

BOARD OF DIRECTORS MEETING
MARCH 15, 2003

IN ATTENDANCE;
BILL HAYDEN
BOB HARGIS
DON BURRIDGE
GEORGE FRANKLIN
DIANE HUNT

Meeting was called to order by Bill Hayden, President. Our first item on the agenda was discussing the letter that was received complaining of the condition of the outside of Chris Schuldt home. The Board had written to Chris earlier and asked that he get in touch with the Board to discuss the problem. Chris, upon receiving this letter called Bob Hargis and discussed the situation with him. Bob requested that he improve the appearance of his yard. Chris agreed and cleaned up the problems that he and Bob had discussed.

The Board received another complaint on Chris home. Bob invited Chris Schuldt to our meeting so that we could all discuss the situation. Chris explained that he had taken care of the 3 main problems that Bob had asked him to. He also contended that he had numerous projects going at one time and we could see additional building materials at his home. Bill advised Chris that he wanted this meeting handled in a presentable manner. Chris explained that he had taken care of the shelves on front porch, propane tank, and that the toys on the porch would have to stay there because there was no place to store them. Bob agreed with Chris that he had taken care of the problems that he had requested and that the outside of the appearance of Chris home has improved.

Chris feels that the Board has stepped out-of-bounds on this situation. He has also checked with his attorney on his legal rights in this situation. He requests that no more letters be written and if any individual in the development has a problem to come see him.

Several people in the neighborhood have complained that Chris doesn't complete a project before he starts another one. George Franklin stated that the Board has no rights to tell people how to live, and further more there is nothing in our Covenants that state how an individual is to keep up the outside appearance of their home. Chris stated that he has taken care of the situation and he will seek legal counsel if we continue with this problem. Chris at that time excused himself from the meeting.

Bill feels that we as a board handled this situation in the right way, because we have to address the complaint of any individual in SWS. However, we do agree as a Board, that Chris is in no violation of the Covenants.

Bill also brought to our attention that the Carmodys have completed their boathouse without getting approval from the Board. Bill talked to Mrs. Carmody and in her opinion she thought all that was needed was George Oconnells approval. They did use the same material as their home, so that did not create an additional problem. After talking to Bill Hayden and Don Burrige on this problem the Carmodys agreed that they would submit to the Board a set of plans. They are waiting at the present time for the builder of the boathouse to send them the plans so they can submit them to us. We agreed to allow 1 week for the Carmodys to come up with the plans. If at that time Bill Hayden will send them a letter stating that they are in violation of the Covenants of SWS.

Don Burrige presented a copy of proposed budget for 2003. Don requested that we increase the donations to Belmont Fire and Rescue. We will vote on this at a later date. Don also submitted bids from a local gardener on refurbishing the entrance to SWS. The bid was \$1,700 to remove and plant new annuals and perennials. Board members stated that they thought that was too expensive and that we needed 2 more bids for the entrance area. Don agreed to this.

We discussed that there were keys being issued to residents that did not receive them in settlements with the homeowners packages. We will have to follow this situation more closely and try to advise Bill of any pending sales of properties in SWS I.

The Board had this time has decided that June 21st be the date for our annual meeting of SWS with all residents. George Franklin suggested that we have a more cordial meeting this time and have a picnic of burgers and hotdogs. We all agreed this would be nice. We will pick a time for the picnic at a later date.

The stop sign at Break Water Court is still in motion. Don and Bill have talked to Rodney of VDOT. He stated that he had tried to get Loretta Kelly to discuss the situation with her, but at the present time he has not reached her. George stated that he would see Loretta today and would mentioned this subject with her and advise her that the stop sign, paving and state maintenance is needed.

MEETING ADJOURNED