

SWRA Annual Board Report March 6, 2021

Call to Order- Vice President Tom Nicholson called the meeting to order at 10:03 A.M. at the Church of the Living Waters and welcomed everyone. Tom introduced himself. Board members Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman and Sally Gantt were present. Ken Ledbetter was not able to attend. General Manager Kevin Eason was present to report to property owners.

Tom recognized and introduced the current board members. He thanked them for their volunteer service to the community. President Ken Ledbetter, Vice President Tom Nicholson, Treasurer Gene Akers, Secretary Penny Alexander, Members at Large Tom Dyne, Lee Eastman and Sally Gantt who was appointed to fill the remainder of Mike Dollar's position when he moved.

Approximately 80 attended, including SWRA staff and SWRA Board members. This does not represent a quorum as defined by the Bylaws therefore the meeting continued as one for the Board to report to the general membership. An attendance list, committee and email sign-up sheets, March newsletter and handouts of the 2021 budget were available.

Nominating Committee - Tom Dyne, Linda Hickey, Chuck Lehman, Tom Nicholson and Joel Raines served to interview and evaluate candidates for the Board and then nominated Lee Eastman, Sally Gantt and Kay Dickey.

Election Committee & Results - SWRA Members Rhonda Jones, Debra Knight, Chuck Lehman, Rita McCollister, Cherie Stephenson and Myrna Lehman met to count the votes. Linda Hickey was not able to attend.

Kay Dickey, Lee Eastman and Sally Gantt were elected to join Gene Akers, Penny Alexander, Tom Dyne and Tom Nicholson to serve on the 2021 Board of Directors. Sally and Lee were elected to 3-year terms and Kay was elected to complete the remaining one-year on the position formerly held by Mike Dollar.

Tom turned the meeting over to our General Manager Kevin Eason.

He reminded everyone that there would be a question and answer time at end of meeting.

SWRA Staff - General Manager Kevin Eason recognized our hard working SWRA employees:

- Community Administrator: Monica Peterson
- Accounting/Bookkeeping: Eric Chaney, Anita Gardner and Susan Thames
- Maintenance: Alan Price, Crayton Vickers, Mike Mattiace, Drew Heederik, Evelyn Mann and Huey Metts
- Landscape: Tim Peterson, Jeremy Vickers, Justin Lyle and Cain Ashworth
- Gate Attendants: Clyde Ware, Brandi Price, Dewayne Thornburg, Tom Hand, Crayton Vickers and Levis Gamble

Thanks to Volunteers - We need volunteers, the committees are varied and our volunteers work hard and are vital to the betterment of our community. Please sign up if you are interested.

SWRA 2020 Accomplishments

- Completed \$500,000 worth of road and drainage work. We work with an engineer from ProgreCiv Group who analyzes and determines in which order to address our issues. He explained equipment mobilization costs to work on road patches.
- First full year of in-house landscape crew - Tim Peterson heads the landscape crew and they have done a great job.
- Improved holiday decorations - Our staff and Board members built the additional decorations and the Christmas committee members painted and trimmed out.
- Maintained all common areas
- Survived COVID 19 changes

Planned improvements for 2021

- Improve landscape and lighting at Hwy 49 entrance and Gate 34 entrance
- Re-stripe and install new reflectors on some roads
- Paving and drainage work
- Replace practice backboard at tennis courts

StillWaters continued to grow in 2020

The ARC approved 31 new homes and issued 238 permits. This growth as compared to 208 in 2019 and 192 in 2018 is steady.

Architectural Review Committee -

- The ARC meets the 1st and 3rd Wednesday of each month
- A permit is required to change the exterior of any property
- Changes to the exterior cannot be started until a permit is approved by the ARC
- Permit request forms are available from the SWRA office or at www.Stillwatersra.com
- Please read covenants for your property

Tom Dyne introduced the other ARC members, Lee Eastman, Drew Heederik, Perry Shy and newest member Mike Dean who has replaced long-time member Butch Myers who had served faithfully.

The Covenants	Number of Properties
1987 Covenants (SWRA)	1549
1974 Amendments	303
1971 Covenants	40
Waters Edge	<u>9</u>
Total Properties	1901

The two most common violations are trailer parking and failure to obtain ARC permit. Dealing with violations costs the association in staff time and legal fees. All covenants address trailer parking and everyone understands until it is their trailer. Trailers are supposed to be parked in the carport or garage as per the covenants. This includes landscape and construction trailers as well as boat trailers.

