

**Minutes of 1997 Annual Meeting**  
**Southwind Shores, Section II, Property Owners Association, Inc.**

Pursuant to written notice, the annual meeting of Southwind Shores, Section II, Property Owners Association, Inc., was held on June 21, 1997, at 10:00 a.m., at the Belmont Community Building.

A quorum being present, the meeting was called to order by Art Klotz, President of the Association's Board of Directors. The agenda was read, as well as the minutes from the 1996 annual meeting.

**Old Business:**

Clarification of whether grandfathered lots, in regards to square footage increase, need to be recorded and our attorney clarified that it was not necessary because the Covenants address this issue.

**New Business:**

Questions posed: Why are the reserves so high? Answer: The Reserves were preset and seem to be standard due to the fact that the same By-laws and Covenants are used in the majority of communities around the lake. Also, the insurance costs are high in order to cover, insuring the board members, paving necessary on cul-de-sacs, and any additional improvements or future repairs, such as the community dock area, parking lot, front entrance etc. This figure can be adjusted in the future if needed and voted upon.

Discussed key agreement with Sec.1. They have access to keys to use our Common area since they are unable to use their Common area. Question posed: Is anything written between both parties? Not at the moment, but issue will be discussed with them as well as compensation for the use and maintenance of the area. Question: Porta potty for common area? Discussion concluded that extensive work would have to be done in order to conceal it's appearance and it would attract even more trespassers to the common area. Motion made, seconded and carried.

Request to change Covenants to allow a retractable clothesline, which is not left up continuously for more than 24 hours at a time, not visible from road and approved by the board. Voted yes. Upon motion made, seconded and carried.

Request to change or clarify covenants regarding satellite dishes, after discussion, it was decided we needed more information and detail.

**Budget:**

Treasurer's Report discussed, including the proposed budget for 1997-1998. Board members compensation was brought up. Members agreed to follow existing By-laws, and Board members are to be reimbursed expenses and compensated beginning with the 97-98 budget year. Upon motion made, seconded and carried the budget was accepted.

**Architectural:**

Issue brought up regarding the parking of trailers, boats and other recreational vehicles. Please see ( Article II, Section 1, 1.7 ) of your By-laws.

Reminders to keep lots mowed to the road. Daily Planted was contracted to maintain front entrance and common area.

Reminder: Board has 21 days to review plans and specs for proposed construction or improvements. Please call during reasonable hours.

Reminder: Please do not park on the grass in the common area.

Please submit any complaints or suggestions in writing to the Board.

Election process began, stated that they are every two years and we needed five nominations. Members voted to keep the Board members the same but we needed to fill the vacant Treasurer's position due to Sandra Richardson leaving the Board. Volunteers were: Dennis Eldridge and Bill Hayden. Bill Hayden was voted in.

No further matters to come before the meeting, on motion made, seconded and carried, the meeting was adjourned.