts apart so the gate did not lock correctly. The gate will lock but if you give it a good pull it will open. This same thing happened a few years ago. The new tamper proof electronic locking mechanism was installed last week. According to the gate company, it is the same device they use at Fort Benning to lock gates. It is stronger than the previous maglock. Hopefully, this will stop the vandalism problem we have had at the tennis courts.

Deposits and closing since last meeting

Deposits \$325,777 Closings 5

TREASURER'S REPORT

Annual Fees - Currently SWRA has collected 84% of all fees invoiced for 2019. We had collected 86% of fees invoiced by last February 15th. Late Fee of \$125 has been assessed on unpaid accounts as of February 15th per the SWRA policy. Normally we allow for 8-10 % of non-collected fees due to a few accounts that consistently do not pay: Mike Lewis of ChilWaters, the Zettlers' companies and a couple of other owners. \$928,700 was invoiced but per past history we know we will not collect on the persistent non-payers.

Gene Akers presented the proposal of SWRA Reserve Funds Summary with recommendations for the 2018 reserve amounts added, as well as the 2019 projected reserve allocations. (Copy attached.)

SWRA Centre reserve funds of \$150,000 were used in 2018 to purchase the SWRA storage building rather than taking out a mortgage and \$17,666 were pulled for the Pineview pool renovation in 2018.

In 2018 year-end monies totaling \$45,000 Gene recommended that they be allocated as follows:

\$5,000 to the Fountain Reserve, \$5,000 to the Welcome Centre Reserve, \$20,000 to the SWRA Centre Reserve, \$5,000 to the Pineview Pool Reserve, \$0 to Truck Reserve, \$3,000 to the Gate Equipment Reserve, \$2,000 to the Tennis Reserve, \$5,000 to the Moonbrook Park Reserve and no addition to the Contingency Fund. There is currently \$30,000 balance in the Contingency Fund for 2019. **A motion to accept and confirm the recommendation for 2018 year-end Reserve amounts was seconded and unanimously approved.**

2019 Proposed Reserve Allocation (To be added to current balances.)

Fountain Reserve	\$ 5,000	Gate Equipment Reserve	\$ 3,000
Welcome Centre Reserve	\$ 5,000	Tennis Reserve	\$ 2,000
SWRA Centre Reserve	\$ 20,000	Moonbrook Park Reserve	\$ 0
Pineview Pool Reserve	\$ 0	<u>Contingency Fund</u>	<u>\$ 20,000</u>
Truck Reserve	\$ 0		
		Total for 2019 Reserve	\$ 55,000

After discussion, the Board unanimously approved a motion to accept the recommendations for the above budgeted amounts for the 2019 Reserves.

SWRA will be closing our Alabama Power Credit Union (ALPCO) and moving funds to the new River Bank account. This was done in order to increase the annual interest earned.

At year-end there was approximately \$125,000 net income because we did not spend all of the roads budget funds in 2018 due to all the heavy construction in Stillwaters in 2018. The plan is to carry forward \$100,000 to Roads in 2019 so that we can do a large amount of post construction paving.

OPEN AGENDA

Annual Members Meeting - March 9, 10:00 a.m. at SWRA Centre - Attorney Bill Gray will be attending the SWRA annual meeting to address any questions concerning the power line property legal case. Sheriff Abbett will not be able to attend; however County Commissioner George Carlton has accepted our invitation. Kevin will present the Power Point of the year in review and highlight plans for 2019.

Annual Report Meeting - The annual meeting has never reached a quorum of members per the Association Bylaws so it is actually an Annual Report from the Board of Directors.

New Owners' Social - Tom Dyne announced the breakfast social on March 2nd at SWRA Centre. Coffee and light pastries from 9:30 - 11a.m. Seventy-five people who have purchased in the last six months have been invited and several have already responded that they would attend.

NEW AGENDA

Landscape Committee Report - The committee and landscape company met again last week. Several areas have been identified that the landscape committee would like to improve. They are working on a long-term proposal to present for improving the landscape at the two entrance gates. They talked about all landscape needs but agreed to focus on the middle section of gate 49 at this time due to budget. There is a safety issue at the golf cart crossing due to a blocked view and it is difficult to keep anything growing under the tree canopy. Irrigation system is out of order but there is a water source if needed.

The Board reviewed the bid from Floyd's Tree to remove several large trees and bushes in center islands and grind the stumps. Also removal of one tree and stump at Gate 34.

A bid from Premium Turf to remove the mondo grass and put sod in front of fountain, remove roots and service soil, replace the top soil and plant sod in the 3 center islands was discussed.

After discussion, a motion to move forward with the tree removal bid from Floyd's of \$4,000 was unanimously approved. The Board instructed Kevin to obtain additional bids for the sod work for comparison.

Change of Lot Lines Request - Mr. White owns a lot on Lake Vista Court that has a large waterfront area and Mr. Cotton is on Magnolia Crest on non-waterfront lot. They presented a request with a survey to change the lot line to allow Mr. Cotton to purchase land from Mr. White. **A motion to approve the new survey was made, seconded and approved unanimously.**

Resident Decals - The Board discussed different colored auto window decals for residents who are long-term renters. These will be RESIDENT decals not PROPERTY OWNER decals. It will serve a couple of purposes. We will know who non-owners are who are living in StillWaters and SWRA will have their contact information. It will improve gate waiting time-right, now residents that are not property owners have to wait at the gate to be issued a pass. The Board members agreed that this would be beneficial.

Waters Edge (WE) Architectural Control Committee (ACC) - Ray Donaldson, Sue Paggen and Darin Nesbit have agreed to serve if elected. Tom Dyne presented a draft ballot letter to be mailed to all WE property owners for review. **A motion that the SWRA Board (as assigned Developer) appoint Gloc Dyne and Mike Dollar to serve for the next year from March to March, as per the by-laws was approved.**

Lake Martin Weight Watchers - A group approached SWRA to rent the SWRA Centre community room for a 90-day period but they need Friday nights. SWYC currently rents the SWRA Centre community room on an ongoing basis on Friday nights unless a property owner requests to rent a Friday for an event.

StillWaters Yacht Club (SWYC) Proposal - SWYC rents the SWRA Centre community room every Friday night. The last Friday of every month they have karaoke. They stated that the room acoustics have a negative effect on those who wear hearing aids. They have approached SWRA concerning soundproofing of the room at the SWYC's expense.

In the past SWRA had Consultant Hagen Waggoner look into it and he reported that the sound proofing panels would have little effect in reducing the noise due to the number of windows in the room. In addition the aesthetics of the room are important as property owners use the room for a wide variety of events. If SWYC wants they could use portable panels (not attached to the walls). The Board agreed that if SWYC wants to move forward that it would need to be a professional panel and that a sound study to show that they would work would need to be done.

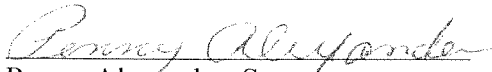
SWRA Annual Insurance - The package is at the two-year price that we received when we bid insurance last year. Coverage remains the same and this is for all insurance coverage except D&O.

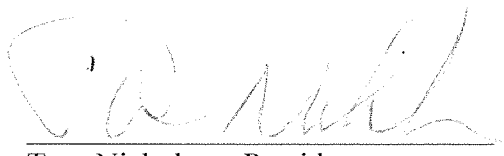
River Bank & Trust Money Market Account - SWRA Officers are on the account and the bank requires copies of signees' driver's license and social security numbers. Kevin obtained copies and will bring the signature card from the bank for our next meeting.

Dog Park - Gene suggested that SWRA explore adding a dog park in StillWaters. Discussion followed. The Board agreed to research the costs and locations, maybe put an article in the newsletter to assess interest levels and discuss in the future. This has been suggested before as have walking trails/ sidewalks and additional playground equipment & areas for children. Tom Nicholson shared that a local boarding kennel has a large outdoor facility that allows dog owners to bring their pets to run free and play for \$10 a session.

A motion to adjourn and move into Executive session was approved at 11:00 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *March 5, 2019*

Minutes
SWRA Board of Directors Meeting
March 5, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. Penny Alexander was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the February 19, 2019 Regular meeting as written.

Guests: Stuart & Nancy Scott - Lot 1 Holly Ridge - Request for easement across SWRA owned Lots 55 and 56. Several options were proposed:

1. Replat the two lots to reduce the size and sell the slice to the owner for a driveway.
2. Grant a reciprocal easement and owner pave (owner cost and responsibility)
3. Sell them the two lots (owner not interested)
4. Improve road through the sewer plant (cost to SWRA)

Nancy Scott asked for an easement off Brookwood Lane to Lot #1. Nancy had talked to owner of Lot #2 and he had no problem with easement. It was noted that EMS needs to establish a 911 number.

The Board thanked them for attending and will discuss and respond back to them.

General Manager's Report - Kevin Eason

Dog Issues - SWRA has recently received several complaints concerning dogs, mostly at Vista Wood and Hickory Lane. The Schurun's dogs are bothering other dogs. Most are new offenders and Kevin has followed the SWRA Nuisance Animal policy. There are 2 complaints, one more and we will get our attorney involved.

Harbor Pointe Utilities - They are removing additional trees around the sewer plant in order to reduce the amount of leaves and other tree droppings that are falling in the ponds. This is necessary for proper operation of the sewer plant.

Landscape Pine straw - The pine straw is scheduled to be installed starting today, depending on the weather.

Moonbrook Park Restrooms - The park restrooms will be pressure washed and repainted. There are also a few fixtures that need replacing. There is enough money in regular operating of the park to cover cost.

Pineview Pool House - The renovations are behind schedule due to the weather. The new scheduled completion date is now April 15th. Kevin also gave us handouts on a sail or pergola for the pool house as well as furniture suggestions for our review. The sail is about \$10k verses a pergola for about \$4k.

Right-of-Way Issue - The large boulders along the roadway at the intersection of Dogwood Trail and Marina Point Road have been removed. The rocks caused issues with the mowers and were an additional hazard should someone run off the road here. SWRA already had the curve warning signs installed. In the past 8 years, Kevin only knows of a couple of times someone ran off the road in this location and that was before the curve warning signs were installed. Tom Dyne suggested we install another warning sign in one spot where there is a void. A three way stop will likely be installed. Kevin estimated the cost to be \$500 -\$600.

StillWaters Yacht Club - The StillWaters Yacht Club will continue to rent the community room on Friday nights. The group that wanted to rent the community room for 4 months on Friday nights has rented another location in Dadeville.

SWRA Employee - Crayton Vickers had a pace maker implanted and is doing well. He will be out of work for about three weeks and we all wish him a complete and uneventful recovery.

Deposits and closings since last meeting

Deposits	\$54,087
Closings	2

TREASURER'S REPORT

Gene reported that the unadjusted balance sheet shows we are about \$20k short only on income. We are at about 90% on assessments.

OPEN AGENDA

Annual Members Meeting - March 9, 10:00 a.m. at SWRA Centre - Attorney Bill Gray and County Commissioner George Carlton plan to attend.

New Owners' Social - Tom Dyne reported on the breakfast social on March 2nd at SWRA Centre. The social was great, and well attended. We have new members who want to join committees.

Dog Park – Kevin gave everyone draft proposals for a dog park at Moonbrook Park and behind the tennis courts. SWRA would have no liability and we could pay for it out of the park reserve. We could possibly survey residents to see how they feel about the dog park.

SWRA Insurance Renewal - Package cost reduction.

Waters Edge (WE) Architectural Control Committee (ACC) - Ray Donaldson, Sue Paggen and Darin Nesbit, Gloe Dyne and Mike Dollar to serve March to March. There are 45 properties under

the WE covenants with all but 9 also being subjected to the 1987 Covenants. All but 3 pay the same fees as 1987 property owners.

NEW AGENDA

Election Committee - The committee will meet today at 1:00 p.m. to count the ballots for board members. Sally Gantt, Kay Dickey, Earl Moore, Linda Hickey and Nell Braswell will serve. Debbie Nigh has a conflict and will not be able to attend. A copy of the Election Committee Guidelines has been emailed to each member.

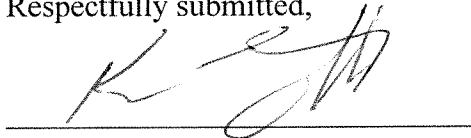
Kevin reported that it appears based on the number of ballots he has seen come in through the mail that SWRA has received about the same number of ballots for the Board of Directors election as we have the past few years.

Hideaway on Sunset Point - Ground breaking on March 6th. The developers of The Hideaway on Sunset Point hope to have the media present and to spur interest in the development.

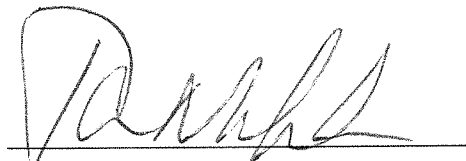
New Owner of Sonny Rozell property on Highway 49 and Highway 34 - Kevin reported that the Harbor Pointe Marina had purchased a couple of parcels about 30 acres from Sonny Rozell; to include at front entrance from electric sign to creek. Also, reported that the old conference center is for sale, asking price is \$3 million.

A motion to adjourn and move into Executive session was approved at 11:10 a.m.

Respectfully submitted,



Ken Ledbetter, Acting Secretary



Tom Nicholson, President



Penny Alexander, SWRA Secretary

Date approved: *March 19, 2019*

SWRA Annual Meeting Report

March 9, 2019

Call to Order- President Tom Nicholson called the meeting to order at 10:00 A.M. and welcomed everyone. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. General Manager Kevin Eason and Community Administrator Susan Thames.

Kevin recognized and introduced the current board members. Mike Dollar was appointed to fill the untimely opening left by the death of Patti Richardson. Others are Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman, Ken Ledbetter and Tom Nicholson.

Approximately 125 attended, including SWRA staff and SWRA Board members. This does not represent a quorum as defined by the Bylaws therefore the meeting continued as one for the Board to report to the general membership. An attendance list, committee and email sign-up sheets, March newsletter and handouts of the 2019 budget were available.

Kevin recognized Attorney Bill Gray of Gray & Associates LLC who successfully defended SWRA in the lawsuit concerning the Board's authority to sell property and is available to address the issue if needed.

Kevin introduced Tallapoosa County District 5 Commissioner George Carleton. Commissioner Carleton stated that he appreciated the support he received from the StillWater area. He stated that he can't help us with the roads but can help the Fire Department and put the dumpsters out a couple of times a year for residents. He was able to obtain a \$4000 donation for SWVF&R from the Tallapoosa County Commission. He reminded all that they could give him a call if there is anything he can do.

Board President Tom Nicholson welcomed everyone, thanked them for attending and turned the meeting over to Kevin Eason to give all an update. He introduced himself as the SWRA General Manager and expressed gratitude for the good turnout. He asked attendees to hold questions until the end of the meeting.

Introduction of SWRA Staff - Kevin gave a brief explanation of their responsibilities and areas of expertise.

Community Administrator: Susan Thames

Accounting/Bookkeeping: Monica Peterson and Shana Ellis

Maintenance: Alan Price, Crayton Vickers, Jeremy Vickers, Drew Heederick, Evelyn Mann and Tiffany Hagerty

Welcome Centre: Anita Gardner, Mandy Simmons (the conference room is available).

Gate Attendants: Clyde Ware, Brandi Price, Dewayne Thornburg, Mary Sides, Levis Gamble and Tom Hand

SWRA brought the management of the gates back in-house after trying a couple of outside companies. Clyde Ware is the Gate Supervisor and he is doing a great job.

Kevin spoke to how the committee members who serve as volunteers are important to our community. He expressed thanks to all who serve. There is a sign in sheet if anyone would like to volunteer.

KEVIN MOVED INTO HIS GENERAL MANAGER'S PRESENTATION (SOME COMMENTS ARE NOTED)

RECAP OF 2018-KEVIN EASON HIGHLIGHTED SOME ITEMS

- Completed new gate entry systems - Finished conversion to all transmitter system can no longer use the cards. One time purchase of the device, annual gate fee for easy access. He explained the control and process. Please don't open gates for people; they should have a card if they are legitimate user. Has improved system, less down time.
- Purchased storage/maintenance building - A huge help to SWRA. We do a lot of our own maintenance work and this building allows us to store tools and equipment in a central location. One of the few commercial properties within SW - on outer edge. Association owns the lots around the building so no negative effect on surrounding homes. Already built, SWRA purchased, did a bit of work.
- Paving and drainage work - put off some due to heavy construction in SW and impacts our roads, waste to pave and have it torn up.
- Added pickle ball court to tennis facility - It has been a big hit and if interested all are welcome to join in.
- Improved holiday decorations
- Began pool renovations - started in 2018 and the rain has greatly slowed construction and hope to open mid-April. Separate storage for chemicals, two bathrooms now, building was very old and needed replacement. Updating landscape, repainting.
- Maintained all common area

Forty-six new homes built since January of 2017. The Hideaway plans for 34 new homes. Each condo or lot pays the same annual association fees as individual lots/homes as outlined by the covenants. Short term gains from additional building fees and impact fees.

Harbor Point Boat Storage Facility

Lee Lewis, General Manager HP Marina spoke. Five developers purchased the acreage by the marina, they are grading - realistically winter or spring of next year before buildings are ready. 300 stack storage spaces - 5 stories tall, built into ground. Will be nice looking architecturally. They have a dry storage waiting list started, go to marina to sign up. Right now only forecasting two building side-by-side and 2 courtesy slips at the moment - may be more development. They might put houses on lots on Blue Creek Circle. No additional fuel dock at the moment.

Kevin stated that additional boat storage would increase the value of inland lots because there has been no availability for covered boat storage. SWRA lot is usually full and the HP Marina has been full.

