

**Minutes**  
**SWRA Annual Meeting**  
**March 13, 2010 10:00 A.M.**

President Buck Stevens called the meeting to order at 10:00 a.m. at Camp Civitan on a rainy Saturday. The following Board members were present: Penny Alexander, Michael Carter, Mike Dollar, Cal Johnson, Eb Spink, and Mack Yeorgan. Community Administrator Susan Thames and Covenants, Maintenance Manager Travis Fincher, Asst. Maintenance Manager/Roving Patrol Bren Baker and Gate Captain Sue Page were also present. There were approximately 55-60 people in attendance (number includes board members, staff and guest speakers).

**Welcoming Remarks** – Buck Stevens welcomed all to meeting and thanked them for attending on behalf of the SWRA Board and staff. He announced ticket sales for the SWVF&R Follies tonight and the concession sales this morning support the SWV&R. Buck encouraged all to support the valuable fire and rescue department. He then quickly reviewed the agenda.

**Russell Lands – VP Sales, Steve Arnberg**

Steve explained that he, Lee Lester and John Margeson had attended a board meeting and want to work closely with StillWaters and the board. Steve has a long background in real estate sales and development. He has worked at Russell Lands 8 years and they have sold approximately \$800 million dollars of real estate in that time period. A developer purchased the Stoneview Summit (SVS) property at the 2003 auction from the Baptist Foundation of Arizona. The original plan was to build 220 units with 189 boat slips. They sold 85 units in order to get financing. Many problems followed as these contracts did not close; many people were those planning to “flip” the condos.

Russell Lands is now involved with Stoneview Summit and Steve assured the homeowners they are going to be a good neighbor. They are concerned about real estate all around the lake as it affects all property values on the lake. They are working on developing some zoning for the entire lake community and will enlist SWRA’s help. At bankruptcy the Crown Pointe condos were to sell at 35 to 50 cents on the dollar. Russell Lands took over and in 60 days sold 43 units at Crown Point, which had been left unfinished. Russell Lands restructured its real estate division in order to gain more visibility and range. They split off ERA Lake Martin Realty. Steve stated that 9 out of 10 properties they sell do not belong to Russell Lands but to individuals.

The SVS project is viable financially. Empire Bank is a large bank that pools smaller banks resources and facilitate the coordination of the completion of the project. The almost completed building needed a 1.9 million investment and the other two buildings needed \$8.5 million to finish.

Pier situation – The original plan was for 125 piers. Russell Lands has advised the developer not to build additional condos but to sell the 85 units, which represent \$20-25

million, and to reconfigure the piers to make it as low impact on that cove as possible. Alabama Power has changed the regulations for piers to be 50 feet apart and they can only extend 25% across the slough. Commercial pier permitting takes 1 to 3 years to be approved. FERC has complete and final control.

Steve stated that buyers like StillWaters. His company is here today to represent StillWaters community as a whole, not just SVS. It is a lifestyle that buyers are attracted to and value. Price range of units at SVS will be \$230,000 -330,000.

They own land across the street on a piece of land where they may build a boat ramp, not sure if they would allow SW residents to use it. Also looking to work with the Living Waters Church if they can as good neighbors.

They will take the project to market the end of next week once they review and make sure all printed materials are factual. Should have pier redesign drawing by end of week. April 15<sup>th</sup> – There will be a Re-Grand opening April 15<sup>th</sup> and the entire community is invited. This is the same weekend as the Harbor Point Boat Show.

Next building will be completed in July and then August for the third one. They will be adding some trees and shrubbery then repave the parking lot with the goal to be to make lemonade out of lemons. They want it to look better.

Condo financing is hard to find. Empire Financial is putting together a finance program. 10% down, 30 year, ½ point origination fee for qualified buyers at under 5% (4.95%). There is no ability to amend those SVS covenants already recorded at courthouse. They are under the SWRA 1987 and the Tradition Covenants also and will also pay all fees of the SVS homeowners' dues and fire department dues.

Steve stated that there is a need to work with the Marine Police on speed control in the slough. Russell Lands will do this if needed.

The road curve at Hwy 63 at Windermere will be straightened by November. There has been an 80 months of supply of lake homes/condos at one time, but it is now down to about 24 months. It needs to get down to a 10-month supply for prices to level out. He advised that if you don't have to sell a piece of real estate right now – don't do it. Once we get back to inventory of a 10 month supply, you will see values increase. Atlanta, Birmingham, Montgomery are our major sources for buyers at Lake Martin. Atlanta was hammered in the recession. The job levels should be back where they need to be by 2011 for Montgomery and Birmingham. The normal level of sales for vacation homes will not recover until 2012-2013. There should be 25,000 vacation homes per year from that market area but we are only back up to about 5,000 this year. Hopefully, it will be up to 10,000 by 2013.

#### **Enclave Development – Greg Darden**

Eight months ago this project was conceptualized. Greg stated that he agreed with what Steve said. Enclave is across the street from SVS in the Sunset Point area. We have tried

to understand the community and what price would sell; we want to fit the requirements of the market. Single family individually owned home sites, lake access, security, privacy and affordable prices and amenities. Greg briefly reviewed a Power Point presentation. One fee will be collected to pay all Enclave Homeowners (EHA), the SWRA and Tradition fees and outside landscape maintenance as well as fire department fees, sewer fees and maintenance of facility itself. Single floor plan for entire project but 3 different designs due to topography. There will be 76 homes, 1500 sq.ft., 3 bedrooms, 3.5 baths, screened porch and walk-in pantry in a gated community. They have a \$310,000 budget for landscaping. The slides shown are a realistic drawing/sketch rendition of the project.

