

## Minutes of 2001 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 July 21, 2001 at 9:00 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, Jana Wiggins, Secretary and Chris Worthington, Director. Proxies were given to the Board before and during the meeting.

Art welcomed everyone and thanked him or her for coming.

Bill Hayden gave a summary about L.A.C.A., Lake Anna Civic Association and what the benefits are. They monitor development, water quality, lake levels, safety etc.

Jana Wiggins read minutes of 2000 annual meeting.

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

Melissa Harrell from the Spotsylvania County Fire and Rescue came out to give an update on the new Belmont Rescue Station- She stressed the importance of volunteering due to the increased call volume and average response time of 30 minutes. Local members would be a benefit due to the familiarity with the area. The new station will be comprised of mainly volunteers. If interested please call 540-TEAM. The bids on construction will be open one year from this Sept.

Jana Wiggins requested all members to update any new contact info.

### **Treasurer's Report:**

Bill Hayden presented the Treasurer's report of 6/1/2000-5/31/2001. 2001-2002 Budget presented.

**Motion** to delete \$100 donation for fireworks demo held at the Dam for the July 4<sup>th</sup> holiday due to the location at the far end of the lake and the safety issues involved. Suggested that it needs to be at the State Park to avoid congestion and improve safety. **Seconded**.

Bill Hayden explained that L.A.C.A has tried to have it moved but the park is over capacity due to the holiday. **Motion defeated**.

**Motion** to increase donation to \$200 to Belmont Fire and Rescue account to be held for future. **Motion seconded and carried**.

Due to confusion a new vote was requested on the Fireworks issue. New vote taken.  
To delete donation until location moved: For: 12 Opposed: 30

**Motion defeated**

**Motion** to approve Budget as amended. **Passed.**

### **Environmental/Architectural Report:**

Art requested that you please adhere to covenants and allow lead-time for review of the two sets of plans and specs.

Please slow down and adhere to 25mph speed limit. Please be careful in the golf carts.

Spotsylvania County has a leash law and a pickup after your pet requirement, no more letting the dogs do their business in the common area.

Cul de sacs have not been bonded yet by the state. **Motion** to contact Ray Schelesky (Developer) to post bond so that the state takes over road maintenance. **Seconded and carried.**

**Fences**-Discussion on the interpretation of existing covenants. **Motion** to allow future fences to match existing fences and should not extend beyond the front of house.

**Seconded.** More discussion. **Motion withdrawn.** **Motion to allow fences. Seconded.**

**Vote** to allow fences: **For: 24 Opposed: 36 Motion defeated.**

- This results in the covenants needing to be amended.

Amendment needs to read: Effective 7/21/01 ..... please see previous recorded amendments.

Break- 5 min.

**Boat Shelter/Improvements:** Betsy Briggs passed out pictures of their boat dock improvement (Sunstream boat lift with canvas top) for review. **Motion** to approve this improvement. **Seconded and passed.**

**Motion** for non-waterfront lot owners that have slips in the common area dock, at their own expense, to install an approved boatlift. **Motion withdrawn.**

**Motion** to allow common area slip owners to install at their own expense freestanding, topless, boatlifts in their slip as approved by the Environmental Committee. **Seconded and carried.**

### **Old Business:**

- Need to change Bylaws to compensate President \$200. **Motion** to compensate President \$200 per year. **Seconded and carried.**

**New Business:**

**Seawall-** Pricing increased since last meeting due to bids not covering backfilling.  
**Motion** to approve up to \$6500. for seawall. **Seconded and carried.**

**Boat Launch-** a 40'x 3' wide pier is needed next to the ramp for launching. Estimate is \$2125.

**Motion** to approve funds needed. **Amendment to motion.** Change to 4' wide and increase budget to \$3000. **Seconded and carried.**

**Trees:** G. Franklin stated that the trees that have been planted are maturing and blocking views. **Motion** to change covenants to read no planting that exceeds 4' high.

**Seconded.**

Discussion on subject and recommendation to reword verbiage and then present at a later date.

\* **Motion** to restate " Any planting along property lines which would convey into a fence at maturity which would construct a visual barricade must be approved by the Board of Directors. **Seconded and carried.**

**Recommendations** to have real estate attorney review to make sure amendments are enforceable. **Agreed.**

**Dues and Fines-** **Motion** to add a \$50 penalty as assessment to late dues as incentive to pay on time. **Seconded and carried.**

**Election-** Nominees: Bill and Jo Anne Hayden, Don Burrige, Art Klotz-declined, George Franklin, Bob Hargis, Betsy Briggs, Diane Hunt. Nominations closed.

Proxies counted.

**Elected:** Bill Hayden, Don Burrige, Diane Hunt, Bob Hargis and George Franklin.

**Motion** to adjourn at 1:30, **seconded and carried.**

Motion to adjourn to picnic. Seconded and carried.