StillWaters Continued to Grow in 2018

Architectural Review Committee (ARC) There were 167 permits in 2017, 192 in 2018 208 in 2019. Kevin explained the “no cost” permit, the ARC meeting times and the process of the committee. ARC members are very busy right now.

Recreation Committee

Kevin announced the Fifth Annual Family Festival is scheduled for Saturday, May 25th. The Recreation Committee works hard to insure a fun day for all. They will have concession stands to sell food and handle activities.

The Auburn University Singers will perform at Moonbrook Park on April 6th at 2:00 p.m. Plan to come!

PLANS FOR 2019-KEVIN EASON

- Complete pool renovations
- Adding 3-way stop at Lakeview Ridge, Marina Point, and Dogwood Trail intersection - A curve in the road there, more traffic due to new Marina storage building and will reduce vehicle speeds in front on the Living Waters Church.
- Paving and drainage work - Working with engineer and already started on the plan with him. May be able to pave at the same time as the new storage building paving is done.
- Improve SWRA main office - moving offices around, make it easier for visitors and residents. It will improve privacy of discussions in the two offices.
- Improve landscape at Hwy 49 entrance - Landscape Committee has been working on this. Have removed a few trees and will remove a few more.
- Improve boat storage facility - Time to add some gravel base and fence there.
- Form a committee to investigate Dog Park - Special project investigating for 2019.

Covenants	Number of Properties		
1987 Covenants (SWRA)	1465	+21	
1974 Amendments	320	NA	
1971 Covenants	41	-4	(About 23 owners)
Waters Edge	<u>9</u>		
Total Property Owners	1835		

Covenant Violations

Kevin stated that the two most common violations are trailer parking and failure to obtain an ARC permit. Dealing with violations costs the association staff time and legal fees. Trailers are supposed to be parked in the carport or garage as per the covenants. This includes landscape and construction trailers as well as boat trailers. We are going to focus on this stronger this year. Failure to obtain a permit is usually from new owners or those who have never had a project such as painting a house.

SWRA 2018 FINANCIAL HIGHLIGHTS

Strong revenue stream, new gate entry system and maintenance, repaired major drainage issue on Dogwood and delayed construction of storage building.

TREASURER REPORT

Kevin turned the meeting over to our Treasurer Gene Akers who covered the highlights. The large majority of our revenue comes from annual maintenance fees and assessments. Our revenue stream was strong in 2018 due to heavy construction and real estate activity.

- Looking at expenses in 2018, we were under budget in the roads account as the Board decided to delay some roads until some of the heavier construction, like the new storage facility at Harbor Pointe, is completed.
- Gate expenses were up due to the implementation of the new gate system, purchase of new transmitters, and repair costs associated with damage to the gate system by owners and contractors.
- The increase expenses for the Tennis Courts resulted from the new pickle ball court and repairs to the gate and lighting system.
- Landscape costs were steady last year, and we expect them to be steady as well this year.
- Pool expenditures were higher in 2018 reflecting the planned pool renovation which was fully paid for from the Pool Reserve fund.
- The one major capital expenditure in 2018 was associated with the purchase of the new storage facility. These funds were taken from Reserves instead of financing the purchase.
- NOTE: The All Other category includes Cost Centers such as the Pool, Tennis Courts, Park, Boat Storage and Condo Management.

SWRA - ACTUAL VS BUDGET 2018

	<u>ACTUAL</u>	<u>BUDGET</u>
REVENUE:	\$1,240,599	\$1,175,970
EXPENSES:		
Roads	90,558	190,420
Gates	229,607	189,728
Landscape	213,287	206,748
Administrative	315,644	294,800
SWRA Centre	27,386	36,321
Welcome Centre	33,809	32,457
All Other	<u>183,503</u>	<u>130,829</u>
Net Income	\$ 146,805	\$ 94,667

We always target to have an unrestricted cash balance of \$40,000 - \$50,000 at year-end and we accomplished that again in 2018 after we allocated \$45,000 to our reserves. We acquired a new Storage Facility and we began another reserve fund to cover the cost of maintaining for that building operating condition.

REVIEW OF THE BUDGET FOR 2019:

Our goal every year is to budget our operating expenses within the limits of our anticipated revenue and to leave enough cash to provide adequate reserves to cover future capital and extraordinary maintenance requirements. SWRA bills and collects most of our revenue in January and February due to structure of our annual maintenance billing.

Assessments are normally fixed. Fees were not increased the prior year but do reflect a 2% or \$11 increase due to the Cost of Living Increase (COLA) as per the SWRA Bylaws.

The growth in construction and real estate activity continues to have a positive effect on SWRA finances and the Welcome Center leasing is currently at full capacity with a waiting list. We had a good year last year and hopefully 2019 will be a good year also.

SWRA OPERATING BUDGET 2019 - Revenue

Property Owner Fees/Assessments	\$823,818
Gate Fees and Devices	99,900
Boat Storage	18,095
Transfer Fees	45,600
Building/Impact Permits	16,800
Facilities Rental	29,880
Condo Management Fees	112,860
Other (advertising, interest, late fees)	50,903
Total	\$1,197,856

SWRA OPERATING BUDGET 2019 Expenses:

Administration	\$331,220
Gates	179,867
Roads/Drainage	174,420
Landscape/Grounds	211,789
Common Areas (pool, park, tennis, etc.)	46,932
SWRA Centre	37,671
Welcome Centre	33,438
Storage Building	12,270
Condo Management	87,495
Legal Expenses	24,000
Reserves	<u>55,000</u>
Total	\$1,194,102

RESERVES:

	12/31/18	2019 Budget	12/31/19
SWRA Centre	\$40,245	\$20,000	\$60,245
Welcome Centre	10,000	5,000	15,000
Fountain	50,000	5,000	55,000
Pineview Pool	57,334	-	57,334
Vehicle/Major Equip	8,500	-	8,500
Gate Equipment	30,031	3,000	33,031
Tennis Courts	6,000	2,000	8,000
Moonbrook Park	35,967	-	35,967
Contingency	<u>30,000</u>	<u>20,000</u>	<u>50,000</u>
Total	\$268,077	\$55,000	\$323,077

SWRA OPERATING BUDGET 2019 Cash Flow

Cash, Including Reserves:

Balance 12/31/2018	\$ 400,668
Net from Operations	38,379
Capital Expenditures	<u>(50,000)</u>
Net Projected Change	<u>(32,103)</u>
Balance 12/31/2019	<u>\$ 368,565</u>

Nominating Committee

Tom Dyne, Chair, explained the process. This year we had two vacancies. Unfortunately, there was a terrible auto accident involving Board Member Patti Richardson who passed away in December. She was an outstanding board member, a strong asset not only to StillWaters but also to the greater Dadeville community. She will be missed. The SWRA Board appointed Mike Dollar to fill the position until the election.

The Nominating Committee recommend Tom Nicholson who had served one term and Mike Dollar agreed to serve another 3-year term. Mike served many years as the Treasurer of the Board in the past. Tom Dyne went on to explain that if anyone wants to be a board member all they need to do is to volunteer in the fall of each year for consideration. He outlined the time involved, the all-volunteer board meets at least twice a month for 3-4 hours and also with committees as needed. The Committee looks for involvement in the community when considering open board positions. Qualifications are explored and interviews conducted. Another way to get on the ballot is by petition as outlined in the Bylaws. A Member in good standing gathers 20 signatures and their name will be put on the ballot for the board election.

Committee members this year were Tom Dyne, Lee Eastman, Sally Gant, Linda Hickey and Earl Moore. SWRA is thankful for their willingness to volunteer.

Election Committee

Nell Braswell, Kay Dickey, Sally Gantt, Linda Hickey and Earl Moore served. They counted the ballots and verified the votes cast. The community thanks them for their service.

Tom announced the 2019 SWRA Board of Directors: Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman, Ken Ledbetter and Tom Nicholson.

SWRA Committees

Kevin encouraged all Members to get involved and volunteer on a committee. Current committees are the Architectural Review Committee, Recreation (formally Neighborhood Council), Landscape/Facility Maintenance, Financial, Christmas and Special Projects Committees such as the Dog Park exploration.

Kevin explained that there is no sign up for the ARC - it is an appointed position. If you are interested in serving let him know. They visit job sites and physically inspect projects and have some construction knowledge and it is limited to 5 members per the association documents.

Not everyone can serve on a committee but all Members can stay informed! Provide the SWRA office your email address, keep your account contact information up-to-date with our office and read the *SWRA eflash* monthly newsletter. Newsletters are available at gates, office or we will email to you.

Kevin started a Twitter account - he does not respond however, he will put notices out on Twitter. Follow him at Kevineason18

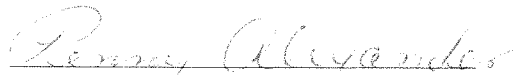
Community Association Institute Board Leadership Seminar

If you are interested in serving on the SWRA Board or any of the condo boards in the future you may want to attend. A one-day seminar on Saturday, May 11th beginning at 8:00 a.m. at SWRA Centre Community room - all day, \$90 and if you join the Community Association Institute then it drops to \$65. All participants will receive a toolkit that contains valuable information and examples of documents to help manage an association.

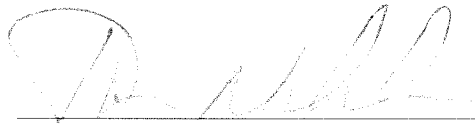
Questions from the floor were addressed. There will be in the SWRA *eflash* newsletter.

Kevin thanked those attending, announced the board would be available after the meeting and adjourned at 11:40 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *April 2, 2019*

Minutes
SWRA Board of Directors Meeting
March 19, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:01 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the March 5, 2019 Regular meeting as written. Penny thanked Ken Ledbetter for the excellent job he did in taking the minutes of that meeting.

General Manager's Report - Kevin Eason

Annual Dues Collections - Past due notices have been mailed to all past due accounts and the \$125 late fee was added to those accounts. Several owners have paid after they received the notice.

Auburn Singers - The Auburn Singers are set to perform in Moonbrook Park on Saturday, April 6 at 2pm. Recreation Committee will sell light refreshments.

Gate 34 Repair - The barrier arm gearbox on the exit side of gate 34 failed. We were able to make temporary repairs until the replacement gearbox are received, hopefully, this week.

Hideaway Project - The Hideaway started moving dirt last week and began burning debris this week. An SWRA *eflash* was sent Monday morning informing owners about the burning. As expected, there have been a few complaints about the smoke.

Landscape - Kevin had several calls concerning the trees and bushes that were removed at gate 49. Several had negative comments. The tree cutting company did not finish and had to stop due to the rain. They will return as soon as they can reschedule. Some board members have received positive comments from residents.

New Bank Account - The River Bank money market account was opened last week. The APCO Credit Union account remains open with a small balance, just in case rates change and APCO again has the best rates. The change to River Bank should net SWRA about \$3,900 for 2019 in additional interest income due to the increased rates.

Pineview Pool - The landscape work at the pool is almost complete. The building renovations are behind schedule but the contractor has assured Kevin that the work that is left will not take long to complete.

Deposits and closings since last meeting

Deposits	\$33,747	Closings	5
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TREASURER'S REPORT

Gene reported that there is not much to report this early in the year. Collections are coming in nicely.

OPEN AGENDA

Scott Easement Request for Lot 1 Holly Ridge - Since our last meeting, Kevin checked with the neighbor/owner of Lot 2 and they have no issues with this. The Board discussed options, reviewed lot drawings and maps as well as photos. It was agreed that entry to these lots from Brookwood Lane is preferential to that of the sewer treatment service road. The easement across the SWRA owned lots could actually increase their value as well as that of Lot 1. The Scotts have agreed to pay all costs involved including the paving of the roadway/driveway and to accept responsibility and ownership to maintain the roadway,

A motion to grant an easement for and across SWRA owned Lots 55 & 56 Holly Ridge pending the Scott's agree to pay all legal & closing costs, extending and paving to entrance to Lot 1 involved as well as agree to maintain the driveway/roadway for perpetual care and that the easement will go all the way through from Brookwood Lane to Beach Lane with documents to be drawn up by an SWRA attorney. (Clarification: This does not require the Scotts to pave the entire length of the easement, this is a private easement for the three lots involved, not a public easement). Motion was seconded. The motion carried unanimously. Kevin will pursue resolution of this issue and will bring the legal document drafted by our attorney back to the board for approval prior to presentation to the Scott's.

SWRA Newsletter - The Board reviewed a draft document for a "From the Board" article in the next newsletter to explain some of the topics that came up at the end of the annual meeting.

SWRA Committee List - Board members reviewed the list, chairs will contact the listed volunteer committee members to insure that they will serve in 2019.

Special Committee - This committee will gather facts and ideas considering a dog park. It was suggested that an online survey could be used on this topic as well as other amenity use in StillWaters.

Annual Members Meeting - March 9, 10:00 a.m. at SWRA Centre - Attorney Bill Gray and County Commissioner George Carlton attended the meeting. All agreed that there were positive comments and input from property owners attending. The presentation was good. The room was full with approximately 125 people attending.

NEW AGENDA

Pineview Pool - The Board reviewed a proposal from Backyard Experience showing costs and sizes of one-piece molded slides that could be installed. After discussion, it was agreed that we would table the idea until the pool renovation is completed.

Planning Surveys - Discussion on the option of using surveys as a tool to evaluate use of and needs for existing facilities was continued. If surveys were done on a regular basis to get people use to responding, then it could provide valuable information. Lee, Gene and Kevin have experience with writing surveys in a way that does not lead to an outcome but allows for good input and useful information.

Deed For Debt Lots - Three property owners, Linda Powe, Edward Majors and Syrol McLain (Charlotte) have requested to deed their lots to SWRA under this program in lei of their outstanding fees. The properties are located in Greensview and 2 in Deer Run areas. **A motion to accept these 3 properties under the Deed for Debt was made, seconded and approved.**

A motion to adjourn and move into Executive session was approved at 11:15 a.m.

Respectfully submitted,



Penny Alexander, Secretary

Date approved: *April 2, 2019*



Tom Nicholson, President

Minutes
SWRA Board of Directors Meeting
April 2, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:01 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar and Ken Ledbetter were present. Tom Dyne and Lee Eastman were excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the March 19, 2019 Regular meeting as written. Penny thanked Ken Ledbetter for the excellent job he did in taking the minutes of that meeting.

The Board approved the minutes of the March 9, 2019 Annual Meeting Report as presented.

General Manager's Report - Kevin Eason

Gate House Door - The doors for the Gate49 gatehouse were replaced. It took longer than anticipated because they had to be special ordered.

Moonbrook Park Restroom - The restrooms at the park have been pressured washed and will be closed Tuesday, April 2nd until Friday, April 5th for painting and replacing of paper holders, etc.

Road Work - Kevin met with Hagan Waggoner and will meet again soon to finalize the areas that need paving, patching, and drainage work. Hagan should have the suggested work proposal for the board around the middle of May.

Gate 34 Repair - Gate 34 exit side barrier arm computer board is failing and causing the exit barrier arm to remain in the open position unless the slide gate is closed. Kevin ordered a new computer board but until it is installed the barrier arm will be mostly in the open position. Sometimes it decides to work and will close. We have had several reports of vehicles entering through the exit side and causing safety issues with oncoming vehicles because the arm is open.

SWRA Welcome Center - We received \$1,200 last week in unpaid rent from a former company that had rented an office and had vacated their office over a year ago.

Tallapoosa County Extension Office - Seminar to educate owners on tree health and care will be held here at 9:00 a.m. on Tuesday, April 30th. This will be in conjunction with a Master Gardener's Class.

Deposits and closings since last meeting

Deposits	\$33,310
Closings	2

TREASURER'S REPORT

Gene reported 1st Quarter 2019 Report:

1. SWRA Dues are showing an amount of over \$17,000 for collections as budgeted for the first quarter.
2. Total Income is pretty much on budget with a positive amount of over \$700.00 overall.
3. Total Expenses for the first quarter are under so far.
4. No changes to Reserve Funds in the first quarter.

OPEN AGENDA

Scott Easement Request for Lot 1 Holly Ridge - Kevin has been discussing the proposed option approved by the Board. The Scott's are requesting to use their attorney and then let our attorney review it and they will pay for our attorney's time. They want a 25-foot total easement rather than a ten-foot easement. Russell Balch recommended that SWRA be sure to include that the Scott's would be responsible for any change in the flow of water and drainage concerns.

A motion to amend the motion approved at our last meeting to allow the Scott's attorney to draw up the documents and the Scott's will cover the cost of Attorney Russell Balch time to review for SWRA. Limit the easement to 25 feet and that the change in drainage or water flow will be their responsibility. The motion was seconded and approved unanimously.

From March 19th meeting:

Since our last meeting, Kevin checked with the neighbor/owner of Lot 2 and they have no issues with this. The Board discussed options, reviewed lot drawings and maps as well as photos. It was agreed that entry to these lots from Brookwood Lane is preferential to that of the sewer treatment service road. The easement across the SWRA owned lots could actually increase their value as well as that of Lot 1. The Scotts have agreed to pay all costs involved including the paving of the roadway/driveway and to accept responsibility and ownership to maintain the roadway,

A motion to grant an easement for and across SWRA owned Lots 55 & 56 Holly Ridge pending the Scott's agree to pay all legal & closing costs, extending and paving to entrance to Lot 1 involved as well as agree to maintain the driveway/roadway for perpetual care and that the easement will go all the way through from Brookwood Lane to Beach Lane with documents to be drawn up by an SWRA attorney. (Clarification: This does not require the Scotts to pave the entire length of the easement, this is a private easement for the three lots involved, not a public easement). Motion was seconded. The motion carried unanimously. Kevin will pursue resolution of this issue and will bring the legal document drafted by our attorney back to the board for approval prior to presentation to the Scott's.

