

The background of the image is a dense field of 3D-rendered numbers from 0 to 9. The numbers are arranged in a somewhat chaotic but rhythmic pattern, creating a sense of depth and texture. The numbers are primarily a light grey color, with some numbers in a vibrant orange color. The lighting is soft, casting gentle shadows that emphasize the three-dimensional quality of the digits.

WELCOME TO THE 2023

STILLWATERS RESIDENTIAL
ASSOCIATION ANNUAL
MEETING

Agenda

Welcome-Sally Gantt, SWRA President

Introduction of SWRA Board

Introduction Staff

Comments from Honored Guests

Thank you to Volunteers

Recap of 2022

Plans for 2023

2023 Budget-Gene Akers, SWRA Treasurer

Nominating & Election Committee members

Election Results

Property Owner Comments

2022 SWRA Board

Sally Gantt

President

Kay Dickey

Vice President

Gene Akers

Treasurer

Penny Alexander

Secretary

Tom Dyne

Lee Eastman

Tom Nicholson

SWRA Staff

- **Community Association Manager: Mike Griffin**
- **Associate Community Association Manager: Mike Dean**
- **Community Administrator: Robin Ulrich**
- **Sub-Association (Condos) Bookkeeper: Shana Ellis**
- **Part Time Office Staff**
 - **Susan Thames, Anita Gardner**
- **Maintenance: Alan Price, Drew Heederik, Mike Mattiace, Huey Mettes, Evelyn Mann**
- **Landscape/grass cutting: Jeremy Vickers, Noah MacKenzie, Justin Lyle**
- **Gate Attendants: Clyde Ware, Brandy Price, Crayton Vickers, Levis Gamble, Tommy Thornburg, Jerome Russell**

Messages
from
Honored
Guests

The Honorable Ed Oliver - State Representative Alabama House District 81.

The Honorable George Carleton, Commissioner, District 5 - Tallapoosa County, Alabama.

The Honorable Jimmy Abbett - Sheriff Tallapoosa County, Alabama.



**THANK YOU
VOLUNTEERS**

What We Did In 2022

Improved security camera systems

Paving and drainage work

Improved holiday decorations

Maintained all common area

Resurfaced tennis courts to include pickleball space

Completed pole barn (Storage for equipment)

Hired additional landscape person

Purchased two new mowers & sold two old ones

Purchased used truck to replace two older ones

Updated signage around StillWaters

General Manager held several "townhall" meetings

Formed Focus Groups and met to discuss revisions in current SWRA Bylaws

Newcomers Club held regular gatherings

Continued work on Business Continuity Plan

Christmas Committee Elves hard at Work



COVENANT VIOLATIONS

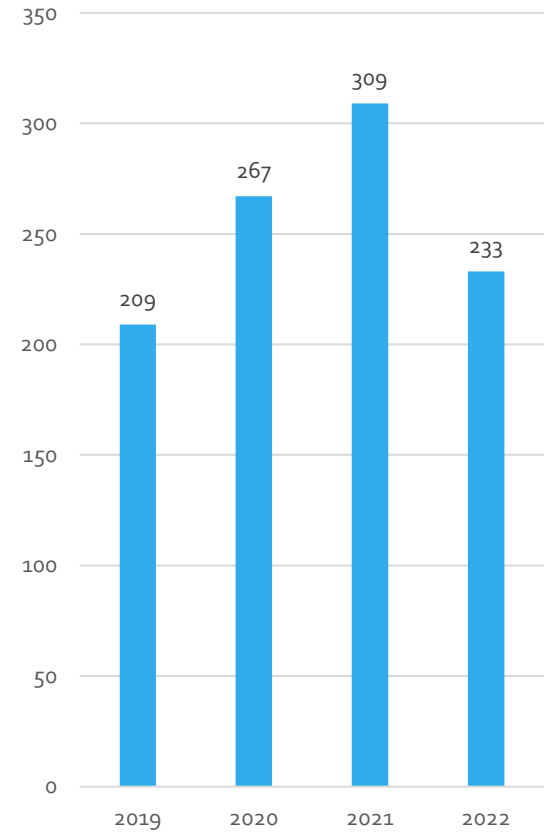
The three most common violations

1. Trailer parking

2. Failure to obtain ARC
permit

3. Unkept property/trash
cans

2022 SWRA ARC Permits



SWRA Covenants

Number of Properties Each

Number of Properties by Year

	2020	2021		2022	
1987 Covenants (SWRA)	1549	1601	52	1625	24
1974 Amendments	303	295	-8	286	-9
1971 Covenants	40	40	0	40	0
Waters Edge	9	9	0	9	0
Total Property Owners	1901	1945		1960	

Total 74, 71, & Waters Edge Converted 8 9

New Homes/Units Built 44 15

Planned improvements for 2023

- Update signage
- Lighting and landscape at Gate 34
- Paving
- Address drainage issues
- Revise Bylaws
- Training for new SWRA Managers
- Continue scanning important documents (contracts, historical data, legal papers) into digital storage
- Updating IT infrastructure and office equipment
- Landscape projects
- Proceed to clear lawsuits
- SWRA security patrol
- New SWRA webpage

SAVE THE DATE

Eighth Annual Family Festival

Saturday, May 27th

From 10 - 4



Volunteers Needed Please!

