

Minutes
SWRA Board of Directors Meeting
December 13, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:05a.m. at the SWRA Centre. Board members Penny Alexander, Gene Akers, Kay Dickey, Tom Dyne, Lee Eastman and Tom Nicholson were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the November 15, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

AL Power Tree Trimming - We are still receiving complaints about Townsend Tree Service cutting limbs from the Alabama Power lines. It has been taking Townsend about two weeks to repair yards they damage with their equipment. A couple of owners have not been satisfied with the repairs, but Kevin has looked at all and by spring when the grass comes out, he doubts anyone will be able to tell there was a repair.

Moonbrook Park Bathroom Vandalized - Someone deliberately damaged the toilets in the women's bathroom at the park again. The tank on one of the toilets was broken and based on the damage they either had to hit it with something or kick very hard. The other toilet is still usable was just nasty.

Pineview Pool Cameras - We have been working with Pointe Broadband for the last three months trying to get an internet connection at the pool house for the security cameras. Point Broadband finally had to install a new line and has been working on it for the last couple of days. They are confident that we will have internet service with the new line once they can figure it out. They will be back out this week.

Renter Issue - There was an incident on Shadow Lane between a renter and the property owner. The property owner was trying to remove a renter however, had not followed the proper eviction procedures and seemed to think he could just go remove the renter. The Sheriff's department responded to a call from the renter after a couple of hours the situation settled down. The owner has now removed the renter through a legal eviction.

Road Paving Update - Based on Kevin's conversation with Ingram Paving, he does not anticipate them being able to complete the 2022 paving project in 2022. They discussed the possibility of paving during January and February 2023 should there be a few days when temperatures are above 55 degrees. Ingram claims StillWaters will be first on their work list when temps are warming in the spring. SWRA employees will continue to patch pot holes with cold patch when it is feasible.

Spectrum Installation – They will be installing underground service on Moonbrook from the Stage Coach intersection to Rosemont Circle for the two new houses on Rosemont. Moonbrook is the only road in StillWaters where there is a recorded utility easement. The Spectrum

contractor has been in contact with Kevin several times discussing the planned work and access to StillWaters.

SWRA Annual Invoices - The annual invoices are in the process of being printed and a few hundred are already stuffed in envelopes and ready to mail. We will mail all invoices at the same time next week.

SWRA Insurance 2023 - The SWRA Insurance broker recommended to plan on a 30% increase in premium. He will bid the policy out to different carriers to get the best rate. He did not think the D&O insurance premium would go down now that there is another lawsuit filed but he did not think it would increase.

Tennis Court Repairs - Ants found a way into the tennis court gate control box and built a large ant bed that fully encompassed the inside of the box damaging the computer and communication board. Replacement parts are on order. The tennis court gates will remain unlocked until repairs are made.

Thanksgiving Holiday - There were very few issues over the holiday week.

Water Line Repair - Walnut Hill Water replaced a section of the main water line that services the area around the office. They were able to go under the asphalt on StillWaters Drive at the intersection of Lakeview Ridge and StillWaters Drive.

Deposits and closings since last meeting

Deposits	\$21,003
Closings	3

TREASURER'S REPORT

The Road paving funds have not been spent. Total Income is about \$17,000 over projected budget.

Gene reviewed a Summary of Current Cost Centers:

Cost Center	Over/ (Under)	Notes
Administrative	\$ 5,600	
Gates	\$ 43,000	Repairs
Landscaping	(\$56,600)	Reduced Payroll
Roads	(\$93,200)	No Paving
Pool	\$ 12,700	
Tennis Courts	\$ 26,100	Resurfacing
Park	\$ 330	
Boat Storage	(\$ 900)	
Storage Building	\$ 24,500	New Storage Shed
Common Area	\$ 500	
SWRA Centre	(\$8,800)	
Welcome Center	\$ 5,800	
Condo Management	(\$16,800)	
Projected Net Income	\$100,000	

- The initial 2023 SWRA Annual Budget has been drafted for final review by SWRA staff this week.
- Summary of Current Balance Sheet:

<u>Assets</u>	<u>Amount</u>
Regions Bank	\$ 79,080.86
Alabama Power Credit Union	\$ 4,738.65
River Bank Operating Acct	\$ 1,015.00
Reserve Accounts	\$422,000.00
Other	\$352,499.49
Petty Cash	\$ 285.76
Total Checking/Savings	\$859,619.76
Building Permit Deposits	\$169,500.00

OPEN AGENDA

Bylaw Focus Group – The Board discussed the importance of continuing to move forward with the proposed changes once we complete the year end and budget process. Kay and Gene will produce a redlined version and we will have our attorney review.

Nominating Committee – Lee Eastman, Tom Nicholson, Rhonda Jones, John Prophitt and Cherie Stephenson served as the 2022 SWRA Nominating Committee. They met to discuss possible candidates. Several people were proposed, discussed and then contacted by committee members. The Nominating presented their report recommending Debra Knight, Penny Alexander and Gene Akers as candidates for election to serve on the SWRA Board. A motion to accept the Nominating Committee report was made, seconded and approved with five members voting for and Penny Alexander and Gene Akers abstaining.

SWRA Website – Kevin and Lee reported on their discussions with Chris Call with V3. There has been miscommunication on what was ordered and what has been produced. The Board discussed. They will follow up on this.

Landscape Replacement Mowers – SWRA sent 6 employees for training at Satterfield with the manufacturer's representative so that we can use more of the SWRA staff during the summer months to work on landscape. We have the new mowers with floating decks and will pay for them after the first of the year. We sold the other two without having to repair or clean them up for \$3,000 each.

