

MINUTES OF 2003 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 Saturday June 21, 2003, at 9:00 am in the common area.

A quorum being present, the meeting was called to order by Bill Hayden, President of the Association's Board of Directors. Also in attendance, Bob Hargis Vice President, Don Burrige Treasurer, George Franklin Environmental and Diane Hunt Secretary.

Diane Hunt read minutes of 2002 annual meeting.

MOTION made to accept minutes of last meeting. Motion SECONDED and CARRIED.

Diane Hunt, Secretary, presented each resident with a copy of an updated membership list and a copy of all merged covenants and by-laws.

**TREASURER'S REPORT:**

Don Burrige presented the Annual Report:

MAINTENANCE: We allocated \$2,650 and we spent \$3,003 overspent by \$353.00.

ADMINISTRATIVE: We allocated 350.00 we spent \$ 503.41, overspent by \$153.41

INSURANCE: We allocated \$800.00, we spent \$500.00, resulting to \$300.00 to the good.

BOARD OF DIRECTORS COMPENSATION. We allocated \$1,400, we spent \$1,825 overspent by \$425.00

DONATIONS: We allocated \$300.00, we spent \$300.00.

CONTINGENCES: We allocated \$700.00, we did not spend anything

COMMON AREA MAINTENANCE: We spent \$845.21 and went over \$845.21, was not allocated

TOTAL BUDGET: \$6,200 allocated and we spent \$6,976, down by \$776.72. We had \$842.20 left from previous year for common area maintenance, so we are actually \$65.48 to the good.

CERTIFICATE OF DEPOSITS: \$18,031.63 - MONEY FUND \$10,920 - CHECKING ACCOUNT Is \$5457.56. GRAND TOTAL IS \$ 34,389.39. Treasurer, Don Burrige suggest that we might want to consider a dues increase in the future.

MOTION made to accept the \$6,600 Budget for the year 2003-2004, MOTION SECONDED AND CARRIED.

Because of overspending by BOD meetings, a MOTION was made to change board compensations to only 4 paid meetings per year, (\$25.00 PER MEETING) There was further discussion on this matter with different suggestions to cut down on monies spent. It was decided we could choose to have as many meetings as needed, but the BOD members will be paid for only 4 per year. MOTION SECONDED AND CARRIED. THIS WILL RESULT IN A BY-LAW CHANGE.

Bill discussed the dock situation at Sunset Bay, which resulted in building out in the channel. We fought this issue and it resulted in a T dock and docks along the shoreline at Foremost Run. We didn't win the fight, however, it will not block Foremost Run which was our ultimate goal.

Bill also commented that the new planting in the entrance area is in need for someone in the community to keep it up. This will be a paid job. At this time there has been no one to volunteer for this, paid or not

paid. We received estimates from the outside which resulted in approximately \$25.00 per hour, and the BOD feels this is too much money. Bill asks if anyone is interested in this to come to BOD to let us know.

#### OLD BUSINESS:

Our dock was nailed when built. It now at the present time has been replaced with bolts. The dog situation in SWS still continues at times, but has greatly improved. Again, if you have a problem please call Animal Control.

#### NEW BUSINESS: ELECTION OF BOARD OF DIRECTORS

CANDIDATES at this time are Bill Hayden, Bob Hargis, Don Burrige, George Franklin and Rosanne Chandlee.

Nominations from the floor include Debra Schuldt and Brad Richardson.

MOTION WAS MADE TO CLOSE NOMINATIONS , SECONDED AND CARRIED.

Ballots were handed out resulting in 2 ballots per lot. The Ballots were counted 3 times due to close results. THE NEW BOARD OF DIRECTORS ARE AS FOLLOWS: BOB HARGIS, BRAD RICHARDSON, DON BURRIDGE, GEORGE FRANKLIN AND ROSANNE CHANDLEE.

Bill Hayden presented a MOTION from the BOD to readjust the compensations that the BOD now receives. SECONDED AND OPENED FOR DISCUSSION. The request presented would provide the Vice-President to receive annual compensation of \$200.00 , which is not done at the present time and also to increase the compensation from \$200.00 to \$300.00 for the President.

