

Feb 27, 1999

**MINUTES – SOUTHWIND SHORES
JUNE 6, 1998 MEETING**

The meeting was opened by the Association President, Art Klotz. Other Board members in attendance included Bill Hayden, Treasurer and Brad Richardson, Environmental Committee Chairman. The President requested Joann Hayden take notes of the meeting due to the absence of the Secretary, Jana Wiggins.

Minutes of last meeting accepted.

OLD BUSINESS

Brad had action for common area (from last year's meeting). 16'X21' pavilion – Proposal for \$6,100. Lights at entrance - \$3,015.06 plus a monthly fee of \$9.66/light. Common area lights - \$1,507 plus \$9.66/light per month.

NEW BUSINESS

- Owner's address list circulated; verification of accuracy requested
- Treasurer's Report - Gave closing balance and went over expenses; Went over a budget for upcoming year.
- Request was made to send a hard copy of the Treasurer's Report w/minutes to all homeowners. Agreed to.
- **QUESTION RE TREASURER'S PROPOSED BUDGET** - Proposing \$2,300 for grass cutting. Why the increase? **RESPONSE:** \$2,300 not just for grass cutting; it's maintenance (keys, mulching, etc.) It's environmental.
- **MOTION** – to accept budget as proposed by the Treasurer. **PASSED.**
- **REQUEST:** Please remind guests the speed limit is 25mph
- **COMMON AREA DISCUSSIONS**
- **QUESTION** - Are there plans to do changes/expansion to common area?
- **QUESTION** – What happened to the porta potty discussions for the common area? **MOTION** – Provide Porta potty at common area. **PASSED.**
- **QUESTION** – What about community members building the pavilion?
- **ENVIRONMENTAL COMMITTEE ACTION:** Pavilion (1) with or without electricity; (2) with or without bathrooms; (3) with or without lights. George is working on getting bids on this.
- **MOTION** - Have the Environmental Committee find out what is needed to obtain a permit for SW Shores to build. **MOTION PASSED. GEORGE AND DENNIS TO PRICE OUT MATERIALS.**
- **ACTION** – Brad to look at plans for pavilion, lights, and porta potty for next year.
- **QUESTION** – Will a pavilion raise dues? **ANSWER:** Art doesn't see dues being increased.
- **ISSUE** – What about people from Section I who want to use our common area. **ANSWER:** Section I starts dredging Lots 1-6 next week. Trying to go on their own.

- **MOTION** – Install streetlights or pole mounted lights. **NOT PASSED.**
- **MOTION** – Install ground level lights at entrance. **NOT PASSED.**
- **SUGGESTION** – A proposal was made to donate a fire hydrant, which would result in reduced homeowner insurance rates, IF the HOA would pay for the pipes from the hydrant to the lake.
RESPONSE: Not much interest expressed; mixed reaction to this type of hydrant.
- **MOTION:** New Environmental Committee should investigate to determine if the dry fire hydrant has to be adaptable to current fire code. **PASSED.**
- **QUESTION:** How many boats allowed on property.
- **ACTION-** There is a hole/ditch going to the culvert by lot #8 near the main entrance. It was determined the state needs to fix this.
- **QUESTION** – Is one meeting a year enough?
- **MOTION:** Have another meeting in fall/winter 1998 to discuss the pavilion plans. Spring 99 meeting TBD at that time. **PASSED.**
- **QUESTION** – Should we give guests of property owners keys w/o owners being present? **NOT RESOLVED.**
- **ENVIRONMENTAL COMMITTEE** – Sandra Richardson indicated Brad wanted to resign due to the amount of work involved. She further indicated he may consider remaining in this capacity if he had some assistance. Dennis and Warren volunteered to help.
- **MOWING** – Lots 41 and 45. Loretta to talk to someone on this.