SWRA Lot Exchange –Matt McInnis of Riverbirch Cabins has agreed to the Board's proposal to of adding lot 44B to the exchange with Riverbirch covering the costs to move the small SWRA owned storage unit. SWRA owns 44A and 44B where the road runs into Cabins on the Green and there is a small SWRA owned storage unit on one side.

The area could be used for central trash receptacle and central mailbox unit. Riverbirch Cabin Association homeowners will take over the common areas to include the roads. An exchange of these additional parcels would add the annual fees for SWRA and save SWRA the property taxes and fire dues while improving the overall entrance, common use and

continuity for the Riverbirch Cabin Association. The contract has not been presented as of yet, they are checking title first since one of them is a tax sale lot and they want to understand what is required to clear the tax sale deed.

NEW AGENDA ITEMS

ARC Fee Increase Recommendations – Tom Dyne presented recent changes in the Architectural Review Committee’s residential deposits and building permit fees, as well as impact fees to become effective January 1, 2023. He explained each category and the reasoning behind them. **The Board discussed the costs of road repairs and other items. Kevin and Tom Dyne will meet to discuss changes and come back to the Board.**

SWRA Office Holiday – The office will be closed the week of 12/21-12/28.

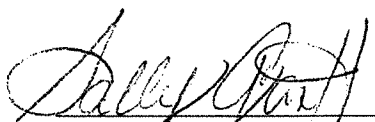
Annual Invoice Letter Discussion – The letter was discussed, and it was agreed that Kevin would add information about the Focus groups and upcoming bylaw changes.

Board Meeting Schedule – The upcoming Board meeting schedule is January 10th and 24th. We will then return to the scheduled 1st and 3rd Tuesday of the month in February.

A motion to adjourn the meeting at 11:30 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: for 13, 2023

Minutes
SWRA Board of Directors Meeting
November 15, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:03a.m. at the SWRA Centre. Board members Penny Alexander, Gene Akers, Kay Dickey, Tom Dyne, Lee Eastman and Tom Nicholson were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the November 1, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Auto Accident – The Sheriff reported to Kevin that this past Saturday there was a hit-and-run reported on Lakeview Ridge in front of Golf Colony. A driver is claiming his vehicle was side swiped by another vehicle. Tallapoosa County sheriff is investigating the claim.

Boat Storage Light - The SWRA owned light at the boat storage failed. The replacement light fixture cost is \$435 plus installation which requires a bucket truck. The light has been ordered. There are two lights at the boat storage lot, one is an Alabama Power light and the other is a SWRA light. The SWRA light covers most of the storage area.

Illegal Dumping Violation - An owner in StillWaters allegedly dumped their old couch at the house under construction on Moonbrook. The builder stopped by the office and told me he took the couch back to the address he found attached to plastic wrapping from a new sofa stuffed into the couch. The owner of the couch called me and complained but admitted she had paid someone take her old couch to a dumpster. This is not a SWRA issue.

Postage Machine - The postage machine we currently use will no longer be supported by Pitney Bowes because of new requirements by the US Postal Service. SWRA has received notice the current postal machine must be replaced. After investigating this issue, Kevin discovered the new post requirements are not effective until January 1, 2024. The new machine lease will be \$23 more per month than the current machine.

Real Estate Closings - The number of pending real estate closing has dropped dramatically. SWRA normally has a couple of dozen pending sales; however, right now there are six. This will mean a drop in the number of transaction fees paid to SWRA.

Savings Interest Rates - The rate of return SWRA receives on its Reserve and long-term operating money from River Bank is low. Kevin talked to River Bank where the Money Market Account (MMA) is located. They have assured me the MMA will be back to the previous 2% rate or better by the end of the year. If not, SWRA may want to consider other account options with a higher rate of interest. SWRA still has a commercial account with Alabama Power Credit Union.

Stoneview Summit Condo Association Meeting - The 2022 annual Stoneview Summit Condo Association meeting was held in the SWRA community room November 12th. Most of the owners were very positive about the management services provided by SWRA, there are always a couple of owners that are not satisfied.

Water Line Breaks - There were two water line breaks last week. One next to tennis courts on Stillwaters Dr and one next to church parking lot on Lakeview Ridge. Walnut Hill Water Authority theorized that both leaks were caused by one of the large trucks of the APCO tree cutting contractor because in both places the truck had sunk into the ground that was soft. Townsend the tree contractor did not agree. Both leaks were repaired by WHWA.

Deposits and closing since last meeting

Deposits	\$15,335
Closings	3

Illegal Access – Tom Dyne updated the Board on this after visiting the site. There is a gate where the Zettler's accessed land to log some of it. There are some old cars parked here and there seems to be one family that has two boys that are riding and coming in, not greater number of people bypassing the gate. They are not coming in off of Herron Camp Road. SWRA may be able to lock off the access with some natural materials. There is a ramp that is on a SWRA property owner's lot. The kids have been an issue in Waters Edge in the past and a new home owner has complained that they are coming across his property.

TREASURER'S REPORT

Gene reported as follows:

Not a lot of changes from our last meeting, still projecting a small loss for the year. We still have not had to Road paving done so those funds have not been spent.

- Total Income is about \$10,000 over projected budget.
- Total Expenses are now over budget approximately \$116,000.
- As a result, our current Net Income for 2022 is showing a positive Net Income of approximately \$96,000. If you take into consideration that we have a balance of approximately \$95,000 in unallocated Road Expenses, then we are basically breaking even at this point.

OPEN AGENDA

Bylaw Changes – Some members from the Focus groups will attend. Gene reviewed the list of people who have responded that they will attend. Meeting will be Thursday, Nov. 17th at 6 pm. Gene sent an agenda out to the Board for an open meeting, and he will facilitate the meeting. The plan is to explain what we are proposing, the why and gather feedback from the group.

