

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

**Minutes of February 3, 2009 Meeting  
Held at 8151 Stillwater Circle**

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

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

**Quorum established.**

**I. OPEN SESSION:** No Members were in attendance.

**II. START OF MEETING:** Mr. Lawrence called the meeting to order at 6:47 P.M.

**III. OLD BUSINESS:**

1. Entrance – Mr. Hoegh reported that he had contacted the City of Chattanooga regarding the trees and brush along Lee Highway. He reported that the City picked up the trash and trimmed the brush, but did not remove the clippings. He reported that the City would not come back out during the winter due to the weather, but would come out sometime in the spring. Mr. Lawrence noted that at least a conversation with the City was progressing thanks to Mr. Hoegh and that if we can have as much brush removed as we can, then perhaps the removal of the brush will stop some of the dumping. Mr. Lawrence also raised issues about the fence along the entranceway, specifically as to whether the fence should be taken down or perhaps redone. The consensus of the Board was that the fence should not be taken down, as it serves as a barrier between the houses along Lee Highway and the road itself. However, this was an issue that the Board believed may be worth looking into further.

2. Street Parking – Mr. Lawrence noted that the problems with parking on the street had been improving. The Board further indicated that it was their position that they did not resort to fining or towing, if that could be avoided. Other solutions discussed were putting flyers on various cars alerting them to the prohibition, including specifically perhaps putting red card warnings on cars that had been parking overnight. As before, the Board indicated its preference that the enforcement generally be limited to parking at night and overnight parking.

#### IV. NEW BUSINESS:

1. Street Lamps – The Board discussed issues specifically with Mr. Coleman's house and lamp issues. The issue specifically is whether the Homeowners Association should repair Mr. Coleman's lamp at Association expense. The thought was expressed that if the Association seeks to repair one homeowner's lamp, then they will be required to pay for all. Various members indicated that they would be more inclined to pay for issues on lamps that are currently problematic, if we knew how much the cost would be. Mr. Greenholtz indicated that he believed that the Association was obligated as a Homeowners Association to take care of the lamps, as the lamps were Association common property. Mr. O'Donnell noted that the lamps were good for the neighborhood and that they tended to increase property values. A discussion was concluded with the Board making the determination that they would seek repair quotes for three lamps in particular in the subdivision that are experiencing physical or functional issues and perhaps then undertake repair at Association expense. Mr. Lawrence indicated that the issue with the lamps has greatly improved over the past couple of months, with 90% or so of the Homeowner Association lamps being lit on a full time basis.

2. Pool Area – Mr. Lawrence noted that a frozen water pipe had burst in the covered part of the pool area, and that water was now shut off to the facility. Mr. Lawrence indicated that there was not much damage done by the burst water pipe, as it had previously burst twice. The Board was of the opinion that the Association should wait until winter is over to replace the pipe, as no use was made of the facility during this time anyway. Mr. Lawrence indicated that perhaps the Association policy should be to shut off the water in its entirety during the wintertime.

The Association will soon be resurfacing the pool area, and that Kelly Davidson will be getting estimates for this work. As noted previously, this expenditure is already provided for in the current budget.

The Board also discussed the emails sent by Joe Barletta from Morris Property regarding various types of drain covers for the pool. Although the Board was of the opinion that this appeared to be a natural time to make sure that the pool was in compliance with new federal regulations, and that we could look to determine what type of drain cover may be necessary and make the repairs. The Board agreed that we could talk to Mr. Davidson and various people familiar with the pool issues to see if our pool is in compliance.

3. Tax Issues – The Board considered whether to appeal the reassessment bond Hamilton County of the appraised values of the two common properties in question. The Board unanimously agreed not to appeal the tax appraisal.

4. Landscaping Contract – The Board discussed various landscaping contracts for the common properties maintained by the Association. One of the homeowner's living across the street from the pool, Leo Dacoregio, had proposed a comprehensive bid to

maintain the common areas as \$5.00/cycle less than what is currently being paid. Mr. Lawrence indicated that Mr. Dacoregio would certainly have to produce adequate insurance information. Mr. O'Donnell, who preferred the comprehensive bid, was of the opinion that we should obtain proposals from other parties including from Matt Stone. Mr. O'Donnell also indicated that the contract should have a cancel without cause provision in it, so that the Association would not be bound in the event that it was unsatisfied. Mr. Lawrence indicated that a contract could be for a one-year contract starting in March. The Board agreed to investigate obtaining proposals from other parties and making a decision as to whether to employ a landscaper and, if so, the person or entities to employ.

5. Updating Bylaws – The Board discussed several proposals to update the various bylaws. One proposal to be considered at future meetings is an increase in the total number of directors on the Board of Directors. One of the thoughts proposed was perhaps having a direct election of committee chairpersons with the President retaining the authority to appoint committee members from the subdivision. Other proposals included, perhaps, dividing the neighborhood into various districts to insure that representation on the Board of Directors was geographically representative of the members in the subdivision itself. These ideas for amendments to the bylaws will be discussed at future meetings.

6. Newsletter – The Board discussed various ideas for the upcoming newsletter including the pool access and, again, issues related to street parking.

**V. NEXT SCHEDULED MEETING:**

1. The next scheduled meeting of the Board of Directors is on March 3, 2009, at 8151 Stillwater Circle. An open session for members to raise issues for the Board's consideration will start at 6:30.

**VI. ADJOURNMENT:**

1. The meeting was adjourned upon motion at approximately 7:35 p.m.

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