

SWEETWATER RIDGE BOARD OF DIRECTORS MEETING MINUTES JULY 14, 2009

- Board voted unanimously to accept the minutes of the emergency meeting held on June 18, 2009

- Open forum: Terri Horrocks talked about the dead palms behind her unit as well as not seeing her quarterly assessment check clear her account.

Frank Jones for the second time voiced his objection to the emergency Board meeting held on June 18, 2009. He also complained about not being included in activities involving the landscape committee. The Board responded that they were under the impression that he had resigned since Jones Resources was terminated. The Board then voted unanimously that Frank Jones be officially removed from the landscape committee. Frank then requested that he still receive all the landscape committee documents on an ongoing basis. He was told that he would get whatever documents he was entitled to.

- After a prolonged discussion on the Shared Use Agreement, the Board voted unanimously to notify the RAC, the Chateau Condominium BOD, along with the property manager for the clubhouse, that the SWR Townhome Assn. intended to comply with their interpretation of the Shared Use Agreement and begin paying their share of the clubhouse costs on a per door basis, the same as the Condominiums were doing. They also stated that they were willing to share in covering any shortfalls in clubhouse funding on a per door basis as well.

- There was a conversation about creating an overflow parking area in a flagged portion of the grass area on Fountainbleau Dr. The Board voted unanimously to secure pricing to create such an area.

- Rocky Walsh requested that the Board consider allowing him to create a parking spot next to his side of his building since the pitch on his drive will not allow him to park his vehicle there. The Board suggested that this may fall under the ARB but that they would look into it.

- Ron Gillis updated the membership on the progress of the revised landscape bid documents. He stated that he and Nick Pagano would finish their work soon and begin that bid process.

- Mel Demers updated the membership on the private homeowners' lawsuit against the Developer. It was voted unanimously to invite Scott Newsome to speak with the membership at a special meeting to discuss the possibility of the Association replacing the private homeowners as the Plaintiff in this litigation.

- The Board voted unanimously to approve an expenditure of \$500 to remove the three dead palm trees.

- the meeting was adjourned at 8:35 pm.