Christmas Committee Report – Sally reported that the committee is coming along and will have everything in place soon. The Board discussed turning the lights on the Wednesday before Thanksgiving so visitors can enjoy.

Newcomers Committee – Kay reported that there were 12 people who attended the potluck dinner this last time. The board discussed ways to organize and invite new property owners to attend. Maybe have it every other month would be the best option.

Nominating Committee - *SECTION 7.1 The Board of Directors shall appoint a Nominations Committee of five (5) members, two (2) of whom shall be Directors and three shall be non-Directors. The Committee shall be appointed at least 60 days before any members' meeting at which elections for the Board of Directors is to be held. The Committee shall nominate candidates to fill Board vacancies at least 30 days prior to the election and provide that list to the Secretary. No member of the Nominations Committee shall be eligible to be nominated.*

The following Members have agreed to serve on the 2022 Nominating Committee: Lee Eastman, Tom Nicholson, Rhonda Jones, John Prophitt and Cherie Stephenson. The Board discussed committee members and others involved in StillWaters. After discussion, **a motion to appoint Lee Eastman, Tom Nicholson, Rhonda Jones, John Prophitt and Cherie Stephenson to serve as the 2022 SWRA Nominating Committee was made, seconded and unanimously approved.**

SWRA Website – Kevin reported that it is supposed to go live soon. SWRA was not pleased with the first splash box on the home page that was presented. Lee asked several questions about the formatting and the forms that we wanted to change. Kevin will forward the website links for the Board members to review as soon as he receives them.

Dr. Bush Mobile Vet Clinic – After Kevin reported back to Dr. Bush who has a mobile van that he travels around to provide vet services. He sent a photo of his van and wants to park in a location to be open 10am – 4pm. Dr. Bush stated that he actually drives to the homes of a few property owners. The Board discussed again. There were concerns about opening a can of worms for others to request similar options.

SWRA Welcome Centre Building – Pinnacle Cardiologists has agreed to an annual lease on the building, and they plan to be open two days a week at this time.

NEW AGENDA ITEMS

SWRA Lot Exchange – The lot exchange approved at the last meeting has not yet been completed. Matt McInnis of Riverbirch Cabins has come back to Kevin and proposed adding lot 44B to the exchange with Riverbirch covering the costs to move the small SWRA owned storage unit. Matt does not want to buy the lot; he wanted it included in the exchange. SWRA owns 44A and 44B where the road runs into Cabins on the Green and there is a small SWRA owned storage unit on one side.

The Board discussed several options. Trash pick-up will be a concern due to the size and curves of the roads where the trash truck cannot turn around anywhere. The area could be used for central trash receptacle and central mailbox unit. The Board proposed that Kevin negotiate with Riverbirch Cabin Developer to resolve issues that would be beneficial for both SWRA and for the Riverbirch Cabin Association once homeowners take over the common areas to include the roads. A sale or exchange of these additional parcels would add the annual fees for SWRA and save SWRA the property taxes and fire dues while improving the overall entrance, common use and continuity for the Riverbirch Cabin Association

Landscape Replacement Mowers – SWRA owes just under \$15,000 on a low interest loan that includes our tractor and two mowers. Kevin would propose that we sell the two mowers at about \$3,000 each and apply the proceeds towards the purchase of two new ones. The bank representative has stated that they would release the two mowers for sale, and we could reduce the current loan. However, the interest rate is higher now so we would be better to apply the funds from the sale towards the purchase of the two new ones to lower the amount borrowed. These are new units and warranty is 3 years or 1000 hours. The bank has agreed to a new loan if needed. SWRA could take out a new loan or just pay outright for them.

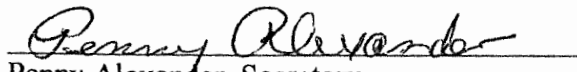
A quote from Satterfield, Inc. was presented on two in stock mowers. One 52" and one 61" that Satterfield would like to get into their 2022 sales totals and off their inventory. SWRA would not have to pay for them until February. **A motion was made, seconded and approved to purchase the two mowers from Satterfield. Staff will clean up the mowers and try to sell them.**

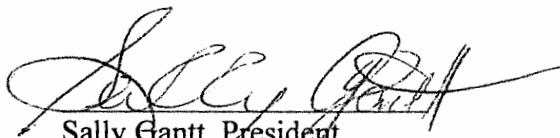
Annual Gate Easy Entry Fee – The Board discussed the rising costs to SWRA in all areas. It was suggested that all fee associated services should at least be increased by the cost of inflation or the annual COLA amount each year to keep up. Many fees have not been increased in a number of years, but our expenses have continued to increase. **A motion to increase the easy access fee from \$50 per device per year to \$75 per device per year was made, seconded and unanimously approved.**

Board Meeting Schedule – The upcoming Board meeting schedule was discussed. The decision was to only meet once in December and to change the January schedule. We will meet December 13th and January 10th and 24th.

A motion to adjourn the meeting at 10:37 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: Dec. 13, 2022

Minutes
SWRA Board of Directors Meeting
November 1, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:03a.m. at the SWRA Centre. Board members Penny Alexander, Gene Akers, Kay Dickey, Lee Eastman and Tom Nicholson were present. Tom Dyne was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the October 4, 2022, Regular meeting as presented.

Guest: Talisa Harris (StillWaters Drive) property owner attended the meeting to address speeding on StillWaters Drive. She was bringing forth a petition of approximately two dozen to reduce the speed in StillWaters. She stated that she thought it is something that can make our community safer. There is a lot of construction, lot of issues, bringing in a lot of people who don't know the streets. She is a walker who wears bright colors and reflectors on her baby stroller. She has been to the Sheriff's department to ask for more patrols. She feels that we are capable of slowing traffic, more signage, extra stop signs putting 3-way stops on major streets. She would love to see more speed bumps, especially for the tennis courts. She stated that it is not safe to get her mail or be in her front yard. She wants to walk to the Marina, feels that the park is too limited. There was a brief discussion with the Board assuring her that this is a topic that is frequently on the agenda, some of the things that have been tried were explained, have put in speed humps to have residents request they be removed. The Board will continue to search for solutions to this problem that is shared by all home owners' associations.