There will be a pier for each home site, common boardwalk, sidewalks and 36 ft. wide streets, free Wi-Fi, 2 parking spaces for every home, golf cart space for every home. There is a vacant area at waterfront if EHA want to build a clubhouse. A 2.5-acre lot will be located offsite for parking of RV's, boats, trailers. Two sites are currently under consideration, one is in SW and one is outside.

They are in final stages of permitting and feel that the project will begin this summer with delivery next year. Greg stated that they are extremely sensitive to the feedback of the community. They are offering the StillWaters owners first chance to reserve a home site in the project. One may pick a spot with no money down. In 35-45 days they will hope to move to a contract. Funding for the project will be available.

Streets will NOT be the responsibility of SWRA or Traditions – it will be responsibility of the Enclave homeowners association. There is a 36 feet elevation drop from front to back with about 12.5 acres. Rhonda Gaskins of Realty South is the broker on the property.

Greg thanked the board for allowing him the time to make his presentation and announced he would be in the back of the room following the meeting. There will be another presentation at the golf clubhouse on Sunday, March at 2:00 p.m.

**Election Results** – Penny Alexander reported on the election process. She thanked the Nominating committee members, Betty Litsey, Patti Richardson, Carolyn Strother, & Buck Stevens who served with her. She stated that they had worked hard in canvassing candidates and had contacted over 30 in order to come up with four excellent, qualified volunteers.

Penny then thanked the Election committee, Linus Fiely, Paul Gross, Betty Litsey, Buck Stevens & Carolyn Strother. They counted and certified the ballots and the vote this week. The new elected members are Cal Johnson and Mack Yeargan (serving 2 year terms) and Dave Heinzen and Eb Spink (serving a 3 year term). They will serve with remaining board members Michael Carter, Mike Dollar and Penny Alexander.

Penny then thanked Buck Stevens for his three years of diligent service. She stated that

Our deepest gratitude and thanks to Buck who served as President in 2009 and did an outstanding job. His contributions to improve SWRA are much appreciated and he will be missed.

Buck reviewed the **Mission Statement**, which is: *Although StillWaters Residential Association is not a Developer, its Board will: (a) preserve and improve where possible StillWaters' infrastructure and (b) preserve and protect StillWaters' residential areas and home values of its residents through an orderly and efficient administration of the Covenants.*

**Buck spoke about the 2009 Major Accomplishments:**

- Pineview Pool Renovation including Deck & Pool house
- Waterfall / Fountain Renovation
- Hailstorm Damage Repairs
- New and Repaired Road Signage
- Adopted SRWA Drainage Policy
- Engaged Consulting Expert for Drainage Issues

**Buck also reviewed the SWRA GOALS:**

- Continued communication with property owners.
- Maintain infrastructure and assets that we, as property owners have inherited.
- Consistently ensure the quality renovation and maintenance of assets throughout StillWaters.
- To be good stewards by developing and staying within a reasonable and responsible budget.
- Maintain or increase property values and SWRA fixed assets.

**Buck stated that the 2010 Plans were:**

- Continue to repair and pave roads in StillWaters within our limited resources.
- Address immediate drainage issues.
- Develop a comprehensive long-term solution to drainage.
- Repair and renovate the SWRA building for a durable, energy efficient, low maintenance asset.

Buck thanked the committee members who volunteer throughout the year and their time and efforts contribute to make StillWaters a better community. He asked that anyone serving on any of the following **Committees** stand to be recognized.

- Architectural Review Committee (ARC)
- Budget and Finance
- Communications
- Documents
- Drainage Task Force
- Elections
- Landscape

- Long Range Planning
- Nominating
- Recreation and Maintenance
- Roads
- Signage

**Neighborhood Council**

Even though the NC is not a committee of SWRA, the Board and the property owners/residents greatly appreciate the time and talents that these NC members contribute to improve our StillWaters community. Buck asked them to stand and thanked them for their service to StillWaters.

**STAFF** – Buck introduced and thanked Susan Thames, Community Administrator Travis Fincher, Covenants and Maintenance Manager, Bren Baker, Asst. Maintenance Manager/Roving Patrol, and Sue Page, Gate Captain for their hard work, patience and continue excellent service to our community.

Buck reviewed the number of properties under each set of covenants.

	<u># Properties</u>
• 1987 Covenants (SWRA)	1325
• 1974 Covenants	376
• 1971 Covenants	51
• Waters Edge	<u>11</u>
	1763

**Budget Presentation** – Mike Dollar reported that he and Susan and the Budget Committee Chairman started on in October and finalized in late December. Our reserve funds that had been set aside for several years were very beneficial in handling the capital project repairs that had to take place in 2009 due to the hail storm damage in April.

Mike briefly reviewed the handout budget (copy attached). Gary Crumpton, Wes Wood Herb Starzer and Debbie Nigh served on the Budget committee. Mike thanked Debbie Nigh who had laid the groundwork with much of the financial work that he and the committee dealt with. The bulk of our revenue has been billed and collected for 2010. Our money is invested with Alabama Power Credit Union, which is currently paying higher interest rates than certificates of deposit. Fixed expenses cover most of SWRA funds, there is not much left for discretionary funds.

Mike briefly explained the needed repairs for the SWRA office building, the insurance funds that will cover much of the expenses of the roof, siding, HVAC, windows and interior improvements.

There were a few comments and questions from the floor.

Buck thanked the community for allowing him the opportunity to serve on the board and he thanked the other board members for their time and assistance throughout the year. He then thanked all for coming to the meeting and for their input. He reminded people of the Follies tonight, and that the two groups (Russell Lands and Enclave) would be at tables in the back of the room for additional questions.

The meeting was adjourned at 11:48 a.m.

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Penny Alexander  
Secretary

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Buck Stevens  
President

Date approved \_\_\_\_\_