

SWRA Annual Meeting Report March 9, 2019

Call to Order- President Tom Nicholson called the meeting to order at 10:00 A.M. and welcomed everyone. Board members Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman and Ken Ledbetter were present. General Manager Kevin Eason and Community Administrator Susan Thames.

Kevin recognized and introduced the current board members. Mike Dollar was appointed to fill the untimely opening left by the death of Patti Richardson. Others are Gene Akers, Penny Alexander, Tom Dyne, Lee Eastman, Ken Ledbetter and Tom Nicholson.

Approximately 125 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 2019 budget were available.

Kevin recognized Attorney Bill Gray of Gray & Associates LLC who successfully defended SWRA in the lawsuit concerning the Board's authority to sell property and is available to address the issue if needed.

Kevin introduced Tallapoosa County District 5 Commissioner George Carleton. Commissioner Carleton stated that he appreciated the support he received from the StillWater area. He stated that he can't help us with the roads but can help the Fire Department and put the dumpsters out a couple of times a year for residents. He was able to obtain a \$4000 donation for SWVF&R from the Tallapoosa County Commission. He reminded all that they could give him a call if there is anything he can do.

Board President Tom Nicholson welcomed everyone, thanked them for attending and turned the meeting over to Kevin Eason to give all an update. He introduced himself as the SWRA General Manager and expressed gratitude for the good turnout. He asked attendees to hold questions until the end of the meeting.

Introduction of SWRA Staff - Kevin gave a brief explanation of their responsibilities and areas of expertise.

Community Administrator: Susan Thames

Accounting/Bookkeeping: Monica Peterson and Shana Ellis

Maintenance: Alan Price, Crayton Vickers, Jeremy Vickers, Drew Heederick, Evelyn Mann and Tiffany Hagerty

Welcome Centre: Anita Gardner, Mandy Simmons (the conference room is available).

Gate Attendants: Clyde Ware, Brandi Price, Dewayne Thornburg, Mary Sides, Levis Gamble and Tom Hand

SWRA brought the management of the gates back in-house after trying a couple of outside companies. Clyde Ware is the Gate Supervisor and he is doing a great job.

Kevin spoke to how the committee members who serve as volunteers are important to our community. He expressed thanks to all who serve. There is a sign in sheet if anyone would like to volunteer.

**KEVIN MOVED INTO HIS GENERAL MANAGER'S PRESENTATION
(SOME COMMENTS ARE NOTED)**

RECAP OF 2018-KEVIN EASON HIGHLIGHTED SOME ITEMS

- Completed new gate entry systems - Finished conversion to all transmitter system can no longer use the cards. One time purchase of the device, annual gate fee for easy access. He explained the control and process. Please don't open gates for people; they should have a card if they are legitimate user. Has improved system, less down time.
- Purchased storage/maintenance building - A huge help to SWRA. We do a lot of our own maintenance work and this building allows us to store tools and equipment in a central location. One of the few commercial properties within SW - on outer edge. Association owns the lots around the building so no negative effect on surrounding homes. Already built, SWRA purchased, did a bit of work.
- Paving and drainage work - put off some due to heavy construction in SW and impacts our roads, waste to pave and have it torn up.
- Added pickle ball court to tennis facility - It has been a big hit and if interested all are welcome to join in.
- Improved holiday decorations
- Began pool renovations - started in 2018 and the rain has greatly slowed construction and hope to open mid-April. Separate storage for chemicals, two bathrooms now, building was very old and needed replacement. Updating landscape, repainting.
- Maintained all common area

Forty-six new homes built since January of 2017. The Hideaway plans for 34 new homes. Each condo or lot pays the same annual association fees as individual lots/homes as outlined by the covenants. Short term gains from additional building fees and impact fees.

Harbor Point Boat Storage Facility

Lee Lewis, General Manager HP Marina spoke. Five developers purchased the acreage by the marina, they are grading - realistically winter or spring of next year before buildings are ready. 300 stack storage spaces - 5 stories tall, built into ground. Will be nice looking architecturally. They have a dry storage waiting list started, go to marina to sign up. Right now only forecasting two building side-by-side and 2 courtesy slips at the moment - may be more development. They might put houses on lots on Blue Creek Circle. No additional fuel dock at the moment.

Kevin stated that additional boat storage would increase the value of inland lots because there has been no availability for covered boat storage. SWRA lot is usually full and the HP Marina has been full.

StillWaters Continued to Grow in 2018

Architectural Review Committee (ARC) There were 167 permits in 2017, 192 in 2018 208 in 2019. Kevin explained the “no cost” permit, the ARC meeting times and the process of the committee. ARC members are very busy right now.

