

SOUTHWIND SHORES II

Minutes of the meeting

April 24, 2004

The meeting was held at the home of Robert C. Hargis, 6833 lake Pointe Drive, Mineral, Va. The meeting was called to order at 9 AM. Present were the following members: Brad Richardson, Don Burrige, George Franklin and Robert Hargis. Absent Rosanne Chandlee.

The minutes of the February 15, 2004 meeting were reviewed and approve with one correction. The Annual meeting will be scheduled for, Saturday, June 19, 2004.

Bob Hargis (Bob) advised a letter will be mailed to all lot owners announcing the meeting and asking those lot owners who wish to address specific concerns to contact Rosanne and have their topic placed on the agenda. Those topics will we included in the final notification of the annual meeting that will be distributed 30 days prior to the meeting.

Bob Hargis asked Brad Richardson (Brad) to issue the permission letter, as approved by the BOD, for the new construction (Garage) at 6833 Lake Pointe Drive, Lot #32.

George Franklin (George) advised he had replaced a "sensor" in the "entrance Lighting," however he has not had the time to install the timer. He stated he would try to get the time installed this week (4/26/04 – 5/01/04). Don offered to assist.

Don Burrige (Don) brought up the subject of constructing a "surround" around the portable toilet located in the common area. The matter was discussed in detail and a design was agreed upon as well as the material (earth tone venal lattice, 4X4s treated lumber, sac-Crete, 2X4 treated lumber) needed. Don advised he would pick up the materials this week and Bob and George volunteered to assist in construction, scheduled for Saturday, May 1, 2004.

Don passed out copies of his preliminary budget. See document for details. While the budget was found to be in order it was decided after a general discussion that a \$50 a year assessment for the next three years 2005, 2006, and 2007 was in order. Don will propose at the Annual meeting that we implement such an assessment. The general membership will then be given the opportunity for input and a final vote. The members present were in full agreement.

Bob brought up the fact that a handrail was needed (in the Common Area) for the steps leading from the beech to the water. He advised Chris Schuldt was going to donate two support poles and he would install them and attach the rail. No set date.

Don brought up the subject of keys to the "Common Area." Stating he had only one key left to give out. Bob asked Don to have ten (10) keys to the Common Area cut and to provide them to lot owners for a \$10 fee. The BOD agreed. George felt we could charge

\$15 to Board agreed to \$10 charge.

Bob brought up the fact that we did not have the names of the new lot owners for Lot # 43. George stated he would check the tax records and find the new owners. Bob asked that he provide the names to Rosanne so she could up-date the roster.

The members discussed the screening of the pavilion and it was suggested that we obtain estimates of the overall cost prior to making a decision. George informed us that he felt it would cost at least \$2,500 to \$3,000. Bob suggest we obtain an estimate of both materials and labor before committing to such a project. Bob to obtain estimate.

A general discussion of our common dock and the sinking fund was held. George stated the docks need to be treated and he felt the cost would exceed \$4,500.00 to "do it right." Brad suggested that no funds we allocated for cleaning of sealing the dock at the present time. He felt the money used to treat or seal the dock could be saved and placed toward replacement of the docks at a later date. The BOD agreed not to allocate monies for sealing the dock at the present time.

George mentioned Lot 27 needs mowing – Now - and it was decided that the Bob should send them a letter or give them a call as soon as possible. Note: after the meeting adjourned it was noted that two mowers were active cutting the grass on Lot #27 – no action taken.

The meeting was adjourned at 10:30 AM

RCH

Cc: Richardson, Burridge, Chandlee, Franklin, file