Landscape and Grass Cutting Update - We are still waiting on removal of one tree at Gate 34 and removal of several dead pine trees at the SWRA Centre. At the Tennis courts SWRA will remove dead wax myrtles and fir trees.

Kevin reported that other rough estimates for grass in the islands leading up to the Gate 49 gate house are around \$5000 due to ground prep and includes taking mondo grass out in front of the fountain. After discussion, the Board agreed that since this project was not budgeted and some trees have been removed at Gate 49, we would take a wait and see approach to watch the area for this year and reevaluate in the future. Money can be added to the 2020 budget if this is determined to be a priority.

Picnic in the Park/ Auburn Singers - This is scheduled for April 6th at 2:00 p.m. There is no rain date and Kevin is not sure how many singers will be there since it is a volunteer performance and Auburn is in the basketball national finals. The Recreation Committee will have a drink concession stand.

Pineview Pool House - The building renovations are behind schedule but the contractor has assured Kevin that the work that is left will not take long to complete. Work is moving along with tile being installed this week and electrical work being finished up. The counter tops and mirrors are ready to be installed. The landscape is complete. Once the building is finished the pool pavers will be power washed and repaired.

Special Projects Committee - The exploration of a Dog Park had been suggested at a previous meeting. Gene has contacted the people who signed up at the annual meeting to serve. Some have not responded to his email however it was decided that we will have Kevin send out an email to make sure they are not going to spam. We will also ask for volunteers in the April newsletter. Gene stated that he had already drafted survey questions and will run by board once committee has met. The questions of need, use, costs, location, maintenance, other priorities, etc. will be explored.

NEW AGENDA

SWRA Centre Community Room - The StillWaters Yacht Club sent a proposal for sound reducing from Auburn AV.com that the SWYC had requested. The total estimate was \$6,689.00. During discussion, questions on cost, décor and effectiveness were raised. There are concerns about altering look of the community space for other types of events. The Board had suggested portable units that the yacht club could own and bring to their karaoke sessions rather than a permanent installation. More information would be needed to address concerns and the yacht club would need to pay for the project in order for the Board to consider.

Waters Edge Speed Limit Signs - Kevin received a petition signed by 10 property owners in the Waters Edge area. Discussion followed on their requests for and the need for stop signs at a couple of locations. The state legislation that was passed several years ago was reviewed.

A motion to add two 20 mile per hour speed signs: one at beginning of Whisperwood Drive and the other at the beginning of Tanglewood Lane and to post at

each entrance inside the gates that the “speed limit is 20 miles per hour unless otherwise posted” was made. The motion was seconded and approved.

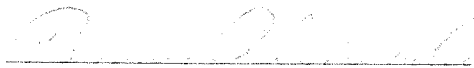
Website Update and New Provider - Steve Bushery who developed, maintained and hosted the SWRA website for many years is retiring. In addition to finding a new provider the site needs to be updated. Several options were discussed. Kevin will find a new provider and report back to the Board.

ABS Copier Contract - Kevin presented a new copier lease that would replace the existing one. It is a five-year lease that will save \$160 per month on the copiers at the SWRA Centre and the SWRA Welcome Centre.

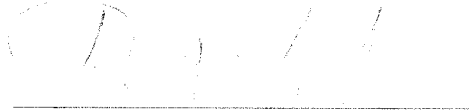
A motion to approve Kevin’s recommendation on the office copier lease contract with ABS for the two copy machines was made, seconded and approved.

A motion to adjourn and move into Executive session was approved at 11:00 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *April 10, 2019*

Minutes
SWRA Board of Directors Meeting
April 16, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne and Lee Eastman and were present. Ken Ledbetter was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the April 2, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

Alarm System Update - Our alarm system uses 3G cell service. 3G systems will not be supported after October 1st. SWRA will need to install an updated device. Furlongs Security is updating the system. SWRA will be responsible to pay for the update approximately \$400.

Auburn University Singers - We had 43 adults attend the Auburn Singers (about 40) program this past Saturday. There were also a few children. Everyone that attended seemed to enjoy the program. It lasted about 40 minutes and was very well received by those attending.

Directional Signs - Three new developments (Villas on the Green, Stoneview Summit and The Hideaway) have agreed to share the cost to have their development names added to the direction signs. SWRA will receive \$1,500 total for allowing them to put their names on the signs. They will also pay the labor cost.

Landscape - Mulch has been installed around the SWRA directional signs and Moonbrook Park. It will also be installed at 34-gate area. It was there a couple of years ago and last longer than pine straw.

Road Tax - At the Tallapoosa County Commission meeting, Russell Lands asked the commission to pass a resolution allowing them to request a change to the Alabama state constitution at the next election. It would give Willow Point similar powers as a municipality similar to a road tax. It will allow Willow Point and other companies to collect money from property owners who use private roads for the repair of private roads. There was a lot of circular talk with no clear answers but the Commission approved the resolution. This seems similar to what was voted on back in 2009 that allowed private roads to be open to law enforcement. The actual amendment will have to be published and then we will know the exact purpose. SWRA will monitor the progress.

Storm Damage - Four trees fell across SW roads April 14th during the storm. Still Waters Volunteer Fire & Rescue responded and help remove them from the roads. There were a few houses without power in SW because two of the trees fell across power lines.

Storm Drain Issue - The storm drain grate directly in front of Golf Colony and the church was missing and a new one has been installed.

Vehicle Fire - There was a vehicle fire on Beach Island Trace and according to the property owner, Allen Ward, he backed his truck off his driveway. It was hot and set something on fire. A gas jug close to the truck caused a small explosion. No one was injured.

Weather Siren - According to Jason Moran of Tallapoosa EMA Dadeville and Alex City have stopped supporting most of their weather sirens and by the end of 2019 they plan on disabling all sirens because of the new Tallapoosa Alert system that uses your cell phone, or home phone, or email.

Deposits and closings

Deposits	\$17,070
Closings	3

TREASURER'S REPORT

No report this meeting.

OPEN AGENDA

Tallapoosa County Extension Office - A seminar to educate owners on tree health and care will be held here at 9:00 a.m. on Tuesday, April 30th. This will be in conjunction with a Master Gardener's Class.

Moonbrook Park Restroom - The restrooms at the park have been pressured washed and will require a second coat and replace the door sweeps.

SWRA Centre Community Room - Kevin and Hagan Waggoner looked at the Community room again concerning the acoustics. Kevin found VersiFold Acoustical Room Dividers at \$620 each, which might be a good option if StillWaters Yacht Club wants to buy some portable sound reducing dividers. The estimate that they had presented at our last meeting was \$6,689. The Board reviewed the details and will send this info to the SWYC and would allow them to store these units in the SWRA Centre with the agreement that SWRA could use them, similar to the past agreement that was between SWRA and the Bridge groups with card tables.

Pineview Pool Renovation - The contractor found a problem with the foundation closest to the fence and had to cut out a portion of the concrete slab. The floor originally slopped away from the building but SWRA had to make it level. They poured concrete on top of the cracked sidewalk slab that was there. It came away from the building easily. Wiring was replaced

rather than using any old wiring at the pool now. The concrete issue added \$2800 cost to the project.

The building renovations are behind schedule. The counter tops and mirrors are ready to be installed. The landscape is complete. Once the building is finished the pool pavers will be power washed and repaired.

Special Projects Committee - The Committee will hold its first meeting next Tues at 2p.m.

NEW AGENDA

Tallapoosa County - Annual Tax Sale Auction

At this time six or seven StillWaters parcels are listed representing about \$1000 in unpaid taxes. Usually some of these will be paid before the sale. **A motion to give Kevin the authority to bid up to \$1500 to pay the outstanding taxes owed in order to keep the property from going to the State was made, seconded and approved.** SWRA fees will be paid if the properties are purchased by anyone.

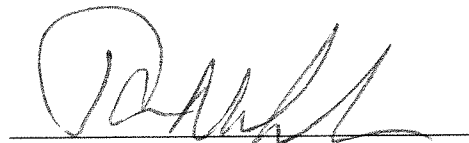
Pickle Ball Fee - The courts are an amenity of the association. It is being used by a large number of non-Members. The Board again discussed an activity fee or monthly /annual fee similar to groups that use the SWRA Centre. There have been a few complaints from property owners wanting to play tennis. The Board agreed that Kevin would speak with the Bradford's or other Members who are playing/organizing the games to discuss options.

A motion to adjourn and move into Executive session was approved at 10:26 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *May 7, 2019*

Minutes
SWRA Board of Directors Meeting
May 7, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the April 16, 2019 Regular meeting as written.

Guests: John Goodrum property owner in Sunset Point - He stated that he is here in support of the letter that The Cottages at Sunset Point Homeowners Association Inc. wrote to the board in protest. (Copy attached). It is their opinion that there are two contractors working in the area and some neighbors feel that they have no concern or care for the surrounding properties. The work site is messy and a trailer is parked partially in the street, which is sometimes dangerous.

The Board discussed options such as additions to the ARC guidelines and maybe different guidelines for multi unit construction. We will ask the ARC to discuss and address.

General Manager's Report - Kevin Eason

Board Leadership Seminar - The Board Leadership seminar that was originally scheduled for May 11th was changed to June 1st. Before the date was changed, there were only 6 people signed up, there are now 11 people signed up for the seminar.

Commercial Lots on Highway 49 - The owner of the commercial lots located adjacent to the main entrance on Hwy 49, the old Rozelle property, will start clearing it this week. They plan to construct a building/strip center on the property that will house a boat showroom, gym, and mortgage company.

County Road 34 Lots - The person that purchase three vacant lots on County Road 34 from Sonny Rozelle has decided to sell the lots. His original plans for the lots did not workout. There is a large for sale sign on the lots and SWRA has received a couple of phone calls from potential buyers. These parcels cannot make access from County Road 34 into StillWaters.

Master Gardener/Tree Seminar Cancelled - The Master Gardener/tree seminar that was scheduled for last Tuesday was canceled due to lack of participation. Rick Hidding of the Tallapoosa County Extension Office who was putting on the seminar did not have a single person sign up from StillWaters or the current Master Gardener class.

Moonbrook Park - Smith Electric has repaired an electrical short, which was underground for the park lights. The wire is not in conduit.

Transfer Fees - The SWRA office has received 12 property deed transfers over the last two weeks.

Worker's Comp - SWRA received a \$1,550 dividend from our workers comp insurance based on a dividend.

Deposits and closings since last meeting

Deposits	\$19,918
Closings	12

TREASURER'S REPORT

Kevin reported that we received \$3,200 from a past due account. SWRA had a lien on the property so we were paid when it sold. We collected a couple of past due accounts from the sale of property. The amount of collected SWRA annual fees is actually over the 2019-budgeted income amount for association dues. Gate fees are a little behind budgeted amount. Building permit fees are also much lower than expected.

OPEN AGENDA

Tallapoosa County Annual Tax Sale Auction - The sale was held on Friday, May 3rd starting at 10am. There were three StillWaters lots in the tax auction. Tina King purchased one of the lots. Kevin explained to Ms. King that the lot has an outstanding unpaid fee balance of \$2,100. SWRA purchased two lots at the tax sale, both have been purchased a couple of times in the past and the owner always redeems them.

Landscape - There have been several complaints about the grass cutting. Kevin will meet with Tripp Barnes this week to ride with him and point out deficiencies. Tripp has also agreed to repair or replace signs that their new lawnmower driver has damaged.

SWRA Family Fun Day - This is being held in conjunction with the SWVF&R Open House from 11-2. There will be fire truck rides at the park and at the fire department. The Recreation Committee will sell hot dogs/ ribs/chicken plates and smoked ribs.

Roadways - Hagan Wagoner of ProgreCiv Group has been working on the paving estimates and suggested road repairs. The new stop signs at Dogwood Trail and Marina Point Rd will be installed next week. The 20mph speed limit signs for Whisperwood/Tanglewood and the 34mph unless otherwise posted are being installed this week.

Pineview Pool Renovation - The pool building is very close to being completed. We are cleaning the pavers and furniture this week and as soon as the final touches are completed in the bathrooms, we will open the pool. The security cameras and gate lock installations are scheduled for next week.

Special Projects Committee - The Committee held its first meeting to discuss the possibility of a dog park. Six people attended which included General Manager Kevin Eason and Board member Gene Akers. The meeting was held during the week so they may hold future meetings on the weekend or at night to see if participation increases. The group brainstormed issues, discussed different options for funding, amenities, and how to gather information for a survey to be sent to owners.

The Board reviewed the suggested survey that can be sent out on Constant Contact. **The Board agreed to have SWRA send out the survey via email and to have paper copies available at the office for StillWaters property owners to complete.**

NEW AGENDA

Subdivision Index - There was discussion of the number of properties in each subdivision and those under 71, '74 and 1987 covenants. 1826 total properties. This does not include the Hideaway or Villas on the Green.

SWRA Website Update - Kevin has been looking at different options with several website developers. The plan is to modernize the site so ARC forms can be completed on the website and having it mobile device friendly.

Architectural Review Committee - They have been very busy with over 60 units currently under construction.

Pickle Ball Fee - Kevin spoke with Buddy McDaniel about the proposal to charge the group activity fee for use of the SWRA amenity by non-members, similar to the bridge groups.

A motion to adjourn and move into Executive session was approved at 11:17 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *May 21, 2019*

Minutes
SWRA Board of Directors Meeting
May 21, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:25 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne and Lee Eastman were present. Ken Ledbetter was excused until later in the meeting. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the May 7, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

CAI Seminar - There are 14 people signed up for the CAI Board Leadership seminar on June 1st. SWRA Board members are welcome to attend.

Landscape - The power line easements should be cut before Memorial Day.

Roadway Signage - The three-way stop sign at the intersection of Lakeview Ridge and Marina Point has been installed. Two of the three 20mph signs have been installed along Whisperwood Dr. and Tanglewood. The 20mph unless otherwise posted signs have been installed at the gates. The new instruction sign for gate 34 was returned to the sign company to correct misspelled words.

StillWaters Flags - Kevin has ordered new StillWaters flags that will be in around June 1st.

Tallapoosa County Commission - The county dumpster is at the Welcome Centre. The county could only afford one dumpster per location this time.

The Cottages at Lake Martin on Sunset Point - The construction work area at The Cottages at Lake Martin on Sunset Point has been cleaned up, some. It does look better than it did a couple of weeks ago. The trailer that was mentioned at the last board meeting was moved; it was not part of the current construction company. A dumpster has taken its place and Kevin has informed the construction company it needs to be moved.

Deposits and closings since last meeting

Deposits	\$26,546
Closings	8

TREASURER'S REPORT

SWRA received a lot under the Deed for Debt program from Edward Majors. SWRA received a past due payment of \$2,100 from a lot that was purchased at the tax sale a couple of weeks ago. We received a past due payment of \$1,300 from a lot that sold.

Board Member Ken Ledbetter arrived at 9:45 a.m.

OPEN AGENDA

Landscape Grass Cutting - Kevin is working with Premium Turf and others to be sure that the grounds are cut before Memorial Day.

SWRA Family Fun Day/Fire Dept Open House - All plans have been finalized for the Memorial Day weekend event on Saturday May 25th. The Recreation Committee is handling concessions and taking preorders for the ribs, chicken and pork chops that Bill Kliesch will be grilling. SWRA has the extra help hired.

Pineview Pool - The pool is open but the security cameras and gate lock have not been installed. They should be installed by Friday. There are still a couple of small items the contractor needs to clean up or corrected.

Special Projects Committee - The Constant Contact survey has gone out (740+ sent out to property owners) and we have received just over 150 responses. The results will be tallied and then bring it to the Board for discussion and determination as to whether we move forward or not. The Special Projects Committee will meet after that.

SWRA Website - Initial costs to set up the new SWRA website are estimated at \$2500 - \$3000 and about \$60 per month to host. Kevin will report back after he receives one additional bid.

Architectural Review Committee (ARC) - The Waters Edge Architectural Control Committee (ACC) attended the last ARC meeting, which went well. The ARC is reviewing the existing permit pricing guide as well as the guidelines. Recommendations will be made to the Board.

Commercial Development on Highway 49 - The Board asked Kevin to invite the owners to visit the Board to review their plans for the property adjacent to the Highway 49 entrance to StillWaters. Some of the plans reported earlier may not come to fruition and have not been finalized. They are going to build a boat showroom.

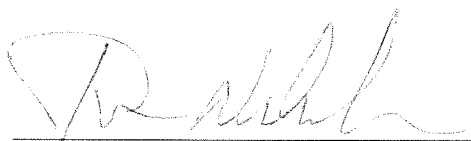
Pickle Ball Group Fee - A small usage fee for the SWRA amenity of the tennis courts was discussed. Some of the groups have mostly SWRA property owners while one group has a number of guest players. The costs for the tennis court usage are not the same as building use as there are no utility costs.

A motion to adjourn and move into Executive session was approved at 10:00 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *June 11, 2019*

Minutes
SWRA Board of Directors Meeting
June 11, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Lee Eastman and Ken Ledbetter were present. Tom Dyne was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the May 21, 2019 Regular meeting as written.

Guest: Bill Vargo - A Cardinal Heights property owner attended the meeting to observe.

Guest: Bruce Stewart of The Hideaway - Mr. Stewart had a final draft of the plat for submission. A few things had been updated. They have incorporated power easement from AL Power and incorporated the easement for sidewalk for The Cottages.

There are 34 residential lots, 2 lots for boat storage that fall in a Condo Association. Boat storage (24 units) start at \$35,000 for the 12'x 32', 14'x 36' at \$40,000 and go to \$50,000 for the 16'x 50' is the largest size. They will be available to any interested buyer, not just those purchasing in The Hideaway. There will be one common area that will include green space and a pool. Mr. Stewart shared a copy of the draft set of bylaws and covenants for the Board members to review. Attorney Alex Munson (Auburn) drafted the documents.