MOTION MADE AND SECONDED FOR VICE PRESIDENT TO RECEIVE \$200.00 and PRESIDENT to receive \$300, which takes effect for the year 2003, MOTION CARRIED. THIS RESULTS IN BY-LAW CHANGE.

Bob Hargis presented to us some information for "Dock Sinking Fund". Bill has recognized this to be an on coming problem because there are developments in Lake Anna that are experiencing this problem at the present time. It basically has off lot owners and waterfront owners to collect monies yearly to go to the "Dock Fund" which is in addition to the homeowners dues. Bob has approached us with information for this fund which results in off water families to pay more than waterfront owners because they need the monies to keep up the maintenance on their assigned slips . Bob suggests we look and study the information.

A MOTION was then made that we vote on the dock sinking fund today. MOTION SECONDED AND CARRIED. We openly discussed the proposal.

A MOTION was made to accept Bobs proposal of an assessment of \$2,000 a year which results in waterfront paying \$18.57 and off water paying \$66.57, MOTION SECONDED AND CARRIED. THIS WILL RESULT IN AN ADDITION TO THE BY-LAWS.

Bill Hayden informed us that Dominion Power wants to put in 2 additional reactors at Power Plant. LACA has a committee which is trying to keep public informed about the reactor situation.

Bill has also addressed to us the importance of reflective house numbers. This is a main concern for the Fire Department and Rescue Squad. The signs will sell for \$15.00 thru the fire dept. and also available is a reflective beacon . Bill has the number to call if anyone is interested.

A suggestion was made to change the by-laws concerning the way we vote and that it be discussed at our next annual meeting.. The majority felt this was not necessary.

Also under new business, Don Burrige suggested that we have a work day in the community in the spring and fall, if anyone is interested please see Don.

Meeting adjourned at 10:45am with food and drinks to follow.

MINUTES OF 2003 ANNUAL MEETING  
SOUTHWIND SHORES, SECTION II PROPERTY OWNERS ASSOCIATION,  
INC. *WRITTEN BY DIANE HUNT*

PURSUANT TO WRITTEN, NOTICE, THE ANNUAL MEETING OF SOUTHWIND SHORES, SECTION II, PROPERTY OWNERS ASSOCIATION, INC, WAS HELD ON SATURDAY JUNE 21, 2003, AT 9:00 AM IN THE COMMON AREA.

A QUORUM BEING PRESENT, THE MEETING WAS CALLED TO ORDER BY BILL HAYDEN, PRESIDENT OF THE ASSOCIATION'S BOARD OF DIRECTORS. ALSO IN ATTENDANCE , BOB HARGIS VICE PRESIDENT, DON BURRIDGE TREASURER, GEORGE FRANKLIN ENVIRONMENTAL AND DIANE HUNT SECRETARY.

DIANE HUNT READ MINUTES OF 2002 ANNUAL MEETING.

MOTION MADE TO ACCEPT MINUTES OF LAST MEETING. MOTION SECONDED AND CARRIED.

DIANE HUNT, SECRETARY, PRESENTED EACH RESIDENT WITH A COPY OF AN UPDATED MEMBERSHIP LIST AND A COPY OF ALL MERGED COVENANTS AND BY-LAWS.

**TREASURER'S REPORT:**

DON BURRIDGE PRESENTED THE ANNUAL REPORT:

**MAINTENANCE:** WE ALLOCATED \$2,650 AND WE SPENT \$3,000.3. OVER SPENT BY \$ 353.00.

**ADMINISTRATIVE:** WE ALLOCATED \$350.00. WE SPENT \$ 503.41. OVER SPENT BY \$ 153.41.

**INSURANCE:** WE ALLOCATED \$800.00, WE SPENT \$500.00, RESULTING IN \$300.00 TO THE GOOD.

**BOARD OF DIRECTORS COMPENSATION:** WE ALLOCATED \$1,400.00. WE SPENT \$1,825.00. OVER SPENT BY \$425.00.

**DONATIONS:** WE ALLOCATED \$300.00. WE SPENT \$300.00.

**CONTINGENCIES:** WE ALLOCATED \$700.00, WE DID NOT SPEND ANYTHING.

**COMMON AREA MAINTENANCE:** NO MONIES WERE ALLOCATED. WE SPENT \$845.21. WENT OVER \$845.21.

**TOTAL BUDGET:** \$6,200 ALLOCATED AND WE SPENT \$6,976.00, DOWN BY \$776.72. WE HAD \$842.20 LEFT FROM PREVIOUS YEAR FOR COMMON AREA MAINTENANCE, SO WE ARE ACTUALLY \$65.48 TO THE GOOD.

**CERTIFICATE OF DEPOSITS:** \$18031.63 - MONEY FUND \$10,920 - CHECKING ACCOUNT \$5,457.56. GRAND TOTAL IS \$34,389.39. TREASURER, DON BURRIDGE SUGGESTED THAT WE MIGHT WANT TO CONSIDER A DUES INCREASE IN THE FUTURE.

MOTION MADE TO ACCEPT THE \$6,600 BUDGET FOR THE YEAR 2003-2004, MOTION SECONDED AND CARRIED.

BECAUSE OF OVERSPENDING BY BOD MEETINGS, A MOTION WAS MADE TO CHANGE BOARD COMPENSATIONS TO ONLY 4 PAID MEETINGS PER YEAR, (\$25.00 PER MEETING). THERE WAS FURTHER DISCUSSION ON THE MATTER WITH DIFFERENT SUGGESTIONS TO CUT DOWN ON MONIES SPENT. IT WAS DECIDED WE COULD CHOOSE TO HAVE AS MANY MEETINGS AS NEEDED, BUT THE BOD MEMBERS WILL BE PAID FOR ONLY 4 PER YEAR. MOTION SECONDED AND CARRIED. THIS WILL RESULT IN A BY-LAW CHANGE.

BILL DISCUSSED THE DOCK SITUATION AT SUNSET BAY, WHICH RESULTED IN BUILDING OUT IN THE CHANNEL. WE FOUGHT THIS ISSUE AND IT RESULTED IN A T DOCK AND DOCKS ALONG THE SHORELINE AT FOREMOST RUN. WE DIDN'T WIN THE FIGHT, HOWEVER, IT WILL NOT BLOCK FOREMOST RUN WHICH WAS OUR ULTIMATE GOAL

BILL ALSO COMMENTED THAT THE NEW PLANTING IN THE ENTRANCE AREA IS IN NEED FOR SOMEONE IN THE COMMUNITY TO KEEP IT UP. THIS WILL BE A PAID JOB. AT THIS TIME THERE HAS BEEN NO ONE TO VOLUNTEER FOR THE, PAID OR NOT PAID, WE RECEIVED ESTIMATES FROM THE OUTSIDE WHICH RESULTED IN APPROXIMATELY \$25.00 PER HOUR, AND THE BOD FEELS THIS IS TOO MUCH MONEY. BILL ASKS IF ANYONE IS

INTERESTED IN THIS TO COME TO THE BOD TO LET US KNOW.

**OLD BUSINESS:**

OUR DOCK WAS NAILED WHEN BUILT. IT NOW AT PRESENT TIME HAS BEEN REPLACED WITH BOLTS. THE DOG SITUATION IN SWS STILL CONTINUES AT TIMES, BUT HAS GREATLY IMPROVED. AGAIN, IF YOU HAVE A PROBLEM PLEASE CALL ANIMAL CONTROL.

**NEW BUSINESS: ELECTION OF BOARD OF DIRECTORS**

CANDIDATES AT THIS TIME ARE BILL HAYDEN, BOB HARGIS, DON BURRIDGE, GEORGE FRANKLIN AND ROSANNE CHANDLEE.

NOMINATIONS FROM THE FLOOR INCLUDE DEBRA SCHULDT AND BRAD RICHARDSON.

MOTION WAS MADE TO CLOSE NOMINATIONS, SECONDED AND CARRIED.

BALLOTS WERE HANDED OUT RESULTING IN 2 BALLOTS PER LOT. THE BALLOTS WERE COUNTED 3 TIMES DUE TO CLOSE RESULTS. THE NEW BOARD OF DIRECTORS ARE AS FOLLOWS: BOB HARGIS, BRAD RICHARDSON. DON BURRIDGE, GEORGE FRANKLIN AND ROSANNE CHANDLEE.