General Manager's Report - Kevin Eason

Arrest in StillWaters – Kevin is working with the Sheriff's Department and our gate security camera system on a case. A person out on parole came to visit his children and there was a domestic issue. He ran when the sheriff was called by his ex-wife. The deputies were able to locate him and arrest him.

Dadeville Gas - They will be extending the gas lines in StillWaters to include all of Stage Coach, half way down Bent Hickory, and a small part of Vistawood.

HP Utilities Sewer Installation - The sewer company has not completed the installation of the new sewer line on Holly Ridge. They are waiting on a sub-contractor to bore under the road. Several property owners on Holly Ridge have complained about equipment, blocking road, etc. Kevin has talked to the contractor installing the sewer line and he says that just as soon as he gets the line installed, he will smooth out the right of way.

Illegal Access - A group of people on four wheelers have started coming into Still Waters from Herron Camp Road where there is an old dirt road/trail that leads into the Tanglewood/Whisperwood area. There is a gate across the road entrance but now that gate does not stay locked and there are tracks going around the gate. Homeowners in that area have complained.

Roadway Issue - GFL dumpster truck had a hydraulic fluid leak and spilled about 50 gallons of the tank on Lakeview Ridge. GFL worked on the clean-up for a couple of days and did a good job. Last week GFL followed up with Kevin and they inspected the site. According to them when it rains the substance, they used to remove the hydraulic fluid will dissipate and the asphalt will look more normal.

SWRA Staff – Kevin shared the good news that Drew Heederik is out of the hospital and will make a full recovery.

Southern Coastal Homes – They spoke with Kevin about the proposed Eagle Ridge S/D on Moonbrook that the board reviewed at the last meeting. They are working on an updated proposal that will increase the size of the lots where the house will face Moonbrook overlooking the golf course across the street. They have decided the houses need to be larger than they first considered. They do not want to have a separate home owners' association.

SWRA Office Phones - The office is having some phone issues. Troy discovered the main phone IP switch is not working properly and has ordered a replacement. It is on backorder.

Tennis Court Gate - The entrance gate for tennis/pickle ball courts has been repaired. The delay was caused by a four-week backorder on the control board that operates the gate lock. However, someone continues to put tape over the lock, so it won't catch. Kevin will continue to monitor to see if we can find out who is doing this. It is frustrating that people have no respect for rules to protect property.

Vehicle Accident Damage - A lady drove her car off the road at the S curves next to the driving range damaging one of our signs. She stated that her brakes locked up and then released so she was able to drive away. Tripp with the golf course plans to collect cost to repair the practice putting green. SWRA lost a 4X4 post but the sign can be reused

Water Leaks - The increased number of Walnut Hill Waters leaks are being caused by the drought conditions. As the ground becomes dry, rocks shift which breaks the pipes. They have not repaired a leak on Vistawood but according to WHW, the leak is small, and they will get to it when they can.

Welcome Centre Lease – EAH decided not to renew their lease on the building stating that it was not profitable. Kevin has confirmed that Premier Cardiologist plans on continuing to rent the building at 49 gates; however, they want to have a month-to-month lease. Kevin is working on at least a one-year agreement but have not been able to secure that agreement.

Deposits and closings since last meeting

Deposits	\$37,661
Closings	4

TREASURER'S REPORT

Gene reported as follows:

- Total Income is about \$15,000 over projected budget.
- Total Expenses are now under budget approximately \$77,000. We have not accounted for all our insurance premiums for 2022 yet and have not spent all of our Road money (there is approximately \$100,000 left to spend.)
- As a result, our current Net Income for 2022 is showing a positive Net Income of approximately \$65,000. It is look more like we will finish the year with a negative income.

OPEN AGENDA

Paving Update – Kevin reviewed areas that can be cut from the approved road project budget and put off to next year. The areas where the drainage work has been done has to be paved. Ingram has had some staff changes and we are concerned about the temperature. The paving should not be done in cold weather.

Red Bud, Eagle Peak and Moonbrook Joint Meeting – The Villas meeting on Thursday, October 27th was held. 27 units of 52 were represented at the meeting, 35 people attended. There are about 20 fulltime residents at this time. Moonbrook has its own association, the others do not. Kiosk centralized mailboxes, paving, roof repairs were discussed. Some owners did not understand that there is no master association at Red Bud or Eagle Peak, they own the outside of their units and are responsible. Some have been misled by realtors. They discussed forming their own associations. They did not understand what common area is and what is SWRA right of ways and SWRA property. Kevin explained these items.

Alabama Power - The tree contractor for Alabama Power has completed the north side of StillWaters. SWRA has received more complaints since they have moved south of the office. Kevin explained they are trimming to protect the power lines and hopefully reduce outages. The tree contractor is notifying Kevin each time someone complains to him or ask him not to cut on their property. Kevin spoke with the contractor about removing debris the day it is cut rather than leaving it on the road sides overnight. The contractor understands he has to repair the ruts in the ground from his equipment.

Bylaw Focus Groups – Gene reported that the 2nd meeting was even more constructive than the first. Board members found that overall property owners do not know much about the Bylaws and Covenants as was expected. Gene stated that if we have another focus group, reducing the number to go over what, how and why we want to change for their feedback and constructive input. The educational aspect came up.