They plan to incorporate the SWRA fees into their association's 4th quarter building fees so the Hideaway Association will pay all fees with one check to SWRA rather than SWRA having to collect from all properties.

His goal is to have everything ready for July 8th meeting at Tallapoosa County Commission Meeting for approval.

Boat docks (34) to go with each home. They have received FERC approval. Fees will include maintenance of landscape for homes also. They plan to have an approved list of builders. Currently they have 11 reservations with signed agreements and deposits. Allow five years to start and 12 months to complete after start. They are not advertising fee structure at this time.

A motion to approve the changes to the original plat was made, seconded and approved unanimously by the Board. President Tom Nicholson and Secretary Penny Alexander signed the plat on behalf of SWRA.

General Manager's Report - Kevin Eason

CAI Seminar - The CAI Board Leadership workshop was successful. There were ten participants. Four were from other associations outside of StillWaters. Fifteen people paid to attend but for one reason or another did not come to the workshop.

Cable Lines Down - A moving truck took down the ATT and cable lines on StillWaters drive. The road was closed for a couple of hours while they were repaired. The ATT and cable lines have been hit by a truck, again, on Magnolia Crest but have not fallen. Kevin has reported them to ATT and Spectrum but will probably not repair until the lines fall and people lose service.

Construction Concerns - A work crew at The Hideaway first broke open a sewer line that serviced part of Sunset Pointe. Another work crew accidentally cut the Spectrum cable line. Both contacted the line locator service before work started. Kevin received several complaints about the cable line and owners not having cable service. Some were restored the same day others the next day.

Deed For Debt - Several lots have been sold in the last few weeks. This will turn these back into fee producing parcels for SWRA.

Gate Attendants - One of our gate attendants passed out the night of May 26th. An owner found her on the floor. The owner, Mike Cannon, ran the gate until we could get to the gate. Kevin was about 20 min away and Clyde arrived right before Kevin. She thought it was her diabetes and then she said a bee stung her. Not sure what happened but she has not returned to work.

Landscape Updates - The power line property was cut and fallen trees are scheduled to be removed from the road right of ways in the next couple of weeks. The tree company has been behind schedule due to removal of trees downed by the recent tornado.

Marina New Boat Storage Site - According to the owners, the grading and dirt work for the new boat dry storage building is completed. There will be little to no activity for several months until construction starts on the building. The owners are still planning on completing the project by end of Spring 2020.

Moonbrook Park - Kevin reported that he is leaving the park lights on until 4 a.m. each night due to people congregating at the park after midnight, leaving trash and other items around the park. Based on reports, they are coming to the park after the lights go off previously around 1am.

Theft of Property - Over the Memorial Day weekend, it was reported that someone stole paddle boards, ice chest, etc. from Stoneview Summit and a house across the water from Stoneview Summit. It was discovered that allegedly two teenage boys of a family renting a condo at Stoneview were the culprits. Most items have been returned.

It was reported that a large planter full of plants and a large metal sun were removed from a unit at Poplar Pointe over Memorial Day weekend. According to the owner the planter had to weigh over 100 pounds. None of the neighbors saw any thing but whoever took the items had to know they were there and had to know they were heavy. The unit has been for sale.

Vandalism - Someone attempted to pry open the tennis court gate over Memorial Day weekend. They bent the surrounding metal but did not break the lock. We were able to bend everything back into place and it is not very noticeable. We also lost two street signs over the weekend; Lunker and Doe.

Deposits and closings since last meeting

Deposits	\$ 9,601
Closings	4

TREASURER'S REPORT

Gene reported that SWRA is up on collections for 2019 however; building permits are down a bit at this point in time.

Kevin reported that property owners are complimentary on the Pineview pool renovations, which are 100% complete. We have received and paid all invoices associated with the renovations.

The Pool Reserve amount when the project started was \$75,000. The total spent on the pool renovations was \$68,066. After all costs, SWRA still has \$6,934 left in the Pool Reserve. This amount was above the original estimate due to the decision to install a new symmetrical roof to improve the appearance of the building, deciding to use spray foam insulation in the whole building so pipes would not freeze in the winter, unforeseen foundation issues, and a couple of other issues associated with renovating an old building. Also the sealing of the pavers and painting the fence would normally have been included in the maintenance funds account for the pool if we had not proceeded with the renovation. Working within the contractor's schedule took a bit longer however it saved SWRA money on the project overall.

The Board thanked Kevin for a job well done. The renovation was definitely needed and has preserved the asset and improved the amenity for all property owners.

A motion to approve that \$68,066 be moved from the Pool Reserve fund to cover the project expenses was made, seconded and approved unanimously.

OPEN AGENDA

Website - Kevin has two bids in for the website, has not been able to get a third quote but will continue to explore for comparison.

Family Fun Day - This was very well received and the crowd was larger than last year. It worked well with the fire department coordination of their open house, cookies, lemonade, fire truck rides and fire hose demonstration at the park. Tom Dyne and the Recreation Committee did a great job, as did the staff under Kevin's planning and coordination. The grilled meats that Bill Kliesch prepared were very popular. It is an excellent event for families and promotes community spirit.

Dog Park - The survey was well done, Board members complimented Gene and his committee for their thoroughness. A large number of responses confirmed that roads, gates and landscape are important to Members. Gene had added a last question that included all items that SWRA spends money on after the board had reviewed the questions. Board members had received the result totals of the survey along with comments added by respondents. As has been suggested in the past, many have concerns about walking paths, in addition to the one at Moonbrook Park and safety for runners and walkers on the roadways. The Board discussed costs, needs and options such as a joint venture with the golf course for walking trails. Kevin will discuss this with Keith Hiatt.

The Board agreed to table a decision on a dog park at this time. Gene will report back to the Special committee.

NEW AGENDA

Road Work - The final estimate for the road and drainage repairs and maintenance from Hagan Wagoner of ProgreCiv Group. We have also talked with D&J Paving and might be able to reduce the amount if the board decides to use them. This work would be completed the same time they are performing work at the new dry storage building.

There are a large number of areas Hagan is recommending SWRA repair. The total report lists estimates that total \$460,705 which includes mobilization and a 5% contingency for unforeseen issues. Based on what is budgeted for 2019 (\$164,000 roads, \$10,000 drainage) and the \$56,000 that was carried over from 2018, we have a total of \$230,000 available to spend on this program, so about half of the funds needed to complete all.

A copy of the estimate and recommendations had been emailed to Board members prior to this meeting. The board reviewed and discussed. Hagan and Kevin have color coded the list showing what they have defined as needing to be done now. Items highlighted in yellow indicate areas that Kevin and Hagan agree should not wait. One item highlighted in purple is replacing the reflectors on Moonbrook; it is not essential but it is low cost and would improve the main entrance road. The only drainage work included in this year's estimate is some work on Vistawood (item 24) that would be done the same time as the proposed paving. The engineer's fees are in addition to these repair amounts.

Vistawood at \$28K and Holly Ridge at \$15K could be held off until the next year. Other areas were also reviewed in an effort to find places that could be reduced or cut from the list. Every year SWRA has to trim the list while trying to take care of the critical areas. The Board discussed other budget areas to explore transferring funds from other projects. However, it was agreed that we must set aside funds to cover unknown events such as sinkholes and storm/drainage issues. Mobilization is a large fixed cost each time they deploy, especially in relation to smaller projects.

It was suggested that SWRA could finance the full amount on the list of needed items. The storage building has no debt; the pool, park and tennis courts carry no debt. The Welcome Center and SWRA Center are under the same mortgage, which carries favorable interest rate. Instead of continuing to always be behind in road and drainage repairs, SWRA is now in a stronger position due to careful planning and completion of maintaining and improving our other assets. It would be beneficial to have a major push on roads to improve SWRA's position and costs for the future. Every time we have to put off a repair we risk undermining the roadway and having that repair cost increase in the future.

The Board agreed that it would be a good idea to explore financing and other options in order to move forward on all the work and areas listed on the report. SWRA is in a strong financial position. Kevin will follow up and report back to the Board.

Architectural Review Committee - The ARC met and again worked on the building permit and fee structure guidelines. They forwarded a proposal with nominal fee increases, which have not been increased since 2010. Lee explained the idea of adding a new category to include a permit fee for projects of more than 50% outside addition or renovation. There have been issues in the past where a SWRA ARC “no cost” permit has been requested and granted only to have a property owner do a major tear down, rebuild or large addition. This will provide a middle category to fit those projects.

After review and discussion, a motion to approve the recommended changes to the Building Permits/Impact Fees/Transfer Fees Schedule to be effective July 1, 2019 on new jobs not already permitted was made, seconded and approved unanimously.

Welcome Center Usage - Kevin presented the idea of allowing an organization called RSVP, Retired Senior Volunteer Program of Tallapoosa County to operate out of the SWRA Welcome Center. This group is affiliated with the Montgomery Council of Aging (MACO). They are looking for a place they can put a home size freezer to hold frozen meals that people could pick up one day a week. SWRA would not lose an office; the freezer could be placed in the stock room. The building is currently open everyday and manned from 10 a.m. to 5 p.m. every day with our part-time employees Anita and Mandy.

A motion to allow the use of the stock room at the SWRA Welcome Center for this organization and purpose was made, seconded and approved.

A motion to adjourn and move into Executive session was approved at 11:20 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *June 25, 2019*

Minutes
SWRA Board of Directors Meeting
June 25, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the June 11, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

The Cove (at Sunset Point) Annual Meeting - Meeting was held Saturday, June 22nd. They are happy with SWRA management/accounting and agreed to continue for another year.

Gate 34 Control Board - The main control board for the Gate 34 gates failed and the minor control board for the exist side barrier arm failed. The Internet modem for the Welcome Centre failed and we lost Internet at the Welcome Centre and Gate 49. Both issues happened at the same time, Friday June 14th. They were probably caused by the power surge in StillWaters that night. All items have been repaired.

Gate 49 Entrance - The developer clearing the commercial lot adjacent to the front entrance left a tree buffer between SWRA property and his. The boundary stakes and flags show that, except for a few small trees, the majority of the trees are not on SWRA property. The developer has also told Kevin that they will be landscaping the project after completion. There is a positive as drivers have a much clearer view of traffic approaching from the south on Highway 49 since the clearing.

Golf Colony Condos - Kevin talked to the Golf Colony Board and they are considering signing a contract with SWRA. Property manager Jeff Smith will be retiring at the end of this year. Golf Colony Board would like to continue with their current accountant; however, SWRA will not manage the complex if SWRA does not also perform the accounting work.

Harbor Pointe Condo Incident - There was an incident with teenagers using condo pools and a confrontation with a HP condo owner. Kevin was contacted and the property owners called the sheriff since Kevin was not a witness to the incident, he could not file a complaint. This was posted on social media and as usual comments made. Kevin informed the Harbor Pointe Condo Board with an email and also sent a copy to the SWRA Board so they were informed on the details of the incident.

Landscape -The employee Premium Turf hired to take care of the grass cutting for the roadsides had surgery last week and will be unable to continue working at this time. Premium Turf is hiring a couple of extra part-time workers to fill in while he is out.

Road Cut at Sunset Point - Walnut Hill Water cut a ditch in the road to install a new water main for "The Hideaway" this week. Walnut Hill does not repair roads with asphalt but Kevin discussed with "The Hideaway" developers and they will repave the area when their new roads are paved. They are putting the curbs now so the paving should be soon.

Dadeville Gas Company installed the gas lines that will service "The Hideaway" subdivision. According to the developer the first house should break ground around August 1st if all continues as planned.

SWRA Liens Recorded - We recorded 39 liens on property where the owner has not paid the SWRA fee. This included the renewal of the five property owners who have large balances that have built up over the years. These liens represent about \$450,000 with \$300,000 being one owner ChilWaters that owns 46 lots. This owner has a home in StillWaters and is here more often so hopefully, they will begin paying on the outstanding past due fees. In the past they have paid amounts due on individual lots when they sell them.

Deposits and closings since last meeting

Deposits \$20,537

Closings 5

TREASURER'S REPORT

Gene reported that he would have a detailed report next meeting once he has the June month end to represent our six-month status. River Bank has CD's paying 2.66% we are getting 2.25% in the checking account.

OPEN AGENDA

Road Paving Project - Kevin met with D&J Paving last week to discussing options for paving. He contacted BB&T and BBVA Compass banks to discuss lending to associations. Regions Bank is not interested in lending money for paving unless there is sufficient collateral. However, BB&T and BBVA have departments that lend to associations for paving and other types of lending not based on collateral.

Non-profit agencies have options to issue bonds for projects such as roads. This might be worth exploring to see if they can work with homeowners' associations.

The Hideaway Documents - Board members have reviewed their bylaw and covenant drafts that Bruce Stewart shared at the last meeting. Kevin had sent a copy to Attorney Russell Balch for his review and input. Discussion followed and a few suggestions for clarity were made, which Kevin will pass along to Mr. Stewart along with any comments from Attorney Balch.

Dog Park - There were 157 responses to the survey which was limited to people having an email verified by SWRA so they could not vote twice, however a couple owning one property could both have listed emails therefore one property could have responded twice but that did not seem to be an issue.

Of the 157 responses:

109 were full time owners, 54 did not own a dog, 103 had been to a dog park, 111 thought a fenced in dog park would benefit SW, 74 would never visit, 53 would volunteer at the park, 101 would not donate time/skills/materials to build, 60 would be willing to make a small annual donation to support.

Maintenance, cleanliness, liability, safety, dog conflicts and proof of vaccination were concerns listed.

Of the categories that are already budgeted in the SWRA budget, Roads ranked 1st, Landscape and grass cutting ranked 2nd and Attended Gates ranked 3rd.

The written comments from responders mentioned the following four times each as areas of concern/need: boat ramp, landscape, sidewalks/walking trails and wellness gym.

After discussion, the Board agreed that the focus for any additional funds should be the roads and drainage maintenance and improvements.

NEW AGENDA

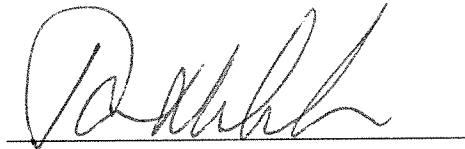
SWVF&R - At their recent board meeting it was reported that Life Flight doesn't want to land at Moonbrook Park unless SWRA cuts down all the trees. This is not an option for SWRA, however other areas in the greater area where a helicopter could land could be explored.

A motion to adjourn and move into Executive session was approved at 10:13 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *July 16, 2019*

Minutes
SWRA Board of Directors Meeting
July 16, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Ken Ledbetter were present. Mike Dollar was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the June 25, 2019 Regular meeting as written.

Guest: Property Owner Bill Vargo attended the meeting.

General Manager's Report - Kevin Eason

Air Conditioning Repairs - The AC unit at the Welcome Centre failed. The blower motor had to be repaired at a cost of \$1,430. The small AC unit at the SWRA Centre that helps cool the community room and restrooms failed. Freon has been added but there may be a leak in the coils according to the AC tech. The Hwy 49 gatehouse AC failed. A condenser switch had to be replaced.

Holiday Issues - July 4th was busy with a large number of people in StillWaters but no major issues. The Sherriff's deputy patrolled from 10am on July 4th and until 1am on July 5th. Most of the issues were parking issues. Kevin received several calls concerning fireworks in StillWaters; however, he drove around starting at 9pm and almost all were across the water in Holiday Shores or Turner Road area.

Landscape - SWRA employees are continuing to weed eat areas that are not being taken care of by Premium Turf. Premium Turf has been short handed and busy with the golf course. The entrance gates are also behind schedule on keeping them serviced. PT claims they will catch up this week.

Moonbrook Park Fence - Someone broke three posts at the fence in Moonbrook Park. The post was rotten so it did not take much to break them. There was evidence someone pulled or pushed them down. We were able to temporally stand the fence back up using scrap wood as sister post.

Past Due Fees Collected - We received a couple of past due payments, only past due for 2019. None were from the sale of property, just the owners decided to pay.

Pineview Pool Incident - There was an incident at the pool Friday night, July 5. Several people that were not owners in SW entered the pool after an owner using the pool let them in the gate. They were slowly leaving the pool until the deputy on patrol was contacted. As he pulled into the parking lot they quickly left. He spoke to a couple of the individuals as they were leaving.

Power Outage - A tree fell into the power lines close to Living Waters Church and caused a power outage. It was reported that a transformer “blew up” but that was not the case. According to Alabama Power they will have a tree removal contractor return to the area and remove the dead tree resting on the power line. Alabama Power removed the limbs that were causing the outage and left them on the side of the road but they will remove them when the tree is removed.

Property Owners Incident at Boat Storage Lot - There was an incident in early July at the boat storage lot between two property owners. The rightful renter was moving a trailer out of his space that did not belong when the owner of the trailer arrived. Kevin’s understanding is that after some arguing the rightful renter called the sheriff’s department instead of contacting the SWRA office. Kevin was contacted by the Sheriff’s office but by the time he arrived the person in the wrong had hooked up his trailer and left. Kevin had talked with both parties.

Roadway Cuts - Walnut Hill Water had to make three water line repairs in Poplar Point last week. They a main water line issue and had to replace a large section of the water line.

Signage Updated - The new large sign at the back gate has been installed that covers rules such as no fireworks, speed limit, cameras, etc. and most of the small signs have been removed. It looks a lot cleaner with the consolidation.

SWRA Centre Repairs - The repairs/painting to the entrance of the SWRA Centre have been completed. The concrete at the entrance was also re-stained.

SWRA Truck Repair - The windshield on the Ford maintenance truck was hit by a rock several months ago. It finally cracked to the point it had to be replaced. The original damage was more than could be repaired with a chip fill so I just waited until it was too bad to drive. Cost was \$520.

