**SWIFT CREEK COMMUNITY OWNERS’ ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**June 27, 2012 1:30 PM**

**MINUTES**

**CALL TO ORDER**

A Swift Creek Community Owners’ Association, Inc. Board meeting was called to order at 1:34 p.m. Board Members present were Dora Cawood (President), Mike Chesser (Vice President), and Dick Schoditsch (Treasurer).

Also in attendance were owners Jim Summitt, James Goodart, Pamela Becker, Ellsworth Becker, Rhonda Tolbert, Doug Tolbert, John Wilcox, Pam Wilcox, P.C. Kimple, and Association Manager, Beth White.

**ESTABLISH QUORUM**

Dora Cawood confirmed that a quorum of the Board was present.

**PROOF OF NOTICE**

Dora Cawood confirmed that the notice of meeting requirement was met.

**MINUTES**

**MOTION:** Mike Chesser made a motion to approve the March 12, 2012 Board of Directors Meeting minutes as written. Dick Schoditsch seconded the motion. Motion carried unanimously.

**OLD BUSINESS**

Beth White presented the Accounts Receivable Aging report and a balance sheet which were discussed by the Board. The total of the past due accounts including those in foreclosure and/or with liens or judgments is $15,744.75. Mike Chesser suggested the Association make the move to foreclose the lien in order to speed the process.

Dick Schoditsch reported that the suit filed with the Okaloosa County court system against the owners of the home on Lots 23 and 24, Phase IV for covenant violations is still going through the court process and is in the discovery stage. We will have more information regarding the homeowner after the deposition.

**NEW BUSINESS**

None

**COMMITTEE REPORTS**

Doug Tolbert reported on behalf of the Grounds Committee and submitted notes from their meeting held on June 24, 2012. Those notes, as well as notes from owners John and Pam Wilcox, are attached hereto as Attachment “A” and made a part of these minutes.

A discussion regarding the proposed sidewalks along Winding Waters Way and Roaring Creek Way ensued. The points discussed by sidewalk proponents and opponents are covered in Attachment “A”.

Mike Chesser suggested that a safety study be performed to help determine other means of slowing traffic throughout the community. Beth White will investigate the particulars of having a safety study done.

**MOTION**

Dora Cawood made a motion for Beth White to obtain the recommended bids outlined in the Grounds Committee report from June 24, 2012. Dick Schoditsch seconded the motion. Motion passed unanimously.

**OPEN DISCUSSION**

Rhonda Tolbert requested that Community Center and pool reservations be limited to Swift Creek owners only. Beth White confirmed that will be added to the list of Community Center rules that have been revised recently to help alleviate excessive bookings due to the growing population. These new rules will be sent to owners in a newsletter from the Community Center Committee.

Doug Tolbert addressed a concern regarding Randy Wise Homes’ model home located on Lot 1, Phase 6A. He and a group of other owners feel they are in violation of Article VI, Paragraph 18 of the Declaration of Covenants, Conditions, Restrictions and Easements of Swift Creek Community by using the model home as an office and not offering it for sale. Dora Cawood will look into the matter and will report at the next quarterly meeting.

There being no further business, upon a motion made by Dora Cawood and seconded by Mike Chesser, the meeting was adjourned at 2:55 p.m.

**ATTACHMENT “A”**

**PART 1: GROUNDS COMMITTEE MEETING NOTES DATED 6/24/2012**

**Attendees:**

Bud and Pam Becker, Dick Schoditsch, Doug Tolbert, Kaitlyn Brown, Eileen Summitt, Dan and Michelle White, Marianne Denison, Bob and Pam Wallace, and John and Pam Wilcox

1. **Attendance at the Swift Creek Board Meeting:**

Doug Tolbert will represent and report for the Grounds and Maintenance Committee, others please attend if able.

1. **Next meeting:**  
   29 Jun 2012  at 4pm

Swift Creek Community Center

I have requested the reservation of the club house for this date and time.  I will let the Committee know if this date/time changes.

