

Minutes of 2000 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 August 12, 2000, at 10:00 a.m., at the Common Area.

A quorum being present, the meeting was called to order by Art Klotz, President of the Association's Board of Directors. Also in attendance, George Franklin, Vice President, Bill Hayden, Treasurer and Jana Wiggins, Secretary. Proxies were given to the Board before the meeting.

Jana Wiggins read minutes of 1999 annual meeting.

Motion made to accept minutes of last meeting. Motion seconded and **carried**.

Treasurer's Report:

Treasurer's report reviewed and questions asked: "Why are we over budget on the shelter if county approved the plans?" Art and Bill explained that the county made a mistake and the shelter had to be relocated to conform to VA Power guidelines since George O'Connell had not approved the plans before construction began. Homeowners wanted to know why we were not suing since the county had approved it and it cost an extra \$2000. Bill explained that it wasn't worth it since it would cost more than \$2000 to sue the county.

Proposed Budget/ Proposed Change in Annual Association Dues:

Some homeowners did not want to approve the proposed budget, they are not happy that the entrance/common area is not being maintained or improved any longer and they are worried that the budget does not allocate enough money for normal maintenance as well as other projects needed.

Bulkheading the common area shoreline was discussed and estimated a cost of at least \$3500. Homeowners were assured that there were enough funds on hand to cover these projects.

Motion to approve budget as proposed and lowering dues to \$100 yr. per lot, seconded.

Motion to amend above to strike section changing the dues and only accept proposed budget.

Question? Why are we reducing so much? Why not reduce to a smaller amount? Bill H. explained the excess in the account.

Vote on proposed budget only, 21 for, 12 against, passed.

Proposed change in dues- Motion to lower to \$180 yr. Per lot in order to maintain funds for future improvements. Seconded.

More discussion on lowering dues to \$100.00 and raise them if need be later. Discussion on how hard it is to get a vote to raise dues. Discussion on if there was a bad winter and the common dock needed to be replaced the funds would not be there for the 20-25K cost. It was stated by Bill H. that the Association has 10-12K for needed items.

Motion to amend motion and lower dues to \$100 yr. per lot. Motion seconded and carried.

Architectural report:

Entrance lights are in; they are dusk to dawn with a GFCI circuit. The signs have been repainted and reglued. Shrubs were removed for the lights to be installed. Common area gate posts reset in cement. Common area shoreline bushes were cleaned out. Picnic tables purchased for pavilion.

Requests from Board:

Covenants: Please read and adhere to. Submit two sets of plans and specs. Please keep gates to common area closed and locked and do not drive around gate. Please do not have guests use common area if you are not home.

Dry Hydrant: Dry Hydrant was installed in common area. Bill Hayden installed per County specifications. It was inspected, tested and approved by the Spotsylvania County Fire Dept.

Discussion on constructing seawall at common area. Estimate thrown out for \$2800. No exact footage given for that amount.

Proposal to look into having one installed along common area shoreline not to exceed \$3500. Seconded but not carried.

Amended to change to amount needed to cover backfilling as well, not to exceed \$4000 must at least go from bushes to bushes on both sides of ramp. Motion carried.

Bill Hayden provided info on the Lake Level Contingency Plan- see attached.

George Franklin proposed that a he install horseshoe pit in the common area and maybe grills like in the parks on stands.

Suggestion made for reserving the picnic area for functions but the problem would be that out of town property owners would not know if it had been reserved.

Board requested that no grills be placed under the roof because of fire hazards.

Board vacancy due to Brad Richardson resigning.

Jana Wiggins volunteered to vacate her position if someone would volunteer to take it.

No one interested.

Motion for Chris Worthington to fill Brad's position.

Chris Worthington agreed to fill the position. Motion seconded and carried.

Motion to adjourn to picnic. Seconded and carried.