Recreation Committee

Kevin announced the Fifth Annual Family Festival is scheduled for Saturday, May 25th. The Recreation Committee works hard to insure a fun day for all. They will have concession stands to sell food and handle activities.

The Auburn University Singers will perform at Moonbrook Park on April 6th at 2:00 p.m. Plan to come!

PLANS FOR 2019-KEVIN EASON

- Complete pool renovations
- Adding 3-way stop at Lakeview Ridge, Marina Point, and Dogwood Trail intersection - A curve in the road there, more traffic due to new Marina storage building and will reduce vehicle speeds in front on the Living Waters Church.
- Paving and drainage work - Working with engineer and already started on the plan with him. May be able to pave at the same time as the new storage building paving is done.
- Improve SWRA main office - moving offices around, make it easier for visitors and residents. It will improve privacy of discussions in the two offices.
- Improve landscape at Hwy 49 entrance - Landscape Committee has been working on this. Have removed a few trees and will remove a few more.
- Improve boat storage facility - Time to add some gravel base and fence there.
- Form a committee to investigate Dog Park - Special project investigating for 2019.

Covenants	Number of Properties	
1987 Covenants (SWRA)	1465	+21
1974 Amendments	320	NA
1971 Covenants	41	-4 (About 23 owners)
Waters Edge	9	
Total Property Owners	1835	

Covenant Violations

Kevin stated that the two most common violations are trailer parking and failure to obtain an ARC permit. Dealing with violations costs the association staff time and legal fees. 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. We are going to focus on this stronger this year. Failure to obtain a permit is usually from new owners or those who have never had a project such as painting a house.

SWRA 2018 FINANCIAL HIGHLIGHTS

Strong revenue stream, new gate entry system and maintenance, repaired major drainage issue on Dogwood and delayed construction of storage building.

TREASURER REPORT

Kevin turned the meeting over to our Treasurer Gene Akers who covered the highlights. The large majority of our revenue comes from annual maintenance fees and assessments. Our revenue stream was strong in 2018 due to heavy construction and real estate activity.

- Looking at expenses in 2018, we were under budget in the roads account as the Board decided to delay some roads until some of the heavier construction, like the new storage facility at Harbor Pointe, is completed.
- Gate expenses were up due to the implementation of the new gate system, purchase of new transmitters, and repair costs associated with damage to the gate system by owners and contractors.
- The increase expenses for the Tennis Courts resulted from the new pickle ball court and repairs to the gate and lighting system.
- Landscape costs were steady last year, and we expect them to be steady as well this year.
- Pool expenditures were higher in 2018 reflecting the planned pool renovation which was fully paid for from the Pool Reserve fund.
- The one major capital expenditure in 2018 was associated with the purchase of the new storage facility. These funds were taken from Reserves instead of financing the purchase.
- NOTE: The All Other category includes Cost Centers such as the Pool, Tennis Courts, Park, Boat Storage and Condo Management.

SWRA - ACTUAL VS BUDGET 2018

	<u>ACTUAL</u>	<u>BUDGET</u>
REVENUE:	\$1,240,599	\$1,175,970
EXPENSES:		
Roads	90,558	190,420
Gates	229,607	189,728
Landscape	213,287	206,748
Administrative	315,644	294,800
SWRA Centre	27,386	36,321
Welcome Centre	33,809	32,457
All Other	<u>183,503</u>	<u>130,829</u>
Net Income	\$ 146,805	\$ 94,667

We always target to have an unrestricted cash balance of \$40,000 - \$50,000 at year-end and we accomplished that again in 2018 after we allocated \$45,000 to our reserves. We acquired a new Storage Facility and we began another reserve fund to cover the cost of maintaining for that building operating condition.

REVIEW OF THE BUDGET FOR 2019:

Our goal every year is to budget our operating expenses within the limits of our anticipated revenue and to leave enough cash to provide adequate reserves to cover future capital and extraordinary maintenance requirements. SWRA bills and collects most of our revenue in January and February due to structure of our annual maintenance billing.

Assessments are normally fixed. Fees were not increased the prior year but do reflect a 2% or \$11 increase due to the Cost of Living Increase (COLA) as per the SWRA Bylaws.

The growth in construction and real estate activity continues to have a positive effect on SWRA finances and the Welcome Center leasing is currently at full capacity with a waiting list. We had a good year last year and hopefully 2019 will be a good year also.