1. **Sidewalk on Winding Waters Way**
   1. John and Pam Wilcox presented their concerns to the Ground and Maintenance Committee with the sidewalk possibly being installed on their side of the street.   Their notes are included as an attachment.  Safety is the top concern with the blind curves along this road.
   2. Whichever side of the road the sidewalk is installed, it will be within the Niceville city easement.
   3. The Committee will recommend to the board that the Covenants be updated to allow sidewalks on Winding Waters Way and Roaring Creek Way without burdening individual homeowners for the cost.
   4. Only one bike path was installed on Winding Waters Way and Roaring Creek Way because the road width would not allow for two.  The paths were installed on the side where the intersecting streets access the main roads.
2. **Sidewalks in Swift Creek**
   1. The Committee recommends that the Sidewalk Specification be used to request bids.
      1. Bids for both sides of Winding Waters Way from the Children’s park to the Lake park to assess if there is a cost difference for one side or the other.   The intent is to install a sidewalk on one side, but not on both sides.
      2. In a separate bid, both sides (again to assess cost difference) of Roaring Creek Way from Coldwater Creek Circle to Partin Dr.
      3. A third bid for sections
         1. Sweetwater Run to the basketball court (on the basketball court side of Blossom Creek Run)
         2. Basketball court to Sugar Cane Run (again on the basketball court side of Blossom Creek Run)
         3. Tennis courts to Lot 79 in Phase VI-A
   2. There are two corners that the Committee recommends that the real estate developer be asked to install sidewalks.  These sections are to connect to adjacent homeowner installed sidewalks.
      1. From Lot 24 in Phase VI-A to Lot 25 in Phase VI-B
      2. From Lot 59 in Phase VI-B to Lot 60 in Phase VI-C
3. **Street Lights**
   1. The Committee recommends the new street light on Winding Waters Way at “A” be installed.
   2. A list of lights needing repair is attached.  This list has been sent to our Swift Creek Manager for action.
   3. Once light repairs are completed, the committee will assess whether an additional light is needed in Phase IV between lots 27 and 28.  A Committee member suggested moving a current light to a different location as a possible less expensive solution to the lack of light in this area.
   4. Once the new light is installed at “A” on Winding Waters Way, the committee will assess whether another light is needed at “B” on Winding Waters Way.
4. **Island Refreshment**
   1. A draft list of plants was provided as an attachment to the agenda for this meeting.
   2. The goal of providing a plant list for bids is to have plants already used in our islands that are easy to maintain and to not drive future maintenance costs.
   3. A member recommended another shrub for consideration and will forward information to the group.
   4. The Committee recommends that island refreshment be put on hold until later in the year and refreshment be postponed until Fall when it is a better time to plant.  Doug Tolbert suggested asking the homeowners around the island to do a self-help effort to trim the trees on this island.
   5. The Wallace’s said they would look at providing an alternate plan for the Mullet Creek Run refreshment.
5. **Other Topics**
   1. Planting Pine Trees.  Kaitlyn Brown volunteered to lead this effort.  She will identify where the 9 trees should be planted, reporting back to the Committee (email) after she places flags.   Once placement is approved by the Committee, she will get volunteers to help plant these trees.  The main areas of consideration are along Blossom Creek Run (on common area) and on Rocky Bayou School property to deter cars from driving on the hill-side lawn.
   2. The Committee recommends that a second gate be installed at the Lake Park and both this new gate and the current pedestrian gate have a spring mechanism installed so that both gates will automatically close.
   3. Kaitlyn Brown volunteered to look at the “old” style wooden signs within Swift Creek for wood rot and build a list for replacement with the new style of signage.  Sign replacement is a budgeted item each year.  Eventually, as the “old” signs deteriorate, they will be replaced with the longer lasting, lower maintenance vinyl signs.
   4. A committee member suggested the nature trail decks and walkovers be looked at for any needed maintenance.  Kaitlyn Brown also volunteered to lead this effort.
   5. The Committee recommends that the Tennis Court nets be replaced due to wear.
   6. The Committee recommends that the bushes along the sidewalk between the Clubhouse/swimming pool and the tennis courts be trimmed and this sidewalk pressured washed.  Also, there are several crape myrtles by the tennis court gazebo that need to be trimmed.

Michelle White

Chair, Grounds and Maintenance Committee

**PART 2: NOTES SUBMITTED BY JOHN & PAM WILCOX DATED 6/24/2012**

**Notes for Building of Sidewalk on Winding Waters Way**

* The Bike Path on Winding Waters Way runs along two serious Blind Curves and numerous people have been almost hit as pedestrians, dog walkers, and children riding bicycles. It also crosses two main streets along the way ... Mullet Creek and Sweetwater Run.
  + It is on the “wrong" side of the road and endangers our residents needlessly.
  + The HOA should consider a 3-way stop along Winding Water Way to slow cars down and allow crosswalks to let folks get to the west side (outside side) of Winding Water Way for safety reasons.
  + Asidewalk/bike path would be much better accommodated on the outside/west side of Winding Waters Way.
  + Half of the people already walk on that side because it is safer due to the two Blind Curves that exist on that side of the road where Sweetwater Run is located.
  + There is much more area on the (west) side of Winding Waters way to accommodate bike riders, dog walkers, and pedestrians, and, even have a wider sidewalk there to replace any bike path on Winding Waters way if needed.
  + The Bike Path is also better suited on the other side of Winding Waters Way (the outside or west side) because it will not cross intersections the entire way out from Coldwater Creek all the way to the north entrance of Swift Creek.
  + The east side of Winding Waters Way from Sweetwater Run corner to the south has an Environmental Preservation Area (EPA) and does not indicate a common area there on any of the land plats with the County or from the development plats of Swift Creek.
  + Ref: “EPAs will not be developed on or have trees removed."
  + Runners in Swift Creek tend to stay on the west side of Winding Waters Way with the desire to face oncoming traffic as they run along Winding Waters way and they exit Swift Creek. Thus, the Bicycle Path is on the wrong side to accommodate them and there are no sidewalks.
  + Another important safety consideration is that if all Swift Creek residents had sidewalks in their front yards then pedestrian traffic would be much safer.
  + Ref: "Each Owner will build the sidewalk within two years of the date of initial closing even if a home has not been completed."
  + Ref: "The Association may construct sidewalks for those owners who do not comply."
  + Let's build these sidewalks in the Front Yards to improve safety for our children before we force folks on EPAs, etc. to build Sidewalks in their Back Yards and decrease their property value.
  + Along with this initiative, we could get the vehicles that violate the parking rules off the Winding Waters Way transit area for runners, bicyclists and dog walkers. Vehicles on the streets cause blind spots for drivers.
  + There is also nothing wrong with having intersections to slow the traffic on Winding Waters Way with crosswalks and accommodate sidewalks on either side as best suited for the safety for our residents.
  + The South Entrance of Swift Creek also has a Bicycle Path and no sidewalks. Is the Swift Creek HOA planning to install a sidewalk there for the same reason as on Winding Water Way entrance? The same issue exists there minus the Blind Curves that exist on Winding Waters Way.
  + The ‘best’ solution is the ‘safest' solution when it comes to pedestrian traffic. Any solution should next consider individual property rights and potential property devaluation. Accommodating special interests and "taking the easy path" is not the right approach.