A short quiz with a few questions will be put in each monthly SWRA eflash newsletter with answers in an effort to educate property owners. This will be a yearlong campaign. We can also add a page of these to the annual dues mailing to all property owners.

Meeting will be Thursday, Nov. 17th at 6pm. (alternative dates are 3pm Sun. 15th or Tues. 16th at 6:00pm. Gene will develop an agenda and send it out to the Board members.

Speeding on Still Waters Drive – The Board discussed the issues again brought up by Mrs. Harris. Drivers do speed but walkers are often in the middle of the road, roadways are narrow

and curvy in many places throughout StillWaters. The Board has worked with the Sheriff and roadway engineer in researching ways to slow down speeding drivers. Unfortunately, in our experience, additional signage doesn't slow speeders. Speed bumps/humps bring as many negative responses from those who do not want them as those who do. SWRA has installed and removed speed bumps in several locations over the years. Some drivers in trucks look at these as a challenge. It is an issue that SWRA's Board has struggled with for years.

Kevin will place the flashing speed sign by the tennis courts to hopefully catch some people's attention in this area.

Moonbrook Park Walkway – Kevin contacted Shane Harris from the County Extension office and Randy Counds, a tree guy, about the trees around the park to rate the health of them and affect this project might have on them. They said that often putting mulch on surface roots is more harmful than cutting the larger deeper roots. The Board agreed we will wait until next year and revisit the walkways.

Christmas Committee Report – Sally reported that the committee is coming along and has been hard at work on refurbishing existing items as well as making some new ones. They are meeting this week to work on items. Kevin and Sally are working on installation schedule. Though items will be placed in areas, the lights will not be turned on until after Thanksgiving.

NEW AGENDA ITEMS

Nominating Committee - SECTION 7.1 *The Board of Directors shall appoint a Nominations Committee of five (5) members, two (2) of whom shall be Directors and three shall be non-Directors. The Committee shall be appointed at least 60 days before any members' meeting at which elections for the Board of Directors is to be held. The Committee shall nominate candidates to fill Board vacancies at least 30 days prior to the election and provide that list to the Secretary. No member of the Nominations Committee shall be eligible to be nominated.*

This is the three-member election year with Gene, Penny, and Tom Dyne up for election. Tom Dyne has declined to run again. A motion to appoint Tom Nicholson and Lee Eastman as the Board members to serve on the Nominating Committee was made, seconded and approved. Several names were discussed to fill the other 3 positions. Sally will call these suggested people to see if they are willing to serve and report back.

Special Assessment 2022 – (As per Article 7.5 of the 1987 Covenants)

Based on anticipated and projected budget needs, in order to maintain the current service level for property owners and to maintain and preserve SWRA assets, **a motion to approve an annual assessment of \$100 for the 2022 year to be billed with the 2023 annual dues to be effective at the close of business on November 1, 2022, carried unanimously.**

SWRA Annual Fee – AS per Article 7.4 of the 1987 Covenants, **a motion to increase the annual SWRA fee by the 8.7% COLA, which will bring it from \$433 to \$471 for 2023 was made, seconded and approved.**

General Manager's Townhall meeting - This was held last Thursday night. Only 17 people attended the meeting, the attendance has dropped considerably over the past year. The Board discussed reasons for this drop and ways to improve attendance as it is an important forum for property owners to address concerns.

SWRA Lot Exchange - Matt McInnis of Riverbirch Cabins has proposed to trade SWRA Lots 43 and 42 (tax sale lot) on Palmer for Riverbirch owned Lots 13 and 14 that are on Whisperwood. 9 and 15. The lots are about the same value according to tax assessment values, however one of the SWRA Lots is under a tax sale. **After discussion, a motion to accept the proposal to swap ownership of SWRA Lots 42 and 43 for Riverbirch Lots 13 and 14 with Riverbirch paying all closing costs was made, seconded and approved unanimously.**

Dr. Bush Mobile Vet Clinic – Dr. Bush has a mobile van that he travels around to provide vet services. He wants to park in SWRA parking lot on Fridays (paying a small fee). **After discussion a motion to deny the request was made, seconded and approved.**

Board Meeting Schedule – Our next Board meeting will be November 15th.

Agenda Items for Next Meeting

1. Begin Staff Annual Evaluations

A motion to adjourn the meeting at 11:54 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: Nov. 15, 2022

Minutes
SWRA Board of Directors Meeting
October 4, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:09a.m. at the SWRA Centre. Board members Penny Alexander, Gene Akers, Kay Dickey, Tom Dyne, Lee Eastman and Tom Nicholson were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the September 20, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Aggressive Animal - Kevin had to remove a large male mixed breed brown/black dog last week. It had an old orange collar on it but no tags or information on the collar. The dog was acting aggressively to people walking, running, etc... it snapped at a couple of golf carts. This was in the tennis court/sewer plant area. When staff approached, it would bark and snap. It did not appear to be injured. It was a nuisance. Kevin had not heard or seen anything on social media about a missing dog that meets its description. The dog could have been abandoned.

Alabama Power Tree Trimming - The contractor for Alabama Power started cutting trees and tree limbs away from power lines today. The office has already received several calls from owners upset about trees being cut in their yards. Last time APCO had trees cut, it was on the main transmission line right of way, this time it will be on the interior roads and will affect property owners' yards. As always, some people do not understand that this is part of the utility easement that runs with the property across or adjacent to their lots.

Boat Storage & Trash Can Service - Invoices for the boat storage and garbage can roll out service have been mailed this week. SWRA should receive approximately \$17,000 for the boat storage; however, there will be some who do not renew, and income may be spread over the next few months. SWRA should receive approximately \$18,000 for the garbage can service and all that should be collected by the end of October.

