

Board of Directors Meeting 4-13-02  
Seventh Meeting

Discussed our budget for year 2002, Don at this time has not completely finished it. Don did advise that currently we have a total of 19,466.38 less \$3,558.00 that the bank still carries for us as a credit.

We decided that that July 20<sup>th</sup> would be our next annual meeting.

The electric bill has doubled and we need to replace the light censors at the common area and George will replace the breakers.

The water level is still dropping at the lake. We have had gravel dumped at the common area and it looks as if we have too much gravel. George has already worked on the gravel trying to correct it so that the boats can be docked. We will continue to monitor the situation. The way it looks is that the residents of SWS will have to pay to put boats in this season, because it will be too costly to remedy the situation.

One of straps on fire hydrant is loose, when the water gets warmer we will have to check on this. Bill is also going to drop Mike an e-mail asking that he trim bushes at green box.

J&J will continue to cut grass at the entrance and we have suggested that he be notified so that he can put some perennials at the entrance area. We will need a new contract with J&J for the season.

The common area need to be picked up. There is a pile of brush that was left when the sea-wall was done. The board decided after the meeting today that they would go down and clean it up. This was done.

Don also brought up that he needs a copy of the sea-wall bid for his records.

We discussed that we might want to consider having a neighborhood watch program. Bob is in law enforcement and will discuss at our annual meeting what he knows about the watch program and how we can benefit from it.

Mr. Kemper has now removed the Dominion Power Boom truck.

We discussed our road situation in SWS. The developer has a suspense date this summer to rectify the problems. A \$15,000 bond was set up for SWS1 and SWS2. Bill will check on the date and our cul-de-sac on Break Water Court should go into state maintenance this summer.. The main road needs to be checked out for low spots. There are dogs running loose in the area and dogs that are not on leashes. Bill will send letter out to SWS to address the problem with dogs. Bill is also going to check out the final date for the developer. Vdot is low on funds to Bill will discuss our problems with Waddy

The problem of Rental property in SWS has been addressed. Diane made board aware of the problems that they have had in the past. We need to bring before the SWS residents whether they want to continue with rental houses or break it down on a monthly, weekly basis and try to get away from weekend and 3-day rental. We also need to be aware that if we have a mass of people renting at one time the drain fields take a toll.. Per Bill there is no grandfathering in rentals and they can be outlawed in the future. Again, the membership will have to approve or disapprove and our covenants will be enforceable. Bill was going to send a letter to Mr. Rollow to discuss how we could improve the problems that the Hunts have had in renting and the board members would be discussing this with him. However, Diane called Bill and said do not sent the letter. They would talk to Tom Rollow to make him aware of all the incidents that have happened and ask him to work with them to make this situation better.

We again brought up the boat landing in the common area. Bill brought up putting Sacrete on top of the rock to keep the rock in one place. The problem is now we have too much rock and at this time sacrete would do us no good. Comments were brought up to extend ramp, installing a silk fence, hauling, dumping. At the very least this would cost the members \$5,000. At this point we can decide that SWS residents will pay to dock boats. We hope that this is just a temporary problem due to the lack of water. Hopefully this problem will be corrected with more rain. There is a lake level control plan to have a full study about lake levels. Prior to this year downstream had no water. Try to pool water and maintain 250 ft. above sea-level and reduce flow of dam.

There are 198 buoys on Lake Anna. This number is out of control. Buoys are permitted with a permit only. We have many sand-bars and lots of hazards will be on the lake for 2002. We will all have to be very careful.

We decided to erect a sign at the common-area stating{ USE RAMP AT YOUR OWN RISK. So everyone can be aware of the danger of low water.