SWRA OPERATING BUDGET 2019 - Revenue

Property Owner Fees/Assessments	\$823,818
Gate Fees and Devices	99,900
Boat Storage	18,095
Transfer Fees	45,600
Building/Impact Permits	16,800
Facilities Rental	29,880
Condo Management Fees	112,860
Other (advertising, interest, late fees)	50,903
Total	\$1,197,856

SWRA OPERATING BUDGET 2019 Expenses:

Administration	\$331,220
Gates	179,867
Roads/Drainage	174,420
Landscape/Grounds	211,789
Common Areas (pool, park, tennis, etc.)	46,932
SWRA Centre	37,671
Welcome Centre	33,438
Storage Building	12,270
Condo Management	87,495
Legal Expenses	24,000
Reserves	<u>55,000</u>
Total	\$1,194,102

RESERVES:

	<u>12/31/18</u>	<u>2019 Budget</u>	<u>12/31/19</u>
SWRA Centre	\$40,245	\$20,000	\$60,245
Welcome Centre	10,000	5,000	15,000
Fountain	50,000	5,000	55,000
Pineview Pool	57,334	-	57,334
Vehicle/Major Equip	8,500	-	8,500
Gate Equipment	30,031	3,000	33,031
Tennis Courts	6,000	2,000	8,000
Moonbrook Park	35,967	-	35,967
Contingency	<u>30,000</u>	<u>20,000</u>	<u>50,000</u>
Total	\$268,077	\$55,000	\$323,077

SWRA OPERATING BUDGET 2019 Cash Flow

Cash, Including Reserves:

Balance 12/31/2018	\$ 400,668
Net from Operations	38,379
Capital Expenditures	<u>(50,000)</u>
Net Projected Change	<u>(32,103)</u>
Balance 12/31/2019	<u>\$ 368,565</u>

Nominating Committee

Tom Dyne, Chair, explained the process. This year we had two vacancies. Unfortunately, there was a terrible auto accident involving Board Member Patti Richardson who passed away in December. She was an outstanding board member, a strong asset not only to StillWaters but also to the greater Dadeville community. She will be missed. The SWRA Board appointed Mike Dollar to fill the position until the election.

The Nominating Committee recommend Tom Nicholson who had served one term and Mike Dollar agreed to serve another 3-year term. Mike served many years as the Treasurer of the Board in the past. Tom Dyne went on to explain that if anyone wants to be a board member all they need to do is to volunteer in the fall of each year for consideration. He outlined the time involved, the all-volunteer board meets at least twice a month for 3-4 hours and also with committees as needed. The Committee looks for involvement in the community when considering open board positions. Qualifications are explored and interviews conducted. Another way to get on the ballot is by petition as outlined in the Bylaws. A Member in good standing gathers 20 signatures and their name will be put on the ballot for the board election.

Committee members this year were Tom Dyne, Lee Eastman, Sally Gant, Linda Hickey and Earl Moore. SWRA is thankful for their willingness to volunteer.

Election Committee

Nell Braswell, Kay Dickey, Sally Gantt, Linda Hickey and Earl Moore served. They counted the ballots and verified the votes cast. The community thanks them for their service.

Tom announced the 2019 SWRA Board of Directors: Gene Akers, Penny Alexander, Mike Dollar, Tom Dyne, Lee Eastman, Ken Ledbetter and Tom Nicholson.

SWRA Committees

Kevin encouraged all Members to get involved and volunteer on a committee. Current committees are the Architectural Review Committee, Recreation (formally Neighborhood Council), Landscape/Facility Maintenance, Financial, Christmas and Special Projects Committees such as the Dog Park exploration.

Kevin explained that there is no sign up for the ARC - it is an appointed position. If you are interested in serving let him know. They visit job sites and physically inspect projects and have some construction knowledge and it is limited to 5 members per the association documents.

Not everyone can serve on a committee but all Members can stay informed! Provide the SWRA office your email address, keep your account contact information up-to-date with our office and read the *SWRA eflash* monthly newsletter. Newsletters are available at gates, office or we will email to you.

Kevin started a Twitter account - he does not respond however, he will put notices out on Twitter. Follow him at Kevineason18

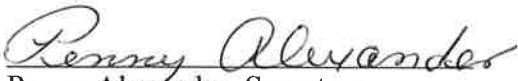
Community Association Institute Board Leadership Seminar

If you are interested in serving on the SWRA Board or any of the condo boards in the future you may want to attend. A one-day seminar on Saturday, May 11th beginning at 8:00 a.m. at SWRA Centre Community room - all day, \$90 and if you join the Community Association Institute then it drops to \$65. All participants will receive a toolkit that contains valuable information and examples of documents to help manage an association.

Questions from the floor were addressed. There will be in the SWRA *eflash* newsletter.

Kevin thanked those attending, announced the board would be available after the meeting and adjourned at 11:40 a.m.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date approved: *April 2, 2019*