TREASURER’S REPORT: Board Treasurer Gene Akers reported the following:

2021 Financial Highlights

- SWRA has a steady revenue stream
- Significant road maintenance investment
- Reduced landscaping expenses
- COVID relief funds
- Allocated \$109,000 to reserves

He reviewed the 2020 Actual vs. Budget by main categories and explained.

Gene presented the Proposed 2021 Operating Budget that had been approved by the Board. He discussed the estimated revenue of \$1,330, 313 and expected expenses of \$1,313, 479.79 by category.

RESERVES: Reserves are a reallocation of our cash. Reserves are determined from informal studies, anticipated costs and have budgeted reserves accordingly. The Board works very hard to plan for the future.

ACCOUNT DESCRIPTION	12/31/2020 Balance	2020 Year End Allocations	1/31/2021 Balance
Fountain Reserve	\$55,000.00	\$-	\$55,000.00
Welcome Centre Reserve	\$2,000.00	\$5,000.00	\$7,000.00
Storage Facility Reserve	\$-	\$10,000.00	\$10,000.00
SWRA Centre Reserve	\$60,245.50	\$25,754.50	\$86,000.00
Pineview Pool Reserve	\$6,934.00	\$8,066.00	\$15,000.00
Truck Reserve	\$2,000.00	\$-	\$2,000.00
Gate Equipment Reserve	\$33,031.00	\$969.00	\$34,000.00
Tennis Reserve	\$8,000.00	\$-	\$8,000.00
Moonbrook Park Reserve	\$35,967.47	\$32.53	\$36,000.00
Contingency Fund	\$50,000.00	\$60,000.00	\$110,000.00
Total	\$253,177.97	\$109,822.03	\$363,000.00

2021 Operating Budget Balance Sheet

Assets

Cash, Including Reserves:	
Balance 12/31/2020	\$ 524,016
Total Current Assets	\$ 1,114,305
Fixed Assets	\$ 1,142,342
Total Assets	\$ 2,432,563

Liabilities

Total Current Liabilities	\$ 176,396
Total Long Term Liabilities	\$ 159,992
Total Equity	\$ 2,096,174
Total Liabilities and Equity	\$ 2,432,563

SWVF&R - Kevin introduced Fire Chief Tim Peterson and SWVF&R Board President Kevin Hall. Tim thanked Kevin and the SWRA Board for the opportunity to speak to Members. He introduced fire fighters William Slay, LT. Kevin Hall, Forest Jones and Tonja Cobb. Chief Peterson shared the following:

- To become certified requires 160 training hours.
- SWVF&R currently has 15 active firefighters.
- They answered 73 calls last year.
- Accomplished over 200 man-hours of training in 2020.
- ISO (Insurance Services Organization) - This is an independent company that audits every fire district in the country. The rating is based on the quality of water supply (40 points),
- Communication (10 points) and fire department capabilities (50 points). After the most recent ISO audit the rating for the Still Waters Fire District was lowered from a 6/9 to a 5/ 5x, which translates into, lower costs for insurance coverage for property in the fire district.
- In 2020 they were able to receive new turnout gear for 6 of our firefighters. This gear has an expiration date.
- There has been a series of posts on Facebook explaining the costs to outfit a fire fighter.
- E911 (county emergency service) is the community wide communication system. They received a grant to buy new towers, new radios that are being programmed and equipment for county wide first responders.
- SWVF&R has submitted an application for a grant to purchase new air packs and hoses. The ones we have are coming to their life's end, it will cost over \$100,000 to replace so they are hoping that this grant will go through.
- In 2021 SWVF&R will participate in a multi dept. training drill this month. There are in automatic aid and mutual aid agreements with surrounding fire departments. The training in March with some of those other fire departments will allow them to work on improving coordination of services in a controlled environment.
- Jason Moran is the Tallapoosa County director of emergency response for our county. The disaster preparedness drills help to prepare all emergency responders to work together as one coordinated unit.
- At the end of April they will participate in a vehicle extrication training class which will serve as a refresher course as well as updating on all different kinds of vehicles such as electric and hybrid.

Tim stated that they are constantly looking for opportunities to get before our community to educate individuals and businesses to prepare and prevent accidents or fires He also reminded everyone that if one has to call 911 for help they want to be prepared and they are here to help, don't hesitate to contact them.