Trailer Parking Violations - There were the usual number of trailers and vehicles on illegally parked over the long July 4th holiday but all were moved after they received a parking violation notice except one. A truck and trailers owned by Dadeville Gas was illegally parked on the roadside starting on July 3rd. The new parking violation tire boot was attached to the trailer and a notice applied to the truck stating to contact the SWRA office to have the boot removed. They will be charged a fine of \$250 for illegally parking.

Water Service Interruption - An Alabama Power crew installing a new power pole on Marina Pointe Rd damaged the main water line that services the Marina Point area the afternoon of July 3rd. Walnut Hill Water repaired the line but the area was either without water or had low water pressure until about 8pm.

Worker’s Comp Refund - SWRA received a refund check of \$2,210 from overpayment of workers comp in 2018 and we have an additional \$2,000 extra in our workers comp collection fund where we charge a percentage for contractors hired by SWRA. We will deposit \$4,210 into operating account.

Deposits and closings since last meeting

Deposits	\$16,411	Closings	6
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Ken Ledbetter was excused from the meeting at 9:30 a.m.

TREASURER'S REPORT - Gene Akers

1. In reviewing the Unadjusted Balance Sheet for the end of June, 2019 versus January of 2019, the Reserve Accounts are as follows:
 - Fountain - \$50,000 vs. \$45,000
 - Welcome Centre - \$10,000 vs. \$5,000
 - SWRA Centre - \$40,245.50 vs. \$20,245.50
 - Pool - \$6,934 vs. \$52,334
 - Truck - \$8,500 vs. \$8,500
 - Gate - \$30,031 vs. \$27,031
 - Tennis - \$6,000 vs. \$4,000
 - Moonbrook Park - \$35,967.47 vs. \$30,967.47
 - Contingency - \$30,000 vs. \$30,000

The significant reduction in the Pool Reserve was a result of the renovation effort approved by the Board in 2018.

Overall, SWRA currently has \$650,014.34 in Checking and Savings versus \$561,501.54 at the start of the year. The report also reflects the Board's decision to move its account from the Alabama Power Credit Union to River Bank & Trust. (This was done due to a higher interest rate).

2. In reviewing current expenditures through June of 2019 versus the projected six month budget, the following summary is provided:
 - Overall SWRA Dues is ahead of the projected budget by \$13,489.00 for the year.
 - Of interest in the Income Areas are the following:
 - Welcome Centre Rent is within \$50 of projected;
 - Boat Storage Rental is less than projected by \$1707.30. (Annual invoices are not sent out until November so this will most likely change by year-end.)
 - Building Permits and Impact Fees are significantly less than projected by approximately \$10,000;
 - But, Non-payment fees are a positive \$11,275.
 - **Overall, our Total Income is currently \$21,944.327 more than the six-month projection.**
 - In reviewing the six month projected Cost Centers for the year, the following summary is provided:
 - Administration - over budget including insurance and wages;
 - Gates - over budget including operating expenses and wages; underestimated the wages of paying our own people but still less than outside contract cost;
 - Landscape and Grounds - under budget overall but over in contract fees; contract fee expenses may have been incorrectly allocated. Kevin will check on account numbers.
 - Roads - under budget at this point;
 - Common areas - under budget with the exception of the Park;
 - SWRA Centre - under budget;
 - Welcome Centre - under budget.

- Management Fees are over projected budget at this time as well and still waiting for SSPII bankruptcy funds of approximately \$13,000.
- Of the budgeted \$164,000 for Roads in 2019, current balance of approximately \$96,000.
- Overall, the SWRA budget situation at this point would appear as if we may not reach our revenue and income objectives for 2019 by approximately \$44,000 without some additional revenue or cuts in expenses. There is expected to be some reduction in wages as personnel retire and overtime pay is cutback at the end of the season. Other areas to consider is landscape costs as well.

Discussion followed and questions were addressed as Gene moved through his report. Kevin reported that \$240,000-\$250,000 will come out of the money market account for average normal monthly operating expenses.

The Board reviewed the Warren Sasser & Associates Financial Report dated March 31, 2019 for discussion purpose only document. There was nothing unusual to note.

The Board requested Profit & Loss and Balance sheet reports comparing year-to-date comparisons showing 2017 and 2018 as to 2019. The Board will review these at our next meeting.

OPEN AGENDA

Road Paving Project Costs - Kevin has asked for written proposals from several banks concerning borrowing funds for paving and drainage repairs. The rates may be too high as they are currently 8% - 8.25% on unsecured loans. The mortgage note on the SWRA Centre is with Regions Bank at 3.75%, 10 year fixed and we have 6.5 years left on the note. Kevin is to research bonds as an option. The Board again discussed doing as much work as we can from list that was provided to put a dent on \$460,000 worth of needed work. Road maintenance is important to all property owners.

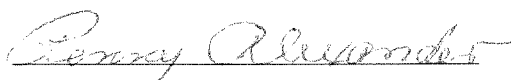
It was suggested that we look at a 10-year report on expenditures for paving to include roads and drainage. Review the engineering analysis on how long paving lasts and project traffic flow in order to predict road costs. Kevin will continue to investigate options to do a large portion, if not all, that is on the current list of needed areas.

The Hideaway Project - They are currently paving the site. Approximately half of the lots have been sold. According to the developer the first house should break ground around August 1st if all continues as planned.

Next Board meeting is August 6, 2019.

A motion to adjourn and move into Executive session was approved at 10:18 a.m.

Respectfully submitted,



Penny Alexander, Secretary

Tom Nicholson, President

Date approved: *August 6, 2019*

Minutes
SWRA Board of Directors Meeting
August 6, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne and Ken Ledbetter were present. Lee Eastman was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the July 16, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

ARC Violations - There are two property owners constructing boathouses that have exceeded the maximum ARC approved height. One is over by 3 feet and one by 6 feet. Both have been fined \$500. There will be a conference call with Attorney Balch.

Continuing Education - Kevin will attend a PCAM candidate class in Florida. He will be out of the office Monday, August 12th and Tuesday, August 13th.

Gate 34 Repair - A roller for the Gate 34 entrance slide gate failed last week. A new one has been ordered. The gate will not operate correctly until the roller is replaced. The slide gate was in the open position until the repairs are made.

Harbor Point New Boat Storage Building - The owners need to pour 300 tons of concrete over a three- day, two night period, starting at around 1:00am for three mornings and ending around 9:00am, due to the heat and how it affects the concrete. **The Board unanimously passed a motion to approve the request and to notify the surrounding neighbors.**

Landscape - Our employees are spending time weed eater areas in StillWaters. SWRA cut both ponds, most of the front entrance, several areas around the main roads. They will start on the back entrance area this week. Kevin has discussed the condition of the landscape at the main entrance gate with Tripp Barnes of Premium Turf. He hopes to get it back on schedule next week. He is short handed and has not been able to keep up with the requirements of the landscape contract.

Lighting Damage - The SWRA Centre was struck by lightning July 19th, causing damage to several systems at the building. Currently everything is back up and running. One component of the computer system is on back order and is not scheduled to arrive until July 31st. A similar component had to be removed from the Gate 34 system to repair the office system so the cameras at Gate 34 are not currently operational. The security cameras at the pool were also damaged and the video system has been repaired all but the monitor, which has been ordered.

Moonbrook Park - The Church of The Living Waters donated six used church benches to SWRA. Four were placed around the walking track at the park. The other two are in storage. They offered SWRA these benches because SWRA helps out with the church.

There appears to be an obstruction for the toilet drain in the women's restroom at the park. That stall has been closed until a plumber can come find the issue and make repairs. This one toilet has its own drain and the others use another drain line.

Past Due Fees Collected - SWRA received a payment from an owner who was three years past due and a payment from an owner who was two years past due. The property did not sell, the owners just paid from our collection efforts.

Pineview Pool Issues - Two large groups of non-StillWaters property owners were asked to leave the Pineview Pool this past Saturday. The first group was allowed entry into the pool by a resident who opened the gate when asked. This group was asked to leave by a SWRA employee and did. The second group walked in with a resident and was also asked to leave by a SWRA employee. Both groups spent time using the pool before they were reported. The second group moved to another pool located at a condo complex and had to be removed from that pool.

SWRA Centre Rental Issue - A group using the community room the past Saturday night kept the music on and loud past 10pm. Kevin received two phone calls and one text from homeowners who live close to the SWRA Centre. When he arrived at the community room about 10:40pm they had already stopped the music and were apologetic about the noise.

Tree Removal/Clean Up - SWRA has spent \$24,675 in tree removal/clean up so far in 2019. We had originally budgeted \$13,000 for tree removal/clean up. The difference is for trees or limbs that have fallen for one reason or another. This past Friday's storm brought a couple more trees down across roads that we only moved to the roadside. Kevin reported that he is going to wait and not clean up these areas due to the cost and that SWRA could save cost if we had equipment for landscape work.

Deposits and closing since last meeting

Deposits	\$24,596
Closings	6

TREASURER'S REPORT - Gene Akers

- SWRA is still showing a Gross Profit of \$25,379.31 through July 31, 2019. Based on expenses through July 31st, Net Income is currently a negative \$11,360.09 over a negative amount of \$44,190.04 from last month.
- The change primarily is a result of some adjustments to incorrect expenditure allocations. SWRA staff continue to review all past and current expenditure allocations to ensure of proper posting.
- There were no changes to the Reserve Fund accounts.
- Overall income from Condo management is still expected to be less than projected for the year.

- Building permits continue to be behind projections for the year but hopefully ^{actively} at The Hideaway project will begin soon as well as the golf course property.

OPEN AGENDA

Road Paving Project Cost Update - Kevin has done more work on this. Financing is not a good option due to the rates quoted by association banks because it would be an unsecured loan. Kevin reported that he has not found a good option with bonds.

It was suggested that we look at a 10-year report on expenditures for paving to include roads and drainage. Review the engineering analysis on how long paving lasts and project traffic flow in order to predict road costs. Kevin will continue to investigate options to do a large portion, if not all, that is on the current list of needed areas.

NEW AGENDA

Plat Change Request for Rich Hickey/McKinley Properties - The McKinley's have agreed to purchase a pie slice from the Hickey's so McKinley can add on to a spec house that is on the property. **A motion to approve the plat change as requested was made, seconded and approved unanimously.**

Scanning of SWRA Property Files - As previously discussed, SWRA needs to scan all property records. It is a huge project. Kevin reported that a high-speed scanner would be approximately \$1000. It was suggested that the purchase come from operating income at this time. A motion to approve the purchase of a high-speed scanner for SWRA was made, seconded and unanimously approved.

Equipment Purchase - Kevin recently had an opportunity presented and he purchased a used 7500lb. 16-foot car hauler trailer for SWRA. It has a tandem axle with built in ramps. The Board had discussed the purchase of a trailer for use by the staff for work around StillWaters on several previous occasions.

Recreation Committee - This group has raised approximately \$2300 profit from events over the past few years. Tom D. stated that they would like to recommend that \$500 of these funds go towards the purchase of the trailer that Kevin bought for SWRA. The Board discussed that the funds raised are deposited into the general fund and that committees do not determine the use of those funds. Some were from prior to 2019 so they have already been handled in the year-end accounting. It was agreed that though committee members always welcome suggestions; there is no process for individual committees to allocate the use of funds. This is a function of the board and the annual budgeting process.

After discussion, a motion to approve the purchase of the trailer and to take the funds from the Truck Reserve account was made, seconded and approved.

Recreation Committee Upcoming Events - Barbara Cole, a life-long Dadeville resident grew up near the Lake Martin Dam as her parents worked on building of the dam. She has much on the history on the project and is willing to come make a presentation here on her experiences as a child during building of the dam. This is scheduled for Saturday, October 5th.

Sat. Nov 2nd will be a New Comer's Coffee at the SWRA Centre

Sat. Nov 9th Clean-up day in StillWaters for volunteers. Sites such as the cemetery will be listed. Then a lunch the SWRA Centre as before.

Dec. 7th StillWaters Christmas Party for all owners.

Sale of Boston Butts at Christmas that will be cooked to preorder ONLY this time.

Mail Delivery - Mail service issues and complaints were discussed. Kevin has talked with the Postmaster. They have had a lot of different subs and have now trying to use the same person to substitute on assigned routes.

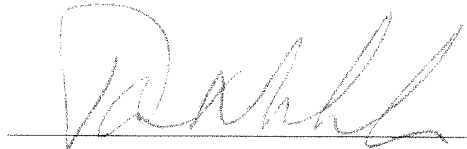
Next Board meeting is August 20, 2019.

A motion to adjourn and move into Executive session was approved at 10:43 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: August 20, 2019

Minutes
SWRA Board of Directors Meeting
August 6, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne and Ken Ledbetter were present. Lee Eastman was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the July 16, 2019 Regular meeting as written.

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Deposits and closing since last meeting

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Closings	6

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Next Board meeting is August 20, 2019.

A motion to adjourn and move into Executive session was approved at 10:43 a.m.

Respectfully submitted,

Penny Alexander, Secretary

Tom Nicholson, President

Date approved:

Minutes
SWRA Board of Directors Meeting
August 20, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne and Ken Ledbetter were present. General Manager Kevin Eason was present to report. Lee Eastman had notified the Board that he would be late due to an appointment.

Approval of Prior Minutes

The Board approved the minutes of the August 20, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

Annual Dues Collected - SWRA received \$2,500 in unpaid association dues when a property sold. Another owner paid \$1,100 in past due association fees in order to catch up.

Condominium Association Meetings - Villas on The Harbor and Harbor Pointe Condominium Associations held their annual meetings over the Labor Day weekend. Both associations are satisfied with the management agreement they have with SWRA. Kevin is evaluating the continued profitability of managing the condominium associations.

Gate 34 Repair - Both the entrance and exit slide gates for Gate 34 failed due to roller malfunctions on both sides. This has been repaired and both gates are functioning correctly.

Gate 49 Repair - The exit side of barrier gate arm at Gate 49 failed. The slave board needs to be replaced and has been ordered. Until the board arrives the exit arm will be in the open position.

Moonbrook Park Bathrooms Damaged - Someone made a terrible mess in both the bathrooms at the park. It took a couple of employees a couple of hours to clean them.

Pineview Pool Repairs - Someone damaged the handle on the outside shower at Pineview pool. The faucet had to be replaced.

We had a return water line break at Pineview Pool. The force of the water washed out a section of sand under the pavers causing a sinkhole. Backyard Experience repaired the damage.

Sheriff's Call - On September 8th a person who lives in the Chinquapin Pass area shot at a snake several times. A neighbor reported to the sheriff's department that someone was shooting a gun. The Sheriff investigated and then called the Game Warden. He was just shooting at a snake. Rumors started on social media that an active shooter was in StillWaters. The gate attendant at the time fueled the rumors. Kevin has handled this with the gate attendant.

Tallapoosa County Clean Up - The County Commission has asked to put the dumpsters at the WC in October.

Water Pressure Valve - Walnut Hill Water will be installing a main line pressure valve close to the Dogwood Trail and Lakeview Ridge intersection. The installation date is not known at this time but should be soon. This is to help regulate water pressure in the Marina Point area.

Deposits and closings since last meeting.

Deposits	\$13,217
Closings	11

TREASURER'S REPORT - Gene Akers

The gross profit of \$19,000 is still showing but we haven't spent the bulk on roads yet. \$174,000 budgeted for 2019, \$42,000 has been spent on road repairs thus far this year. This includes \$17,000 for consultant Hagen Waggoner. Impact fees and building fees are down at this point from what was budgeted. Looking at all the cost centers; we are over all amounts in the projected budgets except landscape. Condo association fees are not showing all costs, etc, Gene wants to go over with Kevin to correct entries. Employees' costs need to be put into correct categories between condo management and landscape.

OPEN AGENDA

Marina Boat Storage - Lake Harbor LLC sent letters to owners of property surrounding the boat storage building as required by FERC and Alabama Power showing the proposed boat slips. There is a 30-day response time.

Lee Eastman joined the meeting at 9:24 a. m.

Golf Course Property Sale - The sale of the waterfront portion of the Legends golf course closed August 30, 2019. J.R. Adams and his partner Jason Wallace, the new owners, held a meeting with adjacent property owners on Friday September 6th in the SWRA community room. A letter of invitation to the meeting was mailed to adjacent property owners. Approximately 24 people plus Kevin, SWRA Board members and the new owners attended. They are not selling lots, they are going to build the homes, currently have 5 designs they are considering. This will be good to maintain consistency. The meeting went well and questions & concerns were addressed.

NEW AGENDA

Welcome Centre (WC) - Kevin presented information for the Board on the costs and use of the building to consider and evaluate. There is an open office space at the Welcome Centre however; there may be an interested person. Welcome Centre costs are \$24,500 year-to-date and income is \$14,540 year-to-date. SWRA has a fixed annual cost of \$8,000. They include loan interest \$2,650, copier contract \$3,300 and phone/internet \$1,800 (internet needed for the gatehouse). The AC needs constant work to keep it running during the summer heat. Kevin has obtained bids on replacing the AC/heating unit and the lowest bid is \$18,000.

Kevin pointed out that if we rent the WC to one company on a triple net lease where they are responsible for all mechanical system and SWRA is only responsible for the exterior at a rate of \$850 per month, SWRA would be closer to break even. A church group is meeting in the Welcome Centre conference room every Thursday night and is paying rent. They have approached Kevin about renting the entire building with a one-year contract.

ARC Violation Fines - ARC met and discussed repeated violations step up of fines for multiple violations on the same project. They are asking the Board for input. The goal is to have owners building a house to understand the process and to have them follow the plans that have been submitted and approved by the ARC as per the covenants and guidelines. It was suggested that a cover letter to go with the permit approval could help by providing clear communication. The letter would define that owners should build what was approved and if there are any changes desired that they come back to ARC to discuss and gain approval before altering the plans. The ARC will enforce the guidelines as outlined in the restrictions and covenants.