- Facepainting
- Nurse for 1st aid station
- Crafts & other Activities



SWRA 2022 FINANCIAL HIGHLIGHTS



2022 SWRA - ACTUAL VS BUDGET

	2022 Actual	2022 Budget	Difference
Revenue	\$ 1,479,066.08	\$ 1,463,548.00	\$ 15,518.08
Expenses:			
Administrative	\$ 445,866.19	\$ 458,421.56	\$ (12,555.37)
Gates	\$ 231,624.81	\$ 179,328.08	\$ 52,296.73
Landscaping	\$ 151,416.34	\$ 222,565.20	\$ (71,148.86)
Roads	\$ 99,585.27	\$ 192,500.00	\$ (92,914.73)
SWRA Centre	\$ 26,763.55	\$ 36,189.51	\$ (9,425.96)
Welcome Centre	\$ 17,504.88	\$ 11,433.71	\$ 6,071.17
All Other	\$ 321,234.13	\$ 228,452.38	\$ 92,781.75
Total Expenses	\$ 1,293,995.17	\$ 1,328,890.44	\$ (34,895.27)
Net Other Income/Expenses	\$ (15,082.49)	\$ (24,000.00)	\$ 8,917.51
Net Income	\$ 169,988.42	\$ 110,657.56	\$ 59,330.86

2023 SWRA OPERATING BUDGET

SWRA REVENUE	
DESCRIPTION	Projected 2023
Total Property Owner Fees	\$ 861,691.00
Assessment	\$ 171,700.00
Facilities Rental	\$ 15,000.00
Boat Storage	\$ 20,400.00
Gate Devices	\$ 25,200.00
Gate Easy Entry Fee	\$ 165,000.00
Security Patrol	\$ 55,000.00
Garbage Roll Out Service	\$ 22,500.00
Lien Fees	\$ 15,000.00
Interest Income	\$ 6,300.00
Building Permits	\$ 19,200.00
Transfer Fees	\$ 60,000.00
Condo Management Fees	\$ 162,300.00
Other Fees	\$ 16,400.00
Total	\$ 1,615,691.00

2023 SWRA OPERATING BUDGET

SWRA EXPENSES	
DESCRIPTION	Projected for 2023
Administration	\$ 624,709.50
Gates	\$ 239,783.80
Landscape & Grounds	\$ 173,122.42
Roads	\$ 232,500.00
Pineview Pool	\$ 21,837.00
Tennis Courts	\$ 3,156.00
Moonbrook Park	\$ 15,825.00
Boat Storage	\$ 2,288.00
Storage Facility	\$ 8,880.00
Common Areas	\$ 10,990.00
SWRA Centre	\$ 33,166.59
Welcome Centre	\$ 16,156.19
Professional and Legal Fees	\$ 24,000.00
Condo Management Expenses	\$ 82,704.09
Reserves	\$ -
Total	\$ 1,489,118.59

2023 RESERVE BALANCES

ACCOUNT DESCRIPTION	12/31/22 Balance	2022 Allocations	1/31/22 Balance
Fountain Reserve	\$ 55,000.00	\$ 45,000.00	\$ 100,000.00
Welcome Centre Reserve	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00
Storage Facility Reserve	\$ 10,000.00	\$ -	\$ 10,000.00
SWRA Centre Reserve	\$ 100,000.00	\$ -	\$ 100,000.00
Pineview Pool Reserve	\$ 15,000.00	\$ 37,000.00	\$ 52,000.00
Truck Reserve	\$ 2,000.00	\$ 13,000.00	\$ 15,000.00
Gate Equipment Reserve	\$ 34,000.00	\$ 41,000.00	\$ 75,000.00
Tennis Reserve	\$ 10,000.00	\$ -	\$ 10,000.00
Moonbrook Park Reserve	\$ 36,000.00	\$ (11,000.00)	\$ 25,000.00
Contingency Fund	\$ 150,000.00	\$ (50,000.00)	\$ 100,000.00
Total	\$ 422,000.00	\$ 85,000.00	\$ 507,000.00

2022 SWRA OPERATING BUDGET

Balance Sheet			
Assets			
		Cash, Including Reserves	
		Balance 12/31/2022	\$ 807,550.74
		Accounts Receivables	\$ 703,620.49
		Other Current Assets	\$ 7,465.20
		Fixed Assets	\$ 1,143,321.02
		Total Other Assets	\$ 156,943.88
		Total Assets	\$ 2,818,901.33
Liabilities			
		Total Current Liabilities	\$ 216,360.78
		Total Long Term Liabilities	\$ 81,799.78
		Total Equity	\$ 2,520,740.77
		Total Liabilities and Equity	\$ 2,818,901.33

2023 Board Nominating Committee

Tom Nicholson

Lee Eastman

Rhonda Jones

Cherie Stephenson

John Prophitt

2023 Board Election Committee

Kenny Walz

Joel Raines

Rhonda Jones

Debbie Nigh

Rita McCollister

2023 SWRA Board

- Gene Akers
- Penny Alexander
- Kay Dickey
- Lee Eastman
- Sally Gantt
- Debra Knight
- Tom Nicholson



**GET
INVOLVED IN
STILLWATERS
JOIN A
COMMITTEE**

- **Architectural Review**
- **Landscape**
- **Nominating**
- **Elections**
- **Christmas**

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The image features a hand holding a small, detailed model of a house with a gabled roof and a chimney. The house is rendered in a light, semi-transparent style. To the left of the hand, there are several overlapping, three-dimensional geometric shapes in shades of blue and grey, creating a modern, architectural feel. The background is a dark, gradient grey. The text 'Property Owner Comments' is centered over the house model in a large, white, sans-serif font.

Property Owner Comments