BILL HAYDEN PRESENTED A MOTION FROM THE BOD TO READJUST THE COMPENSATION THAT THE BOD NOW RECEIVES. SECONDED AND OPENED FOR DISCUSSION. THE REQUEST PRESENTED WOULD PROVIDE THE VICE-PRESIDENT TO RECEIVE ANNUAL COMPENSATION OF \$200.00, WHICH IS NOT DONE AT THE PRESENT TIME AND ALSO TO INCREASE THE COMPENSATION FROM \$200.00 TO \$300.00 FOR THE PRESIDENT.

MOTION MADE AND SECONDED FOR THE VICE PRESIDENT TO RECEIVE \$200.00 AND PRESIDENT TO RECEIVE \$300.00, WHICH TAKES EFFECT FOR THE YEAR 2003. MOTION CARRIED. THIS RESULTS IN BY-LAW CHANGE.

BOB HARGIS PRESENTED TO US SOME INFORMATION FOR "DOCK SINKING FUND" BILL HAS RECOGNIZED THIS TO BE AN ON COMING PROBLEM BECAUSE THERE ARE DEVELOPMENT IN LAKE ANNA THAT ARE EXPERIENCING THIS PROBLEM AT THE PRESENT TIME. IT BASICALLY HAS

OFF LOT OWNERS AND WATERFRONT OWNER TO COLLECT MONIES YEARLY TO GO TO THE " DOCK FUND" WHICH IS IN ADDITION TO THE HOMEOWNER DUES. BOB HAS APPROACHED US WITH INFORMATION FOR THIS FUND WHICH RESULTS IN OFF WATER FAMILIES TO PAY MORE THAN WATERFRONT OWNERS BECAUSE THEY NEED TO MONIES TO KEEP UP THE MAINTENANCE ON THEIR ASSIGNED SLIPS. BOB SUGGESTS WE LOOK AND STUDY THE INFORMATION.

A MOTION WAS THEN MADE THAT WE VOTE ON THE DOCK SINKING FUND TODAY. MOTION SECONDED AND CARRIED. WE OPENLY DISCUSSED THE PROPOSAL.

A MOTION WAS MADE TO ACCEPT BOBS PROPOSAL OF AN ASSESSMENT OF \$2,000 A YEAR WHICH RESULTS IN WATERFRONT PAYING \$18.57 AND OFF WATER PAYING \$66.57. MOTION SECONDED AND CARRIED. THIS WILL RESULT IN AN ADDITION TO THE BY-LAWS.

BILL HAYDEN INFORMED US THE DOMINION POWER WANTS TO PUT IN 2 ADDITIONAL REACTORS AT PLANT. LACA HAS A COMMITTEE WHICH IS TRYING TO KEEP PUBLIC INFORMED ABOUT THE REACTOR SITUATION.

BILL HAS ALSO ADDRESSED TO US THE IMPORTANCE OF HOUSE NUMBERS. THIS IS A MAIN CONCERN FOR THE GIRD DEPARTMENT AND RESCUE SQUAD. THE SIGNS WILL SELL FOR \$15.00 THRU FIRE DEPT. AND ALSO AVAILABLE IS A REFLECTIVE BEACON. BILL HAS THE NUMBER TO CALL IF ANYONE IS INTERESTED.

A SUGGESTION WAS MADE TO CHANGE THE BY-LAWS CONCERNING THE WAY TO VOTE AND THAT IT BE DISCUSSED AT OUR NEXT ANNUAL MEETING. THE MAJORITY FELT THIS WAS NOT NECESSARY.

ALSO UNDER NEW BUSINESS, DON BURRIDGE SUGGESTED THAT WE HAVE A WORK DAY IN THE COMMUNITY IN THE SPRING AND FALL, IF ANYONE IS INTERESTED PLEASE SEE DON.

MEETING ADJOURNED AT 10:45AM WITH FOOD AND DRINKS TO FOLLOW.

DIANE HUNT