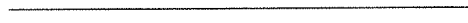
Next Board meeting is September 17, 2019.

A motion to adjourn and move into Executive session was approved at 10:57 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *Sept 17, 2019*

Minutes
SWRA Board of Directors Meeting
August 20, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne and Ken Ledbetter were present. General Manager Kevin Eason was present to report. Lee Eastman had notified the Board that he would be late due to an appointment.

Approval of Prior Minutes

The Board approved the minutes of the August 20, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

Annual Dues Collected - SWRA received \$2,500 in unpaid association dues when a property sold. Another owner paid \$1,100 in past due association fees in order to catch up.

Condominium Association Meetings - Villas on The Harbor and Harbor Pointe Condominium Associations held their annual meetings over the Labor Day weekend. Both associations are satisfied with the management agreement they have with SWRA. Kevin is evaluating the continued profitability of managing the condominium associations.

Gate 34 Repair - Both the entrance and exit slide gates for Gate 34 failed due to roller malfunctions on both sides. This has been repaired and both gates are functioning correctly.

Gate 49 Repair - The exit side of barrier gate arm at Gate 49 failed. The slave board needs to be replaced and has been ordered. Until the board arrives the exit arm will be in the open position.

Moonbrook Park Bathrooms Damaged - Someone made a terrible mess in both the bathrooms at the park. It took a couple of employees a couple of hours to clean them.

Pineview Pool Repairs - Someone damaged the handle on the outside shower at Pineview pool. The faucet had to be replaced.

We had a return water line break at Pineview Pool. The force of the water washed out a section of sand under the pavers causing a sinkhole. Backyard Experience repaired the damage.

Sheriff's Call - On September 8th a person who lives in the Chinquapin Pass area shot at a snake several times. A neighbor reported to the sheriff's department that someone was shooting a gun. The Sheriff investigated and then called the Game Warden. He was just shooting at a snake. Rumors started on social media that an active shooter was in StillWaters. The gate attendant at the time fueled the rumors. Kevin has handled this with the gate attendant.

Tallapoosa County Clean Up - The County Commission has asked to put the dumpsters at the WC in October.

Water Pressure Valve - Walnut Hill Water will be installing a main line pressure valve close to the Dogwood Trail and Lakeview Ridge intersection. The installation date is not known at this time but should be soon. This is to help regulate water pressure in the Marina Point area.

Deposits and closings since last meeting.

Deposits	\$13,217
Closings	11

TREASURER'S REPORT - Gene Akers

The gross profit of \$19,000 is still showing but we haven't spent the bulk on roads yet. \$174,000 budgeted for 2019, \$42,000 has been spent on road repairs thus far this year. This includes \$17,000 for consultant Hagen Waggoner. Impact fees and building fees are down at this point from what was budgeted. Looking at all the cost centers; we are over all amounts in the projected budgets except landscape. Condo association fees are not showing all costs, etc, Gene wants to go over with Kevin to correct entries. Employees' costs need to be put into correct categories between condo management and landscape.

OPEN AGENDA

Marina Boat Storage - Lake Harbor LLC sent letters to owners of property surrounding the boat storage building as required by FERC and Alabama Power showing the proposed boat slips. There is a 30-day response time.

Lee Eastman joined the meeting at 9:24 a. m.

Golf Course Property Sale - The sale of the waterfront portion of the Legends golf course closed August 30, 2019. J.R. Adams and his partner Jason Wallace, the new owners, held a meeting with adjacent property owners on Friday September 6th in the SWRA community room. A letter of invitation to the meeting was mailed to adjacent property owners. Approximately 24 people plus Kevin, SWRA Board members and the new owners attended. They are not selling lots, they are going to build the homes, currently have 5 designs they are considering. This will be good to maintain consistency. The meeting went well and questions & concerns were addressed.

NEW AGENDA

Welcome Centre (WC) - Kevin presented information for the Board on the costs and use of the building to consider and evaluate. There is an open office space at the Welcome Centre however; there may be an interested person. Welcome Centre costs are \$24,500 year-to-date and income is \$14,540 year-to-date. SWRA has a fixed annual cost of \$8,000. They include loan interest \$2,650, copier contract \$3,300 and phone/internet \$1,800 (internet needed for the gatehouse). The AC needs constant work to keep it running during the summer heat. Kevin has obtained bids on replacing the AC/heating unit and the lowest bid is \$18,000.

Kevin pointed out that if we rent the WC to one company on a triple net lease where they are responsible for all mechanical system and SWRA is only responsible for the exterior at a rate of \$850 per month, SWRA would be closer to break even. A church group is meeting in the Welcome Centre conference room every Thursday night and is paying rent. They have approached Kevin about renting the entire building with a one-year contract.

ARC Violation Fines - ARC met and discussed repeated violations step up of fines for multiple violations on the same project. They are asking the Board for input. The goal is to have owners building a house to understand the process and to have them follow the plans that have been submitted and approved by the ARC as per the covenants and guidelines. It was suggested that a cover letter to go with the permit approval could help by providing clear communication. The letter would define that owners should build what was approved and if there are any changes desired that they come back to ARC to discuss and gain approval before altering the plans. The ARC will enforce the guidelines as outlined in the restrictions and covenants.

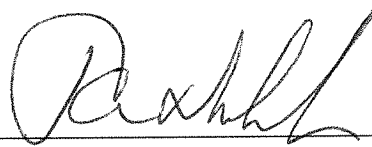
Next Board meeting is September 17, 2019.

A motion to adjourn and move into Executive session was approved at 10:57 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *Sept. 17, 2019*

Minutes
SWRA Board of Directors Meeting
August 20, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Ken Ledbetter were present. Mike Dollar was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the August 6, 2019 Regular meeting with one spelling correction.

General Manager's Report - Kevin Eason

CAI - Kevin's community association management class was interesting. Always good to talk with other managers and find out they have the same issues as our association. He felt he found several good ideas.

Cameras - Gate 34 and pool security cameras have been repaired and are working properly.

Copier Lease - The Xerox copier lease has expired. This 6-year lease was a return or buyout type at the end of the term. At the time of the lease, SWRA opted for a low monthly payment and a larger residual value on the copier. To return the copier will cost SWRA \$3,100 and to keep the copier will cost SWRA \$10,800. We no longer need it and we do not want to pay a monthly service contract on this copier as we have contracted with a different company.

Employee Opening - Shana Ellis has decided not to return to work therefore Kevin is scheduling interviews.

Gate 34 Repair - The Gate 34 slide gate roller has been replaced. Kevin changed the time on the slide gates to a later close time in order to reduce the wear and tear on the slide gates, which might save a little maintenance cost.

Harbor Point New Boat Storage Building - The pouring of the concrete slab for the new boat storage building is scheduled for September 3-6 but these dates may change. They will pour approximately 3,000 cubic yards for everything, which will be a constant stream of trucks for the three nights. Each truck holds about 10 cubic yards of concrete, about 100 trucks a night.

Moonbrook Park - The women's park restroom toilet had to be replaced due to a crack in the porcelain on the inside of the seat drain that was causing a blockage.

SWRA Centre Community Room - A third bridge group is now playing on Friday afternoons twice a month. They might start playing every Friday but right now only every other week. They

get the community room from 1:30 to 5 on Friday with the same arrangement as the other bridge/game groups.

Truck Repair - The radiator in one of the trucks failed. SWRA personnel replaced it at only the cost of the parts.

Deposits and closings since last meeting.

Deposits	\$21,005
Closings	6

TREASURER'S REPORT - Gene Akers

No report this meeting.

OPEN AGENDA

Thank you Note - Dauphin Way UMC sent a thank you for the donation in memory of Susan Thames' mother.

Landscape Presentation - Kevin introduced Tim Peterson who made a presentation on bringing the landscape in-house as the Board had requested. A Power Point program and Excel spread sheet had been sent to Board members last night.

Highlights are projected cost savings by reducing contractor costs, better control over scheduling and quality of work along with the ability to prioritize and cater to the needs and requests of internal and external customers. Since it will be dedicated to doing Still Waters only areas needing extra attention can be handled. It can include downed tree and limb cleanup.

Equipment needed was reviewed with both used and new options as well as gasoline or diesel powered. This is not a complete list; we'll have to add to as we see needs arise. Tim reviewed the list with discussion from the Board. To include three different size mowers, a trailer to move the equipment, at least 2 weed eaters, at least one back pack blower, tractor w/bush hog and loader bucket, PTO (driven blower that hooks to 3 point hitch on the tractor in order to keep leaves blown off of the roads. A spare parts inventory for equipment maintenance to reduce downtime and to properly maintain equipment.

SWRA would still contract out for chemical treatments (ants, fertilizers). Rather than having to obtain licenses, storage of the chemicals, and to save on training of the use of them. It was agreed that it would be better to hire an outside experienced contractor with the appropriate credentials and training.

Estimate is \$11,000 per year for weed and ant control and fertilizer applications.

Kevin stated that he had looked into a storage tank for fuel in the past, however he determined that it was not worth it due to EPA regulations/requirements.

Tim stated that he was only looking at commercial grade equipment. Mostly new equipment that has favorable financing with 0% interest, no money down, payment terms, and good warranty is the reason why.

A top pick is a Ventrac 4500 designed for golf courses, residential assoc, government agencies as it is all wheel drive, has over 30 attachments that change out in less than a minute, cuts

at 30 degree angle, articulating deck. Kevin feels it would cut down on labor time. This would be the main road cutting equipment. Does have a blower attachment but not sure you would want to use on this unit due to the wear on tires. Concern is over use of one unit. Cost is approximately \$25,000 without attachments. If purchased this would be instead of the 60" mower but we would still need a smaller zero turn mower.

For 2019 we would anticipate an investment of \$5900 out-of-pocket for blower, monthly payments of \$750-1025 for other equipment. In 2020 investment needed around \$4000 out-of-pocket and payments of \$1200 - \$1800 total mo. Payments in order to be ready to really gear up in March 2020.

Future investment needed would include reoccurring maintenance cost; TBD - no data yet.

Future equipment purchase; TBD

We are currently spending \$211,000 in Landscape budget for 2019. We would incur no additional costs for liability insurance for landscape work. Our Workers Comp is \$1327 per year currently but would increase as labor increases. SWRA would hire a full-time landscape manager and then two part-time employees in the heavy months (spring and summer).

Gene Akers stated that he had taken both proposals and made a draft 2020 budget. He included seasonal hours, equipment costs, and a new manager cost and in rough numbers he came up with approximately \$167,596. He is not sure he has everything and needs more time to complete but if this is on target the savings would be \$44000 less for 2020 as compared to 2019. All agree that flexibility and control are an important factor.

The Board will further review the Excel spreadsheet showing all costs.

ROI (return on investment):

- ❖ Redirect funds to fund maintenance program.
- ❖ No extra charge to perform "extra" work for special events and or holidays.
- ❖ SW resources can be redirected where needed with no additional charge.
- ❖ Dedicated crew to serve SWRA and residents of SW
- ❖ Can look at servicing condos or other special projects if time allows.

After further discussion, the Board members thanked Tim for his very thorough presentation. It was well researched and prepared. Tim was excused from the meeting.

It was agreed that Gene would complete his analysis and review it with Kevin. Then they will send copies and discuss with Mike Dollar since he was treasurer for so many years. Once completed, Gene will email all other board members for their review, comments and questions. After that a vote via email is acceptable to all Board members.

Easement for Scotts - Lot 1, Holly Ridge Subdivision - At a previous meeting, the Board had already approved this easement across Lot 49 and Lot 50 Holly Ridge Subdivision, which are owned by SWRA. The owners of Lot 1 had included in the agreement that the Scott's attorney would write up the easement, however that attorney requested that SWRA Attorney Balch draft the document since Mr. Balch has extensive real estate experience. The Board reviewed the easement document that will be signed today by President Tom Nicholson for SWRA.

NEW AGENDA

Labor Deputy Sheriff Deputy - Kevin informed the Board that we might not be able to contract with the sheriff's department for a deputy to be in StillWaters during the Labor Day weekend due to their workload.

Incident in StillWaters - Sunday night around 8:30pm a suspected small meth lab exploded at Martin Terrace located on Lakeview Ridge adjacent to the Poplar Point entrance. There was minor damage to the building and no one was hurt. According to what was told to the Sheriffs dept, the suspect left the scene and as of last night had not been found. Several different law enforcement agencies responded, fire departments, etc. About a dozen emergency vehicles blocked Lakeview Ridge with their lights on. The drug task force with their dogs and gear was on scene and that excited a few people. Kevin received numerous calls and text from mostly owners at Poplar Point asking what was going on.

The Sherriff's dept asked Kevin to just reply "No Comment" when someone asked what happened; however, after some discussion they agreed SWRA could answer, "There was an incident that involved local law enforcement and emergency response teams, no one was injured, there was very minor damage to the building, and at this time that is all we know". This is an on going investigation and they will let Kevin know if they need anything from SWRA.

Next Board meeting is September 3, 2019.

A motion to adjourn and move into Executive session was approved at 10:41 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *Sept. 10, 2019*

Minutes
SWRA Board of Directors Meeting
September 17, 2019

Call to order - President Tom Nicholson called the meeting to order at 8:56 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Ken Ledbetter were present. Mike Dollar was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the September 10, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

Domestic Incident - Sunday night the sheriff's department responded to a domestic issue on Dogwood Lane. Two patrol cars left their blue lights flashing. Kevin received several text and phone calls from concerned neighbors.

Moonbrook Park - There is an electrical short in the outside receptacles at the park. According to the electrician there may be an issue with the underground wire. If the short cannot be located a new wire will have to be run. The current wiring to the outside outlets is not in conduit but a new wire would require conduit and proper installation. This does not affect the gazebo receptacles only the ones around the walking path.

Pineview Pool - The plaster finish for the pool has several areas that will need repair over the winter.

Road Repairs - SWRA personnel will patch a few small potholes in the main roads.

SWRA Welcome Centre - The bible study group discussed at our last meeting has agreed to rent the vacant office in the Welcome Centre. The Welcome Centre will show a loss for 2019 due to extra repair cost for the AC unit.

Water Main Repair - A water main that serviced the Blue Creek Circle and Lakeview Ridge area failed Thursday night. Homes were without water for several hours. Kevin directed complaints to Walnut Hill Water. WHWA will be putting in new valves.

Deposits and closings since last meeting

Deposits	\$4,439
Closings	2

TREASURER'S REPORT - Gene Akers

No report this meeting.

OPEN AGENDA

Equipment for Landscape Work - Tim Peterson made a presentation reviewing the proposed equipment purchases after further research on the options. He had narrowed the original list down.

A Grasshopper 729 BT mower has front-mounted decks that float with the terrain, true zero turn mowers. This would be used on the main roadways, has a 61" cut with a rear discharge deck, can use both sides of mowers to get up close to things, rear discharge and doesn't throw rocks. Auburn City and others have gone to these mowers. Have electric lift decks that will stand completely up which helps with maintenance and go up to put on trailer.

A Grasshopper 623T mower will also be needed. The company is offering us fleet pricing due to us purchasing two of these mowers. Once we qualify for fleet pricing, we are locked into the reduced fleet pricing for life. Tim looked at gas and diesel (better fuel mileage but more costs for maintenance and repairs and the diesel mowers are \$2000 more per mower) we are purchasing gas because our staff can work on these.

He has eliminated one mower from original proposal due to the change in mower types. Proposing that SWRA purchase 2 new mowers (3 yr commercial warranty - unlimited hours), 1 edger and 2 weed eaters. The tractor is diesel with a 60-month warranty. Buffalo Cyclone PTO Blower comes with a 10-year warranty.

Price Small Engines in Opelika has been in business for many years and the owner lives in this area. They offer training sessions, showing how to use, maintain and repair the equipment.

Sheffield Financing (a Division of BB&T) specializes in outdoor vehicles and equipment. And has offered 0% for 48 months financing. The pricing is good because we can take advantage of year-end specials. Total cost for all equipment discussed is \$62,571.51. Our out-of-pocket expense is \$8,440.00. So the monthly payments would be \$1,007.00 (Does not include tax so will change a bit).

SWRA has enough money in the contingency fund to the cover out-of-pocket. **A motion to use the contingency funds to purchase the equipment proposed was made, seconded and approved unanimously.**

NEW AGENDA

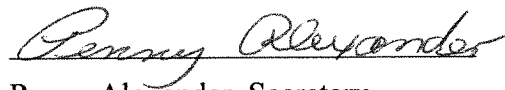
Nominating Committee Appointment - President Tom Nicholson asked board members Ken Ledbetter and Lee Eastman if they would serve on the Nominating Committee for 2020. They both agreed and were appointed to serve as per the bylaws. Residents' names were put forth as suggestions to serve. The bylaws call for three Members to serve. The board agreed to ask Sally Gantt, David Hargrove and Debbie Nigh to serve. If they are willing then they will be appointed to the Nominating Committee.

Golf Colony Condo Association - SWRA is negotiating to manage these condos in 2020 after Jeff Smith retires from this position. SWRA has determined that we will not handle the maintenance of condo associations without handling the accounting also. This may be a problem as this association has been using one person to manage maintenance and another to handle the accounting.

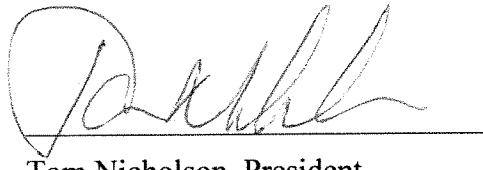
Next Board meeting is October 1, 2019.