Lt. Kevin Hall was introduced. He spoke concerning fire prevention and fire safety. They do a lot to prepare for all kinds of threats to the safety of the community. He said that there is a lot that individuals should do as a citizen. Lt. Hall pointed out, furnishings, siding, building materials, etc. have changed over the years and there are now more synthetics in all our possessions, furnishings, paint and homes. This can create toxic smoke and bring different reactions. Today fire can spread throughout a room in 3-5 minutes, which doesn't allow for

much response time. He advised that people sleep with bedroom doors closed and change batteries regularly in smoke detectors.

Forrest Jones is keeping the Facebook account active. Recently the theme has been, “What does it cost?” The reoccurring costs are a surprise to many people. Equipment is expensive to maintain and to replace. Training is also costly.

Kevin announced that SWVF&R needs volunteers. There is more to do than going into burning buildings. For every 1 person that goes into a fire, ISO recommends that you need another 20 people, driving, running pumps, handling communication, rehab logistics and organization. We have a role for everyone; no one is too old!!! They will have an Open House to showcase the equipment and educate people. Lt. Hall stated that he looks forward to meeting Members and he appreciates your support.

SWRA General Manager Kevin Eason made several announcements:

- 7th Annual Family Festival is planned for Saturday, May 29th at Moonbrook Park and coordinate with the SWVFR to have their Open House.
- Get Involved in a Committee by volunteering to serve if you are interested on the
- Architectural Review Committee, Recreation (formally Neighborhood Council), Landscape/Maintenance, Financial, Christmas or Special Projects through out the year. Sign up sheets were at the back of the meeting area.
- Stay Informed by providing our office with your email address, keeping your account contact information up-to-date at office and by reading the monthly *SWRA eflash* newsletter. Up to 1400 on our mass email which is helpful.
- **Follow Kevin at Kevineason19 on Twitter** for last minute updates for water/electrical/road closings, etc. announcements.
- Read the monthly newsletter - available via email, paper copies and on the SWRA website at www.stillwatersra.com
- Due to Covid the General Manager quarterly meetings haven't happened regularly. Kevin is planning one in April. It is an open discussion session to communicate with Kevin and SWRA.

Kevin opened the floor for Property Owners Questions and Comments.

One property owner suggested that SWRA add the previous year's actual expenses in the March newsletter so it can be compared to the proposed budget for the current year.

What is the work going on Hwy 49 outside the SW? Kevin shared that it is a commercial strip center. The developer is working on leasing the space. There will be a real estate office. He has been working with a grocery store to be built on the left side of the site and he has talked to a couple of restaurants.

Kevin announced that at the SWRA Welcome Centre EAMC is opening Monday. The clinic will be open 5 days a week and they will begin with a soft opening. They have leased it for the next 3 years and have remodeled inside.

Will there be a dumpster available for clean up this spring? Tallapoosa County through our Rep. George Carlton provides the dumpsters. They are placed in various sites over the year. There should be one but not sure if it will be placed. There will be a list of items that can be put in there. It may be located at the parking lot of the EAMC Clinic.

Can you give us an update on the Zettler case and other legal issues?

The Zettler/Riverwoods case started to stop the clear cutting of trees, which became a covenants issue. It has been continued for years since 2013 to stop the clear cutting property that is under the 1987 covenants. SWRA was granted an injunction in court to stop them and it will probably continue as long as Riverwoods/Zettler own those properties. The Zettlers use to own the golf course, the large area to the left when entering at Gate 49, the old hotel site where the new marina boat storage has been built. As the property is sold the new owners agree that it is under the 1987 covenants.

There are several pending legal cases addressing covenant violations.

The most recent lawsuit was filed against SWRA and the SW Golf Course. Some people were driving a UTV on the closed golf course. They had an accident and someone was injured. SWRA does not own the land and they crossed through a barrier to drive on the closed course. SWRA filed a motion to be dismissed that has not been addressed so we are forced to defend against the lawsuit.

The legal issues cost all homeowners not only in legal fees but also in the increased insurance costs.

Kevin Eason thanked Members for attending the meeting and reminded them that he is always available as is the Board for questions and suggestions.

The meeting was adjourned at 10:57 a.m.

Respectfully submitted,

Penny Alexander, Secretary

Tom Nicholson, Vice President

Date approved: