

SAVANNAH BAY HOA
Property Owners' Meeting
October 22, 2011

Kathy Barlag called the meeting to order at approximately 11:20 a.m. Prior to and following the meeting, landowners were asked to sign in and update their contact information. She welcomed all and thanked our hosts, Mark and Beth Putnam (Board member; lot 46). This was the Seventh Annual HOA.

There was not a quorum at the meeting; attendees and proxy forms received prior to the meeting are as follows:

Attendees:	20 lots
Proxies:	<u>18 lots</u>
Total:	38 lots

Initially, Kathy covered Savannah Bay's finances, including the proposed operating budget for 2012. Fortunately, Savannah Bay's finances are in good shape; the Board projects a total end-of-year trust account balance (for 2012) of approximately \$47,500. The Board recommended keeping the dues at \$330. Approximately four property owners failed to pay dues in 2011, so Savannah Bay continues to boast a very high rate of dues-paying members. A motion was made, and then seconded, to accept the proposed budget; the motion passed.

Next, Kathy gave an update on facilities. The recent storm led to several fallen trees. The county forces removed much of the damage from common areas, and Savannah Bay incurred a relatively modest expense for our landscaper's removal of fallen trees from the boat storage area. Some of the landowners have observed the Corps of Engineers removing fallen trees from Corps property, but it is unknown whether this effort presently continues. Marguerite Vardman (lot 14) pointed out dead or dying trees observable on some common

areas and landowners' lots, which Terry Cooper (lot 47) indicated appear to be have been caused by the Southern Pine Beetle.

Kathy asked Terry to inform the landowners on communications Terry and the Board have had with the nearby hunting club, which has a lodge and two deer stands in relative proximity to Savannah Bay. Terry has spoken with the hunting club's president, Terry Robinson. Mr. Robinson indicates that the hunting club leases the club's property from Mr. Robinson's aunt (whose first name is Ann). Mr. Robinson's aunt manages the property (as well as other nearby property) commercially (harvesting trees as they develop, etc.). Terry offered to serve as a conduit, on behalf of Savannah Bay landowners, to Mr. Robinson and the hunting club.

Terry brought the landowners up to date on efforts by Wilkes Cable to run fiber optic lines into Savannah Bay. This effort, which seemingly is funded by federal stimulus money, was received with enthusiasm by the property owners. Although it is unknown when the project will be completed, Terry speculated from conversations he has had with contractors installing the lines that internet access in the neighborhood may be available in the Spring of 2012. In response to questioning, Terry indicated his understanding that homes with "Cat5 line" should be able to utilize the internet access.

Beth Putnam, our host, spoke about the building process at the Putnam's home and introduced Clay Antonakos from Lee Builders (our sponsor). Clay resides with his family in Lincoln County and provided the landowners with an overview of other subdivisions on the lake (Providence Ferry, Stillwater Covers, Pointe Shores, Charleston Bay, etc.). Clay was asked questions about the escalating property taxes; while Lincoln County has done some downsizing, Clay stated that the school tax has risen sharply. Clay indicated that

organizations such as Concerned Citizens of Lincoln County (CCLC, which meets monthly in Lincoln County) may provide the landowners with an organized platform for expressing their concern about the rising taxes. Clay introduced members of the Lee Builders team, Floyd Marlow (site superintendent) and Carrie Philips (marketing/sales). Clay also introduced Reid Phillips from Two State Landscaping, who was present and contributed to the event.

Clay introduced Jerry Clontz from Save Our Lakes Now. As was evident to all who attended the meeting, the lake level is once again down well below full pool. This is becoming an all-too-frequent occurrence and, obviously, significant affects the value of our respective properties. Mr. Clontz spoke briefly about the importance of improved management by the Corps over the lake, as well as steps we can take as individuals and as an association to make our voices heard. Save Our Lakes Now has additional resources at www.SaveOurLakesNow.org

Finally, on behalf of the Board, Kathy indicated that the present board members have offered to serve for an additional term. Kathy asked whether other individual(s) desired to serve on the Board, which was met with silence. A motion was made, and seconded, to approve the present Board members for an additional one-year term. The motion passed.

The meeting adjourned at approximately 12:45 p.m. With the generosity of our sponsors, those present enjoyed a delicious lunch of cabasa, sauerkraut, bratwursts, German potato salad, and desserts. All present enjoyed an opportunity to catch up with one another, our sponsors, and our guests.