A motion to adjourn and move into Executive session was approved at 10:01 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *Oct. 1, 2019*

Minutes
SWRA Board of Directors Meeting
October 1, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar and Tom Dyne were present. Lee Eastman and Ken Ledbetter were excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the September 17, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

Gate 34 Repairs - The motherboard for gate 34 failed. It is under warranty and a new one has been ordered. The barrier arms will be open during the day and the slide metal gates will close around 10pm each night. The far exit side of gate 49-barrier arm loop has failed and will need to be replaced. The work on both gates will be performed at the same time to reduce service call cost.

Pineview Pool - The majority of the pool furniture will be put into storage soon; we usually do this the first of October. Although the temperatures are still warm pool usage is very low. We will leave a few straight chairs at the pool all year.

Office Scanner - The scanner for scanning the files came in but the support equipment has not. Kevin's understanding is that all equipment is scheduled to ship by October 2nd.

Office Copier - Kevin continues working with CIT Financial and ABS (the copier company) to settle the lease on the old copier, two copiers ago. There is still some discrepancy on who owes what.

The Hideaway (SSP) - Construction of five houses has started at The Hideaway. Four are spec houses and one is an individual. Construction of the dock system will start in October based on the water level.

Harbor Pointe Sewer - The sewer company will start installing the new sewer line on Dogwood Trail and on the Legends golf course that will service The Landing subdivision being constructed on the old Legends course.

Moonbrook Park - After inspection, the SWRA staff discovered that the electrical short was actually at the box, which is a much better scenario than in the underground loop.

Cable Installation Upgrades - ATT and Spectrum are improving their cables in several areas around StillWaters. They are replacing damaged or out-dated lines with new lines. Pike is the subcontractor for both companies; this is according to the Pike supervisor.

Deposits and closing since last meeting.

Deposits	\$17,687
Closings	9

TREASURER'S REPORT

Kevin reported that SWRA would invoice for the boat storage and garbage can service this week, which usually brings in about \$30,000 in November. The deposits since the last meeting were higher due to the building permit fees.

OPEN AGENDA

Golf Colony Management - Jeff Smith has decided to stay another year or two as manager so SWRA will not be contracting with them to handle the management.

Nominating Committee Appointment - The 2020 committee was announced in the October 1st newsletter. Ken Ledbetter, Lee Eastman, Sally Gantt, David Hargrove and Debbie Nigh agreed to serve. This is the time that there are three positions up for election to three-year term.

Landscape Committee Update - The committee met and the change from outsourcing the landscape work bringing it within SWRA was well received by those attending. This will allow SWRA to better manage and control the work needed.

Website Changes - After talking with several website developers and obtaining bids Kevin has decided on the vendor and will move forward once the landscape project gets settled.

NEW AGENDA

General Manager Open Meeting - Question and answer session may be held quarterly with Kevin that will be open to all owners in good standing. The first will be October 15th from 5p.m - 7p.m. At the latest seminar that Kevin attended this was discussed and some HOA's were having good results. Education on how the homeowners' association works, documents, responsibilities and covenant restrictions could be topics for discussion.

Landscape Equipment - All the approved landscape equipment has been ordered and should arrive shortly. After reviewing the loan requirements for John Deere Credit and Sheffield Financial, it was Kevin's opinion these are not the best options, as they require a personal guarantee for the loan for small corporations. Kevin found that River Bank and Trust would loan to Homeowners Associations. With \$ 8,000 down from contingency reserves the loan would be \$57,000 plus fee or charges, terms 4.85% for a period of 48 months. Over the course

of the loan this will be \$5,382 more in interest than was previously discussed. There is no prepayment penalty. The equipment is the collateral.

Kevin requested that the board approve financing the equipment through River Bank and Trust. **A motion to approve the discussed loan was made, seconded and approved unanimously.** A resolution was signed by President Tom Nicholson and Secretary Penny Alexander and witnessed by board member Tom Dyne and Mike Dollar was signed for the bank.

Coming Events:

1. SWRA Recreation Committee will host a presentation by Barbara Cole of Dadeville who grew up in the early 1930's as a child in the Lake Martin Dam Workers Camp. It will be 9 a.m. in the Community Room at the SWRA Centre. Seating is limited.
2. New Property Owners' Coffee - Scheduled for Saturday, November 2nd.
3. SWRA Clean Up Day - Scheduled for Saturday, November 9th.

Next Board meeting is October 15, 2019.

A motion to adjourn and move into Executive session was approved at 10:02 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *Oct. 15, 2019*

Minutes
SWRA Board of Directors Meeting
October 15, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:00 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the October 1, 2019 Regular meeting as written.

General Manager's Report - Kevin Eason

D & O Insurance - Kevin has not been able to secure a new D&O insurance carrier at this time. He still has a couple of agents working on coverage but they have moved into the higher risk companies, which will mean a higher premium, probably doubling the cost. We have until mid-January to secure coverage. This increase is due to the Lana Williamson/Marian Edel power line lawsuit and the Zettler's /Riverwoods tree clear cutting lawsuit costs.

Gate Repairs - Both gates have been repaired and are back to normal operating conditions. The replacement letters the spell StillWaters were also installed on the entrance side of gate 34.

Gate Power Outage - The gate attendant has been instructed to waive vehicles through the entrance when the power is off. When the power is off the outer gate arms automatically open and stay open. We do not try to stop people entering SW when the power is off because we cannot open and lower the gate arms. It is too dangerous for a gate attendant to stand out in the road and stop vehicles.

Harbor Pointe Boat Showroom - Foundation work has started on the boat showroom building on Hwy 49 just outside the main entrance gate.

The Hideaway at Sunset Point - Seven new houses are currently under construction.

Office Employee - Shana is not returning due to medical reasons and may work part-time from home. Kevin has found an experienced office/bookkeeper replacement and has decided that position will be a three-day a week position at this time. She will work Wed-Fri 20 hours per week.

Villas on the Green - One of the new townhouses, Villas on The Greens, is under contract. There was an issue with the attorney closing the sale concerning the covenants on the property. Kevin gave him the auction deeds case info explaining even though a previous owner thought they could remove the covenants that previous owner, as part of the case settlement, agreed the covenants could not be removed. Attorney Mark Allen Treadwell has agreed to cross index the

Auction Deeds settlement to attach to each of the properties involved even though he has stated that it should not have been necessary.

Deposits and closings since last meeting

Deposits	\$14,386
Closings	7

TREASURER'S REPORT

Gene reported:

- SWRA is showing a Gross Profit of \$40,305.04 through October 14, 2019. Based on expenses through October 14, 2019, Net Income is currently \$71,855.83. This figure does reflect our major expense for Roads.
- Our Gross Profit for the end of the year is currently projected at \$10,892.62. This is substantially better than the end of last month with notable income from Boat Storage and Garbage Service.

OPEN AGENDA

Harbor Pointe Marina Boat Storage Building - The steel has been delivered but they have not yet started assembling the structure.

Landscape Transition Update - The cutting of the power line property by SWRA employees is moving along. It is slow right now while employees learn the new equipment. All landscape equipment has arrived. The loan for the landscape equipment has been closed. The existing landscape company will continue to cut the grass through the end of October.

General Manager's Meeting - Kevin reminded the Board that the open question and answer session will be today 5pm - 7pm for open discussion with property owners.

Recreation Committee - Tom Dyne reported that:

- **New Owner's Social** will be on Saturday, Nov. 2nd, 9:30 a.m - 11:00 a.m. for new property owners from February - September this year. 106 letters of invitation have been mailed.
- **StillWaters' Clean up day** will be Saturday, Nov. 9th 9:00 a.m. - 11:30 a.m. pick up trash along roadways, clean signs, etc. with a cookout afterwards for participants.
- **History of the Lake Martin Dam Workers' Camp** - Dadeville resident, Barbara Cole grew up in the camp in the 1930's, her Dad was a maintenance foreman there for Alabama Power. She gave an interesting presentation to a group of 37 people. 2026 will be the 100-year anniversary and they are preparing a walking tour of the old campsite to be open to the public.

NEW AGENDA

ARC - The Board discussed appointing Perry Shy who is an engineer to the ARC to replace a member who is not able to attend meetings regularly. Drew Heederik, Butch Myers, Lee Eastman and Tom Dyne are the other current members. **A motion to appoint Perry Shy to the ARC was made, seconded and carried unanimously.**

SWRA Boat Storage Lot Improvements - There is always some rearranging of the spaces at this time of year. There need to be some repairs to the storage area, vinyl marker signs. Kevin would like to use metal rather than vinyl markers this time in hopes they will last longer and he requested \$1,500 for materials to repair and improve the area. **A motion to approve the request for materials not to exceed \$1500 to be taken out of operating funds at this time with accounts reassessed at year-end was made, seconded and approved unanimously.**

SWRA Annual Meeting - The Board set the meeting date for Saturday, March 7th 2020 at 10:00 a.m. at the SWRA Centre.

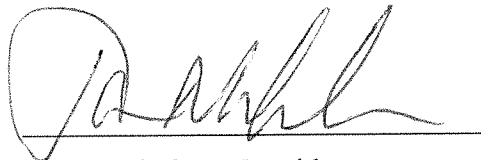
Next Board meeting is November 5, 2019.

A motion to adjourn and move into Executive session was approved at 9:50 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: November 5, 2019

Minutes
SWRA Board of Directors Meeting
November 5, 2019

Call to order - President Tom Nicholson called the meeting to order at 8:58 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne and Lee Eastman were present. Ken Ledbetter was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the October 15, 2019 Regular meeting as presented.

General Manager's Report - Kevin Eason

Construction Updates:

- Construction started this week on a new house located on Moonbrook Drive across from Eagle Peak. Kevin informed the board due to the office has receiving a few phone calls from people complaining about equipment parked on the side of the road. Because of the curve in the road it is difficult to see the equipment until you are close to it; however, if you drive the speed limit it is not a problem. There is no other place for the equipment to be parked until the lot is cleared.
- The steel frame for the new boat storage building is now being erected and the equipment can be very loud at times.
- The sewer and water lines along Stillwaters Drive across from the SWRA office for Villas on the Green have been installed and the contractor is working on cleaning up the installation area. They did not have to cut the asphalt as previously reported since they were able to bore under the road.

Drainage Education - Kevin attended a storm water and retention pond seminar. He reported that it was very informative and helped with a few ideas that he will discuss with our engineer for storm water control.

Food Bank Donations - SWRA will provide a location for the food collection boxes for the Auburn/Alabama food fight this year. The food bank volunteers will place collection boxes at the main gate and office.

Real Estate Update - There have been 103 real estate closings in StilWaters as of November 1st. Unless there is a large increase in real estate closings between now and the end of the year, we will be behind the last three years of 150+ closing per year.

Repairs:

- **Boat Storage Light** - The SWRA owned light at the boat storage had to be replaced.
- **Gates** - The sensor wire located in the asphalt at each exit gate is in worse shape than Kevin had previously reported. The gate company had originally thought they could just

replace the existing wire. Unfortunately, the gate company will need to remove a small section of asphalt in front of each exit gate, install new holding cases for the sensing wire, and put it all back together. This will cost \$2,500 per exit gate for a total of \$7,500. Money is in the Reserve and the existing equipment has been in the asphalt for over 13 years, so it is time. The back-gate exit barrier arm will remain open until repaired. Both exit gates are now repaired. There will be some issues with the 34 exit side in the future that will require removing the pavers, installing new sensing device, and then replacing pavers.

- **Landscape Equipment** - The new bush hog was repaired under warranty.
- **Pool** - There are two options for the pool plaster repair. This needs to be scheduled soon but work will not be performed until January/February.
- **Truck** - The starter on one of the trucks had to be replaced.

Tallapoosa County Dumpsters - The county dumpsters were at the Welcome Centre October 21-22. We had some overflow but the county emptied and cleaned up the dumpsters fairly quickly. Kevin asked the county if they would put one there for the November 9th clean up day and they declined.

Villas on the Green - The first sale of a Villa on The Green unit has closed. The developers plan on cleaning the area up and removing all debris that is piled up where the second building will be built. They plan on burning the debris and could not because of the burn ban. The developer is working on the sale of the second unit.

Deposits and closings since last meeting.

Deposits	\$33,706-higher than normal this time of year due to boat storage and garbage fee
Closings	8

TREASURER'S REPORT

Kevin reported: SWRA collected \$3,500 worth of unpaid fees when a property sold.

Gene Reported:

- Based on end of year budget, SWRA is currently showing an approximate Total Income difference of \$5500.00 between projected and collected income.
- SWRA is approximately:
 - \$34,000 under budget for Administrative Cost
 - \$18,000 over budget for Gates
 - \$36,000 under budget for Landscaping
 - \$56,000 over budget for pool (includes expenditures paid from reserve funds for renovation of approximately \$61,000) so technically under budget overall for the year
 - \$300 over budget for tennis court
 - \$2400 over budget for park
 - \$6400 under budget for boat storage since we had budgeted approximately \$5400 for repairs and maintenance not done YTD

- SO overall, SWRA is approximately \$60,000 under budget for all of the Common Area Cost Centers, which includes approximately \$51,000 balance in Roads budget.
- \$3300 under budget for the SWRA office
- \$2700 under budget for the Welcome Centre
- \$1600 under budget for all the Condo Management
- There is currently a balance of approximately \$51,000 that has not been spent of the 2019 Roads budget.
- As a reminder, the SWRA Board approved a projected Reserve Fund objective for 2019 of \$55,000.

OPEN AGENDA

Recreation Committee - Tom Dyne reported that StillWaters' Clean-up day will be Saturday, Nov. 9th 9:00 a.m. - 11:30 a.m. pick up trash along roadways, clean signs, etc. with a cookout afterwards for participants. We will set up at the pool since there is a condo HOA meeting in the SWRA Centre.

General Manager's Meeting - The open question and answer session was Tuesday, October 15th at 5pm - 7pm for open discussion with property owners. Kevin and the Board and were pleased with the meeting and the turnout. It was well attended in spite of the rain and another meeting will be scheduled January 11, 2020, on a Saturday morning due to requests from owners who had work/family issues during the week or were only part-time residents. Kevin felt that it helped him gain some knowledge about owners concerns.

Annual SWRA Fee Increase - The COLA for this year is 1.6%. This will increase the annual property fees for properties under the 1974 and 1987 covenants from \$397 to \$403 for 2020. **A motion to approve the increase was made, seconded and approved unanimously.** This will be reflected on the invoices.

Special Assessment - **A motion to approve a \$100 special assessment for 2019 to be effective on properties as of today, November 5, 2019 and to be billed with the 2020 annual invoices was made. The motion was seconded and unanimously approved.**

New Owner's Coffee - This was Saturday, November 2nd, 9:30 a.m - 11:00 a.m. Four board members and one recreation committee member attended to meet and greet about twelve new owners. 106 letters of invitation had been mailed. Many are part-time owners.

A motion to move into Executive session to discuss legal issues with Attorney Russell Balch was made seconded and approved at 9:30 a.m.

The Board came back into Regular session at 10:23 a.m.

Music at Construction Sites - There have been complaints about the loud, all daylong music at the Hideaway job site. With the large number of home sites, this may go on for many months. The Board discussed options. Kevin has contacted the builders; however once they leave the site sub-contractors turn the music back up. Several suggestions were made. It is a burdensome problem to enforce. It was agreed that Kevin will add/change the building permit to include language to address "nuisance behavior". Kevin acknowledged that it is time to revamp and update all of the ARC documents. He will institute a temporary way to address the loud music issue until then. **He will include this in the new summary document for the new owner Welcome booklet to include this, vacation rentals, trailer parking, tree cutting, ARC permits and a few other things.**

SWRA Website - Kevin has obtained another bid for the new website from LMG (sign company) that is a lower price than the previous bids. Kevin wants to wait to change over, as there are several document updates that need to be completed prior to the new site.

Volunteer Trash Pickup Program - We have always had owners who walk or run in the community pick up trash along their way. SWRA will provide orange trash bags to property owners who do this. They can leave them on the side of the road and we will pick them up. By the bags being a different color than normal trash bags we will know owners have left them for us to pick up. Hopefully an article in the newsletter to let people know about the orange garbage bags will help spread the news.

Tom Dyne was excused from the meeting at 10:30 a.m.

The Landing at StillWaters - As with all new construction, we have had a few complaints about The Landing at StillWaters (on closed golf course property) construction work. Some are concerned about damage to Palmer Drive and trucks traveling down Stagecoach. Kevin has spoken to the developer and they will stay off Stagecoach, he was only using Stagecoach because there were less houses than StillWaters Drive. Palmer has been a problem in the past because there is not a roadbed under the asphalt. The old cart path had to be removed to make way for the roads. Owners were under the impression the cart path would remain. As the developer mentioned in the meeting he was giving everyone access along the road to get from one side of the golf course to the other.

Landscape Report - Kevin had estimated \$11,000 for 2020 for the chemical applications for the landscape/grass cutting. The lowest bid came in at \$10,036 from Auburn Grounds. That is seven applications a year and they agreed to do level billing so it is spread over a 12-month payment cycle. Covers weed pre-emergent, fertilizing and ants.

The SWRA landscape work is progressing and there was an article in the November newsletter about SWRA bringing landscape/grass in house.

Pineview Pool - Eric of Backyard Experience has investigated the pool and provided two repair options for the Board to discuss and review. Kevin is recommending Option 2, which has a limited lifetime warranty. Backyard Experience would subcontract this out to a company in Montgomery. SWRA would need to pay a deposit in order to be put on the schedule for the work to be completed prior to next spring before the pool would be opened. **After discussion, a**

motion to approve the Option 2 with the funds to come out of the remaining pool reserves and the balance to be budgeted in the 2020 operating funds was made. Motion was seconded and passed unanimously.

SWRA Office Closed - Kevin requested that the Board approve the closing of the office for the week of Thanksgiving as has been done in the past. There will be no regular rental groups or meetings during the week. **A motion to approve the office closing for week of Thanksgiving was approved unanimously.**

Christmas Decorating Schedule - It was agreed that the staff will begin installing decorations prior to Thanksgiving week, however we will wait to turn the lights on until the weekend after Thanksgiving Day. The Christmas Committee will meet Tues. November 19th at 1:00 p.m. to decorate the office and Welcome Center. Penny will send an email to Christmas Committee members.

SWRA Annual Meeting - The meeting will be on Saturday, March 7th 2020 at 10:00 a.m. at the SWRA Centre.

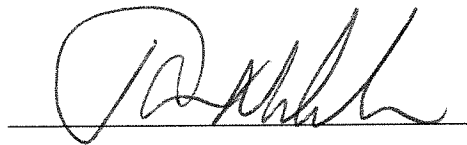
Next Board meeting is scheduled for November 19, 2019.

A motion to adjourn was approved at 11:00 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *November 19, 2019*

Minutes
SWRA Board of Directors Meeting
November 19, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:03 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the November 5, 2019 Regular meeting as presented.

General Manager's Report - Kevin Eason

Christmas Decorations - SWRA employees have started installing the Christmas decorations. They will be installing them for the next couple of weeks.

Drainage Repair - SWRA employees used our new equipment to re-grade and repair two drainage ditches, on Lake Vista Ct and Lakeview Ridge. Hagan Waggoner had given Kevin an estimate of \$3,000 for Lake Vista and \$1,800 for Lakeview Ridge. This was not landscape work but is an example of savings by having the equipment and having someone who knows how to do this type work on staff.

Eagles at Beaver Pond - There have been three eagles catching fish in Beaver Pond. It appears to be two adult bald eagles and one juvenile. We have seen one on a regular basis but now all three are seen regularly. Kevin will put an article in the next newsletter so people.

The Hideaway / ADEM - A complaint was filed by an owner at Poplar Point, with ADEM concerning mud/silt that washed into Lake Martin from the Hideaway S/D. Kevin spoke to Bruce Stewart (Developer) and he said they are working with ADEM and APCO to clean up the spill. Gene had researched online documents and also followed up with Alabama Power Environmental Management, then brought this to Kevin's attention. The Developer of the site will be required to remove the silt from the lakebed. It is still under review by Alabama Power.

Landscape - A tree fell across Turkey Trot that SWRA was able to remove with the new equipment.

Auburn Grounds will start pre-emergent weed control spraying this coming Wednesday at the entrance gates, Moonbrook Park, and limited areas along the roadsides.

Roadway Cuts - Walnut Hill Water (WHW) repaired a water leak in the main water line at the intersection of Dogwood Trail and Cardinal Heights. This is the same location SWRA spent \$12K to repair and repave. WHW had to cut in the middle of the road because of the location of the leak. The dirt in this area is not solid. The area will need to dry and settle for a couple of

weeks before it can be repaired. WHW also had to cut the asphalt in Poplar Point last week to repair a leak close to #27.

Scanning of Records - The scanning equipment and computer that will be used to scan the property file documents is now all installed and working properly.

Stoneview Summit Condominium Association - They held its annual meeting November 9th. They elected two new board members and a new board president. They are happy with the management and bookkeeping service through SWRA. They had a few suggestions to improve their service.

Street Sign Repair - We replaced seven road signs due to the wood frames rotting. There seems to be a large number of the wood sign frames rotting that will need to be replaced. We will try to replace about a dozen a month until all are replaced. A few signposts have been damaged by termites and will also be replaced.

SWRA Lot Closings - The three lots that were approved for sale back in August are finally ready to close and are scheduled to close this week.

SWRA Past Due Fees - We collected on a two-year old past due account-the owner just decided to pay after we sent another set of collection notices.

Deposits and closings since last meeting

Deposits \$16,515

Closings 1

TREASURER'S REPORT

- The Gross Profit for FY2019 YTD is \$33,794.67.
- The Total Expenses for FY2019 YTD is over by \$35,844.59.
- The SWRA FY2019 Budget is projected to have a loss of \$11,844.59 for the year.
- Adjustments have been made to our balance sheets to properly allocate the Pool Renovation and Landscape Equipment from Operating Expenses to Fixed Assets. The pool renovation was paid from the Pool Reserve Fund and the landscape equipment was paid from the Contingency Fund as approved by the Board.
- The SWRA FY2020 Budget is currently being developed in conjunction with SWRA staff.

OPEN AGENDA

Recreation Committee - Tom Dyne reported that StillWaters' Clean-up day was successful. Tom & Gloe provided coffee and hotdogs for volunteers and his helpers picked up several bags of trash throughout StillWaters. Also found an old tire and other trash. People who participated really enjoyed the camaraderie and feeling part of the community.

D & O Insurance Update - Travelers' may write the coverage for SWRA. Our current insurance is not showing any payments out at the end for 2017 and 2018 in the loss runs. The loss runs won't show until 2020. Cincinnati Insurance has to cover SWRA until Jan 20th 2020. Kevin will continue to search for options.

Music at Construction Sites - It was agreed that Kevin will add/change the building permit to include language to address "nuisance behavior". Kevin acknowledged that it is time to revamp and update all of the ARC documents. He will institute a temporary way to address the loud music issue until then. He will include this in the new summary document for the new owner Welcome booklet to include this, vacation rentals, trailer parking, tree cutting, ARC permits and a few other things.

SWRA Office Closed - The office will be closed the week of Thanksgiving. There will be no regular rental groups or meetings during the week.

NEW AGENDA

Pineview Pool - The magnetic lock for the pool gate has failed. It is over ten years old and cannot be repaired but will have to be replaced. The cost for a new lock is \$1,350 installed. Money will be taken out of operating fund we spent what was left of reserves for the new plaster finish for the pool.

Gate 34 Repair - Two of the seven cameras have failed at Gate 34 and will need to be replaced. They have been ordered and should be in soon. The Board approved a motion for the \$1200 to come out of gate reserves.

Annual SWRA Letter with Invoices - The Board recommended that in addition to the normal contact information usually included that we highlight major expenditures for 2019 such as the landscape equipment and pool renovations. Highlight the Memorial Day Family Fun Day and include information on how to be listed in the SWRA directory.

Next Board meeting is scheduled for December 3, 2019.

A motion to adjourn and move into Executive Session to discuss legal issues was approved at 10:26 a.m.

The Board resumed Regular Session at 11:00 a.m.

Legal Fees SWRA Property Sale Case - The Board discussed and reviewed documents, legal invoices and attorney's comments related to a request from the Starzer's for reimbursement of legal fees incurred by them as a result of their being included in the lawsuit related to the property sale issue. Copies of the original solicitation letter sent to the property owners offering the power line parcel adjacent to their property, the second letter requesting the deposit if they had responded that they wished to purchase, the contract of additional restrictions on use of the

parcels and the property deed were distributed. Only two of the current board members were serving as volunteers on the board when this program was instituted.

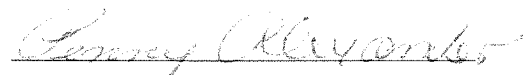
Approximately 40 parcels were offered for sale to adjacent property owners with about 27 of those parcels being purchased. The lawsuit filed against SWRA by Marian Edel & Lana Williamson only named some of the board members serving at that time and two individuals who purchased parcels.

After discussion a motion was made for SWRA to reimburse the Starzers approximately 50% of their legal fees in the amount of \$4,200 incurred on the power line Edel/Williamson lawsuit. The Starzer's attorney, Mitch Gavin, provided valuable defense strategy that helped SWRA positively resolve the lawsuit in our favor successfully and expeditiously, thereby reducing the overall costs to SWRA. The reimbursement will be contingent on a settlement agreement drafted by Attorney Russell Balch pursuant to the conditions he has outlined to protect from SWRA from further litigation and funds will come from the SWRA legal fees budget item of the 2019 budget. The motion was seconded. Discussion followed. The vote was five in favor with two abstaining. Note: Penny Alexander and Mike Dollar abstained due to the fact that they had been named defendants in the case.

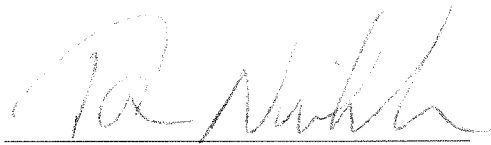
Kevin will forward the board's decision to Attorney Balch to complete.

A motion to adjourn was approved at 11:15 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *December 3, 2019*

Minutes
SWRA Board of Directors Meeting
December 3, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:04 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne and Lee Eastman were present. Ken Ledbetter was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the November 19, 2019 Regular meeting as presented.

General Manager's Report - Kevin Eason

Gate 34 Repair - The back gate has been repaired. We can now add new gate fobs to the system. The problem with communicating with the back gate is an issue with the speed of the data from our computer to the Door King server. Kevin talked to Spectrum and they are looking into improving data speed.

Fallen Tree - A large tree fell across Moonbrook just east of the Dogwood Trail intersection Monday morning between 6 and 6:30am. SWRA had employees removing the tree by 6:45am. A resident claims he ran into the tree and damaged his truck around 6:30am. He did not call the sheriff, the gate, or the SWRA office. Later in the day he brought his truck by the office for Kevin to look at the damage. The Board agreed that it is unfortunate that he drove into the tree however it is not an SWRA issue.

Office Changes - Monica has moved into Susan's office and has taken over Susan's duties. Susan is working to help make the transition as smooth as possible and assisting with printing annual invoices. Susan will start scanning all property files after invoicing is completed.

Copier Return - The leasing company for the XEROX copier that has been in storage from 2014 is finally scheduled for pick up. SWRA paid the final payment a couple of months ago based on the value of the copier.

Pineview Pool Gate Lock - The gate company attempted to replace the pool gate lock with the new modern lock we had discussed at the last board meeting. The pool gate will need to be modified. The gate company is fabricating a plate that will be welded to the current pool gate.

Marina Boat Storage Building - Installation on the new building has begun. Three owners who live nearby contacted Kevin with negative comments about the look. The marina owners have assured Kevin that they would landscape, etc.. to order to improve the appearance.

Deposits and closings since last meeting

Deposits	\$11,439
Closings	0

TREASURER'S REPORT

Gene is working on the budget. Please forward input to him.

OPEN AGENDA

D & O Insurance - The Travelers Insurance underwriter rejected SWRA's application. The agent requested that the application be submitted for a second review. This required SWRA to send additional information concerning legal cases and financial information, which has been done. Our broker is also checking on a couple of other companies that were suggested by a property owner, Chubs and Wells Fargo.

Landscape Update - Tim Peterson attended to report on the progress. He thanked the Board for approving the purchase of the equipment and stated that it is really making a difference in what we are able to accomplish.

Tim outlined some of the ongoing projects as follows:

- Staff has removed several trees that have fallen across roadways.
- Extensive trimming around the ponds has been completed.
- We are working on finishing up cleanup at the front gate area.
- Distributed 40 bales of pine straw and are waiting until the leaves have all fallen before putting out more.
- We have trimmed bushes and edged at Gate 34.
- We are edging all curbs between guardhouse and fountain and Moonbrook Park.
- Cleaning out some drainage ditches to improve flow.

Tim has surveyed some roadways during rainstorms in order to determine how to improve the drainage in some areas. Tim and Jeremy Vickers are working full time on landscape/drainage. It is too soon to determine, however SWRA will most likely need to hire extra staff in the growing season particularly with weed eating. They are currently organizing the equipment area at the storage building.

Annual Invoicing - Kevin will send a copy of the letter to the Board for review and approval. The 1971 and 1974 property invoices have been completed as they are the more complicated or labor intensive. Monica and Susan are working on preparing the 1987 property invoices.

Nominating Committee - David Hargrove has moved and he resigned from the committee. Via email the Board agreed to ask Chuck Lehman to serve on the committee and he has agreed. Lee Eastman gave a report on the committee meeting. They are currently setting up meetings to interview candidates for the Board positions.

Recreation Committee - Tom Dyne announced a SWRA Holiday Social, Saturday Dec. 7th from 6pm - 8pm at the SWRA Centre. Please bring appetizer to share and BYOB.

NEW AGENDA

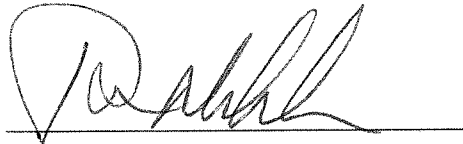
SWRA Office Closed - A motion to close the office for office personnel during the week of Christmas was made, seconded and approved. There will be no regular rental groups or meetings during the week.

A motion to adjourn was approved at 10:18 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: *December 17, 2019*

Minutes
SWRA Board of Directors Meeting
December 17, 2019

Call to order - President Tom Nicholson called the meeting to order at 9:01 a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Tom Dyne and Lee Eastman were present. Mike Dollar and Ken Ledbetter were excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the December 3, 2019 Regular meeting as presented.

General Manager's Report - Kevin Eason

Advanced Disposal Holiday Schedule - Christmas is on a Wednesday, which is the regular scheduled trash pick-up day for Advanced Disposal. AD will pick up trash on Thursday, December 26th. SWRA will not roll out garbage cans on the 24th or 25th but will start early morning of the 26th rolling out garbage cans. Kevin will send an eflash later this week informing owners.

Deed for Debt Lot - The owner of Stagecoach Lot 1 adjacent to the boat storage lot has deeded it to SWRA under the Deed for Debt program.

Landscape Equipment - The dealer will pick up both new mowers and a missing part installed. This part was left off at the factory. There will be no cost to SWRA.

Office Equipment - The 10-year+ old office laminator has failed. Kevin ordered a new one at a cost of \$250.

Pineview Pool Light - One of our Alabama Power outdoor light fixtures was damaged and then replaced. It has been damaged again. The fixture has been shattered by either a gun or rock. Alabama Power is scheduled to come repair it.

SWR Annual Invoices - Annual invoices are in the process of being printed and envelopes stuffed. We have completed about 1/3 of the work and will complete the remaining work by Friday of this week. All invoices will be mailed first of next week, 12/24/19.

SWRA Centre Closed - As a reminder the SWRA office will be closed next week. Our maintenance and gate employees will be working.

SWRA Property Taxes - We paid SWRA property tax on all properties owned, a total of \$12,400.

Deposits and closings since last meeting

Deposits \$26,547
Closings 3

Conference call at 9:15 a.m. with Mike Nolan of Bobby Jones Links

They are managing Stillwaters Golf Club. He will be the contact person and will be on site at least once a month. They are now searching for a general manager for the SW club.

Mike stated that they reached out to Keith Hiatt. Keith has done a great job at keeping course open and adding value to community. They are looking forward to helping him manage the club. Plans are still being formulated. Mike has spent a couple of weeks here and talked to people playing golf or people dining. One of the big things to work on is the restaurant to include addressing types of food, quality, and consistency.

Work on more programming and creating other social events at the club.

Tom Nicholson pointed out to Mike that SWRA is glad for the positive growth and we are here to help them. We want to see it as a success. Tom asked him to please reach out through Kevin Eason or directly to Board members if we can assist. We have the monthly newsletter and SWRA eflash to inform property owners.

Mike stated that they would be working on an annual calendar for events not just golf. They will have it in advance so they can send it out and will have a club newsletter. Mike is planning work with Gabby to increase the number of tournaments/events. SW is a unique situation in that golf course maintenance is Keith's business and his money will go farther in maintaining and improving the course. They have reciprocal agreements within the group as well as beyond. (Bobby Jones explore.com or explorer.com)

Mike asked Board members to email him with any suggestions/comments. The Board told him that we are looking forward to working with them and thanked him for his time.

TREASURER'S REPORT

Gene and Kevin presented budget information and reports that the Board discussed and reviewed. Variances were noted. Detailed accounts were explained. Gene will present a proposed 2020 budget at our next meeting.

The Board requested monthly reports with collapsed accounts for a general overview and better understanding.

We are still on target to move the budgeted amounts into the Reserve accounts. There have been only small expenditures on paving from the Roads Budget. The consulting invoices for engineering by Hagan Wagoner of ProgreCiv Group for planning have been paid. Pool Reserves were depleted as they were used for the renovation of the pool house this year. There are still some journal entries to be made in order to move amounts to the correct budget account. The Board discussed having staff make these journal entries as needed rather than waiting on the accounting firm to do so quarterly in order to see more accurate reports.

OPEN AGENDA

D & O Insurance - Kevin reported that Travelers Insurance is going to cover SWRA, however we don't have a final quote on costs. They are sending an auditor out. Traditionally there is a yearly site audit for the facilities insurance. It is Kevin's understanding that as long as SWRA passes the D&O audit then they will write the policy.

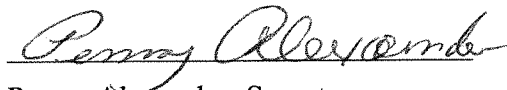
Kevin stated that the additional cost of \$1200 to policy per year would be added in order to designate the storage building properly as a maintenance building.

Nominating Committee - They are meeting this Thursday to interview proposed candidates and will report back to the Board with their recommendations.

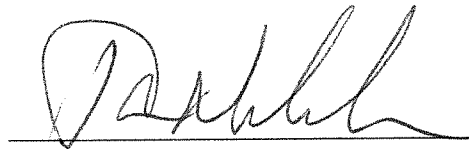
Recreation Committee - Tom Dyne reported on the numbers on the sale of Boston butts. Pick-up is Saturday Dec. 20th from 10:00 a.m. - 12 noon. Cost \$30 for approximately 10 lbs

A motion to adjourn to Executive Session to discuss legal issues was approved at 10:38 a.m.

Respectfully submitted,



Penny Alexander, Secretary



Tom Nicholson, President

Date approved: Jan. 7, 2020