Covenant Violation - Addition Completion - The house located at the corner of Moonbrook, and Lakeview Ridge owned by David Thompson is finally progressing with the agreement to finish the enclosing of the garage opening and clean-up of the property. Mr. Thompson has indicated he will complete the garage enclosure by the end of October. He previously stated he would complete the enclosure by the end of August.

Harbor Pointe Boat Storage Area - Most of the debris at the new dry storage property has been cleaned up. We finally were able to find someone to dispose of the Styrofoam. The property will be cut with a bush hog, but the number of small pine trees will not be cut. Within about three years the pines should grow to buffer most of the property. We have also worked out an

agreement with the property owner to remove the construction entrance to the property on Marina Point Rd. as soon as the owner has a large construction trailer removed.

Large Power Outage - Most of Still Waters experienced a power outage on Saturday due to “wildlife” damaging a transformer. The power was off for about four hours.

Nuisance Behavior - Kevin received four phone calls Saturday night, September 24th from owners around the Sunset Point area concerning two boys ringing doorbells and running off. Kevin had a couple of owners send him the video from their door bell cameras, but he did not recognize the boys. They appear to be younger teens and traveling on foot.

Security Patrol Report - The off-duty deputies were on patrol this past weekend for Friday and Saturday. They reported that they stopped three vehicles for speeding as people were returning to SW from the Auburn/LSU game. They had an issue Saturday night with what appeared to be two intoxicated men in an argument at one of the condo pools. The men were renting a condo. Someone stopped up the one of the toilets in the women’s restroom at Moonbrook Park Saturday night by putting all the paper in the bathroom in one toilet, even with the deputies on patrol. SWRA staff is working on repairing it.

SWRA Accounting - We discovered an accounting error concerning the condo/sub association management. SWRA will from time-to-time purchase items for sub associations we manage and then the sub association will reimburse SWRA. We have been charging the cost to the sub associations and they have reimbursed SWRA, but we were not recording the reimbursement to clear the expense. We are working on correcting this issue, but it will take some time as we have to go back through every invoice paid by the sub associations since March.

Utility Work - Last year the board approved Alabama Power to install underground utilities for Michael Carter along the property line of two lots owned by SWRA on Stagecoach Rd. The purpose of the utilities is for a house he plans to build on his property in the area formerly known as Forrest Glenn. It appears that someone is cutting a road through the property, however it is the utilities being installed. Soon plants will grow back over the area, and it should not be noticeable.

Deposits and closings since last meeting

Deposits	\$22,031
Closings	3

TREASURER’S REPORT

Gene reported as follows:

- Total income is about \$60,000 over this time of year in what we projected for budget. This reflects an increase from last month of approximately \$42,000 due to additional income from the Garbage Service and Boat Storage billing.
- Total Expenses are now under budget about \$40,000.
- As a result, our Net Income for 2022 is showing a positive Net Income of approximately \$28,000.

Some expense accounts that we reviewed at our last meeting had mis classified items under the condo management accounts. Kevin is reviewing these and assigning them to the correct account. The budget season is approaching, and Board members will need to look at cost centers to make recommendations.

OPEN AGENDA

Red Bud and Eagle Peak Joint Meeting – Kevin has rescheduled the Villas meeting to Thursday, October 27th that was originally scheduled for Tuesday October 18th. Letters have been mailed to all Villa owners notifying them of the date change.

Bylaw Focus Groups – The first meeting was well attended and positive overall. Board members found that overall property owners do not know much about the Bylaws and Covenants as was expected. Discussion was held on the format and the questions asked. Tom N. presented a list of questions to be put in the monthly newsletter as a short Quiz with the answers published on another page to work towards educating property owners. We will start with his list and add more questions as we go. We can also add a page of these to the annual dues mailing to all property owners.

It was suggested that we hold a combined meeting with both of the Focus Group members to address/answer the issues or concerns that were brought up at the meetings. It is important that they understand how the Board has addressed these issues and what limitation our SWRA put on the Board. The point of the Bylaw changes would be to give the Board authority to develop a list of rules with enforcement to better govern, to clear up language in the Bylaws and to make sure they understand that any fee increases are controlled by the Covenants not the Bylaws. The Board believes that the majority of property owners would follow a list of reasonable guidelines that protect and improve the overall community, if published and clearly stated.

The 1987 Covenants state: *“After December 31, 2015, this Declaration may be amended and/or terminated in its entirety by an instrument signed by not less than 55% of the Parcel Owners which instrument shall be filed for recording among the Land Records of Tallapoosa County, Alabama, or in such other place of recording as may be appropriate at the time of the execution of such instrument.”*

The mechanism to change the Bylaws requires 60% approval of those attending the meeting in person or by proxy. *“these by-Laws may be amended in any respect upon recommendation of the Board of directors and subsequent approval at a regular or special meetings of the Members by a sixty percent (60%) vote of the total vote of all the then existing classes of membership, present in person or by proxy;”*

The second Focus Group will meet Thursday, October 6 at 6:00pm. Board members will remind their contacts of the meeting. Facilitators Kay and Gene will handle the meeting and it will be very focused questions, not open for discussions on general topics. They will cover the protocol for the meeting at the beginning.

Moonbrook Park Walkway – Kevin contacted Shane Harris from the county Extension office to come out to look at the trees around the park to rate the health of them and affect this project might have on them. Shane Harris has not found time to come by to access the trees but will soon. Toby Hughes of Auburn Grounds told Kevin it is 50/50 on keeping the trees when the

roots are cut because you can't always see all the roots. We will wait to see what Mr. Harris reports.

Christmas Committee Report – Sally reported that the committee will meet this Thursday. Tom Nicholson obtained nice wooden pallets from the SWVF&R department and Gene Akers has been cutting them to make snowmen. The large decorative ornaments have arrived. A schedule for installation will be set soon.