COVENANT DISCUSSIONS

- 5325 sq ft
26x32-9800
11,875 sq ft
24x48-8845
15,606 sq ft
24x36-7300
11,219- HIP ROOF
28x48 5/12
46,356 sq ft
24x28=HIP ROOF
net to exceed \$10,000
25yr SHINGLE
- **ISSUE:** Article II, Section I, paragraph 1.7, page 3 (Protective Restrictions and Covenants) - Currently allow 1 boat and trailer/lot. **MOTION:** Proposed to change to not more than 3 (three) boats/trailers in view. **PASSED.**
 - **ISSUE:** Article II, Section II, paragraph 2.6, page 4 (Protective Restrictions and Covenants) - Add "Vehicles greater than ¾ ton". Change to read "No heavy equipment, industrial equipment, commercial equipment of vehicles greater than ¾ ton" **PASSED.**
 - **ISSUE:** Article II, Section V, paragraph 5.4 (next to the last paragraph) page 6, (Protective Restrictions and Covenants) - Storage sheds shall remain strictly prohibited as written. **MOTION:** Can there be free standing sheds? **NOT PASSED.**
 - **ISSUE:** Article II, Section V, paragraph 5.10, page 7 (Protective Restrictions and Covenants) - Mailboxes. Motion to delete the last 2 sentences on mailboxes. **PASSED.**
 - **ISSUE:** Article II, Section V, paragraph 5.13, page 8 (Protective Restrictions and Covenants) – School bus and mail delivery; this is OBE – Motion to delete 5.13. **PASSED**
 - **ISSUE:** Article II, Section VI, paragraph 6.1, page 8 (Protective Restrictions and Covenants) – Motion to allow clotheslines. Voted in 1997 to allow this. June 1998 determined a retractable clothesline is allowed with a max of 24 hours to have items on the line. **PASSED.**
 - **ISSUE:** Article II, Section VI, paragraph 6.1, page 8 (Protective Restrictions and Covenants) – Relative to propane fuel storage tanks must be screened; the current by-laws

19
14,600 in Dues = 50 lots
37,000
32,000
\$7,000 to spend

require shrubbery. **QUESTION:** Can we screen these tanks using lattice, fencing?
MOTION: To allow propane tanks to be screened by a method approved by the Environmental Committee. Also, above ground propane tanks cannot exceed 100 gallons. All others must be buried underground. **PASSED.**

- **MOTION:** Article II, Section VI, paragraph 6.1, page 8 (Protective Restrictions and Covenants) - **ISSUE:** Change last sentence to read "Satellite dishes in excess of 39" in size shall be strictly PROHIBITED." **PASSED.**
- **MOTION:** Article II, Section I, paragraph 1.3, page 11 (SW Shores Association – The Community Property Owners Association) – Motion to delete first sentence and first four words of second sentence. Revise to read: "All lot owners receive two (2) votes for each lot, regardless of the number of persons who may have an ownership interest in such lot, or the manner in which title is held by them. Developer will retain two (2) votes for each unsold lot." **PASSED.**
- **MOTION:** Article II, Section I, paragraph 1.4(B), page 11 (SW Shores Association – The Community Property Owners Association) - Motion to change this paragraph to read "Persons who by virtue of a contractual agreement to buy a lot in Southwind Shores Section II with Developer are entitled to associate membership in the Association." **PASSED.**
- **MOTION:** Article IV, Section I, paragraph 1.1, page 14 (SW Shores Association – The Community Property Owners Association) - **ISSUE:** This is now OBE. Motion to delete. **PASSED.**
- **MOTION:** Article IV, Section I, paragraph 1.7, page 15 (SW Shores Association – The Community Property Owners Association) - **ISSUE:** This is now OBE. Motion to delete. **PASSED.**
- **MOTION:** Article V, Section I, paragraph 1.4, page 18 (SW Shores Association – The Community Property Owners Association) - **ISSUE:** Motion to change this paragraph to read, "The Treasurer shall have custody of the funds of the Association, collect all monies due, pay the obligations of the Association out of its funds, provide an accurate accounting of the funds of the Association to the Board as directed by the Board, for entry into its minutes, and perform such other duties as are incident to the office of the Treasurer. The Treasurer shall be bonded." **PASSED.**
- **MOTION:** Article VI, Section I, paragraph 1.1, page 19 (SW Shores Association – The Community Property Owners Association) – Change the first sentence to read: "The Environmental Control Committee shall be appointed by the Chairman of the Environmental Control Committee and shall consist of at least one (1) member owning property in Section II of Southwind Shores Subdivision." **PASSED.**
- **MOTION:** Article VII, Section III, paragraph 3.2, page 21 (SW Shores Association – The Community Property Owners Association) – **ISSUE:** Motion to change the \$50K reserve to \$25K. **PASSED.**
- **ISSUE:** Can there freestanding single car garages. **PARAMETERS:** One single car detached garage of no less than 264 square feet will be permitted provided.....
PASSED.

Meeting was adjourned by the President.