

**STILLWATER HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

**Minutes of April 7, 2009 Meeting
Held at 8151 Stillwater Circle**

MEMBERS PRESENT: Mark Lawrence (President), Kim Hoegh (Treasurer), Cathy Hendricks, Michael O'Donnell, and Tom Greenholtz (Secretary)

MEMBERS UNABLE TO ATTEND: Dave Newson (Vice President), Sharissa Helton

Quorum established.

I. OPEN SESSION: No Members were in attendance.

II. START OF MEETING: Mr. Lawrence called the meeting to order at 7:10 P.M.

III. OLD BUSINESS:

1. Pool Repairs: Mr. Lawrence noted that with the refitted the busted water pipe with flexible pipe, the dry wall has not been completed. He suggested, and the Board agreed, that other alternatives to dry wall, such as beadboard, could be attempted in case another incident occurred.

Mr. Lawrence also noted that the pool has been drained for resurfacing work. Kelly Davidson and Charles Johnstone will also pressure wash the pool surface. The Board gave approval to the purchase of cleaning supplies.

Mr. Lawrence reported that the safety modifications as mandated by federal law have been made and that the pool is in compliance. The cost was \$100.00 per drain, and both drains were fitted with the modifications.

2. Parking: Mr. Lawrence noted that the street-parking issue has improved in the Association. Mr. Hoegh noted that one of the largest issues involves the various landscaping services that park on wrong side of the street, particularly with inadequate markings.

3. Entrance Cleanup: Mr. Hoegh noted that, in previous contact with the City of Collegedale, the City was reluctant to help clean the brush near the entrance in winter because of a lack of crews. Mr. Hoegh noted that with warming weather, some progress could be made. Mr. Lawrence noted that some question may exist as to whether the roadway is actually part of the City of Chattanooga, but that, in any event, we should notify the proper persons that the entrance was is essentially being used as a dumping ground. Mr. Lawrence noted that this area may be needed to be included as part of the neighborhood cleanup.

IV. NEW BUSINESS:

1. Board Vacancy: The Board declared a vacancy in the position of an At-Large Director seat formerly held by Ms. Helton. The Board expressed its sincere thanks and gratitude for Ms. Helton's service to the Association.
2. Street Lamps: Mr. Lawrence installed a new open flame burner on his gas lamp to illustrate how the new proposed style gas lamps would appear. The new burners may cost between \$25.00 and \$50.00 per homeowner, and alternatives to bring down installation costs can be examined. The Board agreed to present the issue for vote at the Annual Member's Meeting in August, along with proposals as to funding such a change, whether by a one-time increase in dues or otherwise. The Board also agreed to place an announcement of the proposed change in an upcoming newsletter to inform the membership before the Annual Member's Meeting.
3. Website: Mr. Lawrence announced that the Association website is back online. The Association's website now has posted many of the governing documents and newsletters for review by the Members.
4. Sidewalks: Concern has been expressed regarding the sidewalks in the drainage areas, as the current sidewalks appear to be a patchwork of different methods to bypass drainage systems. The Board requested that Mr. O'Donnell investigate options and possible pricing. The Board deferred setting a particular budget for the work pending its receipt of potential pricing information.
5. Pool Cards: Mr. Lawrence reported that he has purchased and programmed all of the needed pool cards. After discussion of alternatives, the Board agreed to retain the \$25.00 per card charge for replacement of lost or misplaced pool cards. The Board also authorized granting coded entry access to the pool area to Mr. Davidson to assist with maintenance and other obligations.
6. Clean-up Day: The Board set May 2, 2009 as the neighborhood clean-up day, beginning at 8:00 a.m. beside the pool. The Board contemplated placing mulch beside the pool and other common areas, as well as cleaning the entrance.
7. Community Yard Sale: The Board set May 9, 2009 as the date for the Association's spring year sale. The Board believed that the day prior to Mother's Day may result in a better turnout for the Association participants.
8. Pool Opening: The Board set May 16 as the week to open the Association Pool. The Board noted that the pool will be closed during the week following Labor Day.
9. Newsletter: Mr. Lawrence announced that the newsletter will be completed soon and mailed in April. He indicated that the newsletter would also announce the cleanup date and the other dates set by the Board.

10. Updating Bylaws: The Board tabled for one month its consideration of the two pending proposals to amend the Bylaws to increase member participation in the Association governance.

11. Landscaping: Mr. Lawrence indicated that he has attempted to contact Mr. Dacoregio regarding his landscaping work to resolve issues concerning the quality of the work. Mr. Lawrence has not received any response, but will again attempt contact.

12. Late Notices: The Board renewed discussed regarding the Association's policy as to collection of past due Association dues. After discussion, the Board revised the procedures as follows:

- a. For all Owners with an outstanding balance of over \$100.00, a courtesy letter should be sent identifying the deficiency and requesting payment. The Board prefers to use Morris Property for this task.
- b. For Owners with a two-year outstanding delinquency, instead of a three-year delinquency, the Association will file a notice of lien in the Register's office evidencing the indebtedness. The Board reaffirmed its preference to use parties other than Morris Property to draft and file the notices of lien. The Board discussed the possibility of retaining Chambliss, Bahner & Stophel, P.C. for such work.

13. Maintenance of Basketball goals: The Board discussed whether to permit erection of permanent basketball goals in the front yard of members' property. The Board unanimously agreed that while temporary or removable basketball goals may be used, permanent erection of such goals may be placed, if at all, to the rear of the property.

14. Design Review Board: The Board discussed the need to have available for members a form for presentation to the Design Review Board for requested changes to members' property. Mr. Greenholtz agreed to attempt development of such a form.

V. NEXT SCHEDULED MEETING:

1. The next scheduled meeting of the Board of Directors is on May 5, 2009, at 8151 Stillwater Circle at 7:00.

VI. ADJOURNMENT:

1. The meeting was adjourned upon motion.

The Board of Directors of the Stillwater Homeowners Association, Inc.