

**STILLWATER HOMEOWNER'S ASSOCIATION, INC.**  
**ANNUAL MEMBERS MEETING**

**Minutes of the August 20, 2009 Annual Meeting**  
**Held at the Association Pool Area**

**OFFICER AND DIRECTORS PRESENT:** Mark Lawrence (President); Dave Newson (Vice President); Tom Greenholtz (Secretary); Kim Hoegh (Treasurer); Cathy Hendricks; and Michael O'Donnell. Joe Barletta from Morris Property was also in attendance.

Quorum was established with representation of 40 homes within the community being present through proxy and in-person representation. Mr. Lawrence called the meeting to order at 7:00 p.m.

**I. Introductions:** Mr. Lawrence began the meeting by introducing the members of the board, and recognized the volunteers thru out the community who have helped out over the past year. Board accomplishments were discussed including; the completion of sidewalks thru out the community, clean up at the entrance, Pool drain upgraded to comply with federal law, and contracts adjusting with Morris Property, and a new landscape company. Mr. Lawrence noted that he had the opportunity to visit with every homeowner at some point during this year, except for 3 owners who were not available.

**II. Financial Review:** Mr. Lawrence passed out to those in attendance a balance sheet and draft budget for the upcoming year. An item discussed for inclusion in the FY2010 budget was a line item needed to complete sidewalks that are dipping into drain areas. Another item discussed was the possible replacement / landscaping of the community entrance sign. The budget will be developed and approved by the newly elected Board of Directors. Updates will be posted on the community website [www.shaweb.org](http://www.shaweb.org).

**III. Membership Dues:** Delinquent accounts were discussed. The majority of the community has paid their annual \$200 assessment on time. However, the Association will file notices of lien on accounts that exceed a two-year delinquency. For delinquencies in excess of \$1000.00, the Association may resort to legal action to collect outstanding amounts owed.

**IV. Street Parking:** Street parking was discussed, with emphasis on recent events including the fire department having difficulty getting trucks thru the neighborhood during a recent fire. The Building and Covenants Committee will be enforcing this rule set forth in the By Laws. Fines may be assessed to those repeat offenders parking in the street between 11pm and 7am.

**V. Pets:** The Board requested that members please pick up after their pets. This is where everyone lives and has to share the common areas. It was noted to please be considerate always to your neighbors, not only with pets but with music, cars and noise.

**VI. Gas Lamps:** The Board noted that in order to change the provisions in the Declaration of Protective Covenants requiring gas lamps, the Membership would have to approve the change unanimously, meaning that 100% of the lot owners would have to approve of the change.

Instead, the Board proposed changing the burner to an open flame style. The Board notes that this change would keep gas lamps uniformly lit throughout the neighborhood and not require replacement of gas mantles. The Board noted that the anticipated total cost of the proposed change in the gas-lamp burners is approximately \$50.00 per lamp, but that the Association will bear 1/2 of this cost as a measure to preserve and enhance the general quality of Stillwater Subdivision. The remaining cost, or \$25.00, will be assessed to each lot by the Board as a one-time special assessment. A majority of the membership approved the Board's proposal.

**VII. Elections For Officers and At-Large Directors:** The membership nominated and elected the following officers and five (5) at-large directors to serve for the 2009 – 2010 term:

President – Mark Lawrence  
Vice President – Mary Edwards  
Treasurer – Michael O'Donnell  
Secretary – Cathy Hendricks  
Member at Large – Frank Jacks  
Member at Large – Suzy Davidson  
Member at Large – Bob Dasal  
Member at Large – Phil Davis  
Member at Large – Todd Doughty

The membership also discussed electing an alternate board member to serve in case an at-large director became unable to serve. Tom Greenholtz was nominated for such an alternate position. However, because the Bylaws do not contemplate that the membership can elect an alternate at-large director position or otherwise suggest that the Board replace a director vacancy with a specifically identified alternate, the request will be considered by the Board as a recommendation for appointment of a special officer Article IX, section 4 of the Association's Bylaws. This special officer can serve as an advisor to the Board, but will have no vote on matters pending before the Board. This request was referred to the Board for consideration at a regular meeting of Directors.

On behalf of the membership, Mr. Lawrence extended his appreciation to the members of the previous board for their time and dedication given to approve the Association. Special appreciation was given to Messrs. Newson and Hoegh.

**VIII. Election for Committee Positions:** The membership nominated and elected the following committee members pursuant to the Association's Bylaws:

Building and Covenants Committee  
Josh Wells  
Joe Moser  
James Suber

Design Review Board  
Tim West  
Nathan Heine

In accordance with the Association's Bylaws, Mr. Lawrence will appoint chairpersons to each of these committees.

With respect to other committees, volunteers wishing to participate to serve on the Hospitality Committee were asked to meet with Wanda Daniel following the meeting. In addition, the Special Events Committee will consist of Leilani Dacoregio, Amy Wells, and Diane Johnstone.

The Board of Directors will meet monthly the 1st Tuesday of each calendar month at 7:00 p.m. at the home of Mark Lawrence at 8151 Stillwater Circle.

**IX. Open Forum:** Tim West discussed issues regarding annexation of the community by the City of Chattanooga. Mr. West noted that Stillwater is within the Collegedale Urban Growth Plan and is therefore not within the annexation plans of the City of Chattanooga. Updates and links to annexation issues are posted on the SHAWEB.ORG web site.

**X. Adjournment:** The annual members meeting was adjourned upon motion at 8:15 p.m.

**The Membership of the Stillwater Homeowner's Association, Inc.**