NEW AGENDA ITEMS

Eagle Ridge – The Board reviewed a proposed plat/plans for the new subdivision on Moonbrook Drive. They plan to develop this in two phases. The first phase proposes 57 homes. The Developer doesn't plan to set up a separate HOA and Kevin made it clear to them that the roads in this area will be private, therefore SWRA would not be responsible for their roads or the walking path to a nature observation platform that they plan to put in. They plan to put that each property owner has a % of the fees for these items listed on each property deed. Originally, they projected that they would have completed the project in 3 years. With the economy slowing down, they are approaching the project a bit slower.

The Board discussed options on requiring a performance bond or some other type of bond to protect the community when these large acreage parcels are developed, is there a way to require them to establish a separate HOA, other ways to protect SWRA. Kevin will contact Attorney Michael Odum for his ideas about this. The Board will do our due diligence. House min square footage is 1250sf and 1500sf on golf course lots.

Bill Perry will be the Realtor for Eagle's Ridge.

New Website – A draft version was forwarded to Board members for review even though there is much to be done. Lee Eastman volunteered to work on fillable forms to be added to the website.

Drainage Work – Work on the Landing Area is completed. The Cardinal Heights area still has work to be done. There were some issues with the underground pipe due to other utilities in the same area preventing the pipe to be buried as deeply as first needed.

Riverbirch Cottages (adjacent to Cabins on the Green) – The previously approved plat showing a 10-lot addition was presented for final review by the Board. This group hopes to have Tallapoosa County to approve the plat at their next meeting. Once it is platted, SWRA annual fees will be collected on a prorated basis. This group also purchased Lot 13 and 14 off of Palmer Drive.

A motion to approve the Riverbirch Cottages plat as presented and to have President Sally Gantt and Secretary Penny Alexander to sign on behalf of SWRA was made, seconded and approved.

City of Dadeville Annexation – State Senator Ed Oliver will present a bill at the next legislative session to annex just the property where the new shopping center sits on Highway 49 into the City of Dadeville. Dadeville Gas lines run in front of this property. The city required that owner

Eric McKinley agree to the annexation in order to have the gas lines moved. The shopping center would be annexed at next legislative next March 2023.

Board Meeting Schedule – The Board decided to cancel the October 18th. Our next meeting will be November 1st.

Agenda Items for Next Meeting

1. Begin Staff Annual Evaluations

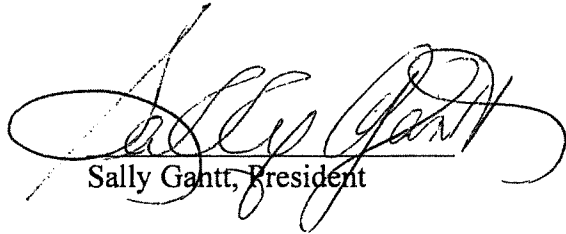
2. Appoint the Nomination Committee:

SECTION 7.1 The Board of Directors shall appoint a Nominations Committee of five (5) members, two (2) of whom shall be Directors and three shall be non-Directors. The Committee shall be appointed at least 60 days before any members' meeting at which elections for the Board of Directors is to be held. The Committee shall nominate candidates to fill Board vacancies at least 30 days prior to the election and provide that list to the Secretary. No member of the Nominations Committee shall be eligible to be nominated.

A motion to adjourn the meeting at 11:10 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: Nov 1, 2022

Minutes
SWRA Board of Directors Meeting
September 20, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:04a.m. at the SWRA Centre. Board members Penny Alexander, Gene Akers, Kay Dickey, Lee Eastman and Tom Nicholson were present. Tom Dyne was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the September 6, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Pest Control Company Change - S&S Pest Control, who performed pest control for SWRA for over 12 years, sold out to Northwest Pest Control and the service has been terrible since the sale. They are not available to work on certain days and scheduling issues were a problem. They also were seeking individual contracts with each condo owner instead of one contract with the condo association Boards. Kevin changed the pest control service for SWRA over to Ballard Pest Control. Several of S&S employees moved to work for Ballard. The cost is the same and Ballard can take over the SWRA termite contract.

Road Paving Project - Ingram Paving was in StillWaters one day in each of the last two weeks and repaired a few patches. They will now be coming in and out of StillWaters for the next month trying to complete the paving project. They have not brought in their heavy equipment only a truck and packer. We discussed that the work needs to be completed before cooler weather starts in November and they agreed.

SWRA Building at 49 Entrance - East Alabama Health has contacted Kevin about renewing their three-year lease that will expire the end of 2022. They have asked to keep the monthly rent amount the same and hinted they could not afford an increase as they state that they just break even at the StillWaters' clinic. The clinic is a benefit for the community. **A motion to renew a three-year contract with East Alabama Health at the same cost as the current one was made, seconded and approved.**

Tennis Court Lock - The tennis/pickle ball court gate lock is still broken. The replacement lock is on back order.

Tree Removal - A dead tree at the main entrance heading into the 49-gate split last week and was leaning toward the entrance road. After looking at the tree and having the tree service inspect it, Kevin decided to have it taken down immediately. Albertsons Tree Service took it down the same time they took down the one behind the SWRA Centre that the Board had already discussed. He gave a discount for taking both down the same day.

Deposits and closings since last meeting

Deposits \$15,006
Closings 3

TREASURER'S REPORT

Gene reported as follows:

- Total Income is about \$17,000 over projected budget. While the SWRA Dues are over by approximately \$6,300, the Annual Gate Fees are still under by nearly \$31,000. Transfer fees are over by \$34,000 with Building Permits and Impact Fees also showing more than projected at this time of about \$11,000.
- Total Expenses are over budget approximately \$50,000. We are \$30,000 over in Gates from Maintenance and Operating Expenses; \$11,000 over in the Pool from Operating Expenses and Pool Service contracts (chemical costs have increased dramatically); \$22,000 over on the Tennis Court from the resurfacing project; and \$22,000 over from the Storage Building Expansion. Some of these areas had major projects where funds were taken out of the Operating accounts but could be moved over to use funds from the Reserve accounts by area.
- Net Income for 2022 is showing a Net Income **loss** of approximately \$22,000. Typically, we have always tried to budget to have \$40,000 - \$50,000 at end-of-year to add to Reserves.
- Currently in Reserves:

Fountain - \$55,000	Welcome Centre - \$10,000	Storage - \$10,000
PV Pool - \$15,000	SWRA Centre - \$100,000	Truck - \$2,000
Gate - \$34,000	Tennis Courts - \$10,000	MB Park - \$36,000
Contingency - \$150,000		

Gene will evaluate condo management accounts, insurance and a couple of other accounts to discuss at our next meeting.

The concept of making the gate fees to totally cover the costs of the gates (staffing, maintenance, repairs) was discussed briefly. It was also discussed to look to new technology to assist in reducing staff hours at manning the gates third shift. The Board will be facing some hard decisions in the remainder of this year and in coming years with inflation, no extra income large from new plats as we had this year.

OPEN AGENDA

Red Bud and Eagle Peak Joint Meeting – Kevin has scheduled the Eagle Peak/Redbud Villa meeting for Tuesday evening, October 18th. He spoke to a couple of owners asking them if they wanted to meet day or night and all said evening was better because of work and other commitments. A letter is being sent to all owners notifying them about the meeting. The purpose is for neighbors to meet each other and to discuss the benefits of forming an association. The ownership demographics have changed over the years to increase the number of full-time residents.

Focus Groups – Board members had contacted people to serve on the focus group. The Board looked at dates to hold meetings. Sunday afternoons may be the best weekend times. The next step is to call those willing to volunteer to give them 2 dates to see which works for them. Sunday, October 2 at 4:00pm and Thursday, October 6 at 6:00pm.

We want to limit the size of the groups. Each board member will call their volunteers. Board members will attend but not speak, facilitators Kay and Gene will handle the meeting and it will be very focused questions, not open for discussions on general topics. They will cover the protocol for the meeting at the beginning.

Sewer System Liability for SWRA –Attorney Odum responded that given that the current operator of the sewer system purchased the system (including the main supply lines) out of bankruptcy and SWRA does not maintain the sewer system, it is his opinion that SWRA does not have any responsibility for damages resulting from a leak in the system. This is particularly true for any leak on an individual lot. SWRA does not own or maintain any part of the sewer system and therefore, should not have any liability associated with it.

Harbor Pointe Marina Boat Storage Area Update – SWRA has coordinated with an entity to take the Styrofoam and the railroad tie timbers. SWRA has not yet picked up the pallets or other trash.

Dumpsters at SWRA Centre – Tallapoosa County had their Throw Away Day dumpsters just outside of Still Waters Gate 49 on September 12th and 13th. It was very successful. County Commissioner George Carlton told Kevin that they are going to set up a regular schedule for the dumpsters and will be back again in six months.

Christmas Committee Report – Sally reported that the committee has ordered three large decorative balls that can be filled with sand or tied down. They are also working with wooden pallets to make snowmen.

NEW AGENDA ITEMS

Moonbrook Park Walkway – A couple of board members and Kevin evaluated the condition of the sidewalk around the park. They found 3-4 areas that are heaved up due to the tree roots causing sections of concrete to buckle up. The first estimate a few weeks ago that SWRA had was from AFS in an injection mode to lift sections was \$17,000. Kevin gathered two other estimates to repair the trip hazards at on the concrete walkway at the park. One for \$8,280 and one for \$8,500; both include removing the trip hazard concrete areas and the roots under the concrete causing the problem. One option includes just grinding down the trip hazards for \$5,000 but that does not solve the problem of the roots. They would pour in 6 feet sections but of course would be a different color than the adjacent section. The question came up as to how this would affect the trees that surround the park.

Kevin will contact Shane Harris from the county Extension office to come out to look at the trees around the park and the health of them and affect this project might have on them.

Landscape Lawn Mower Purchase - Two original lawn mowers (3 years old) are starting to wear out and the warranty on both expires in December. Kevin has mentioned we would need to replace them for next season. Satterfield's in Alex City is currently running a special on the type of commercial mowers we use where if we take delivery of them soon, we do not have to pay for them until after January 1st.

Kevin spoke to River Bank & Trust and they will be happy to finance two new ones. Balance on our original equipment loan with River Bank & Trust is \$17,800 we started at \$65,000 which was used to purchase the tractor, three mowers, and equipment. River Bank will release the two wore out mowers from the loan for \$6,000 applied to the loan, they are worth about 3,000 each which is what we would sell them for and finance the two new ones. Just make the board aware of what can be done to replace the two mowers.

Kevin has a few details about service and the details of the program that he will follow up on for future discussions.

Road Paving Cost Increase – Ingram Paving representative stated that cost of materials has gone up 20-25% and they will do the best they can on keeping prices as close to contract bids as possible. Patching costs the most due to the labor. They are expecting even more cost increases next year.

Drainage work is continuing. SWRA will try to decrease the work rather than increase the money allocated to the 2022 paving project, we will do less on a few places for this year, mostly in patching.

Dog Issue – A resident on Sunset Point filed a Nuisance Dog report about a German Shepherd that lunged at him, and he told Kevin which house the dog belonged to. When Kevin contacted the homeowner, he stated he did not own a German Shepherd. One of the Board members stated that there is a German Shepherd that runs up and down this property owner's fence on a regular basis.

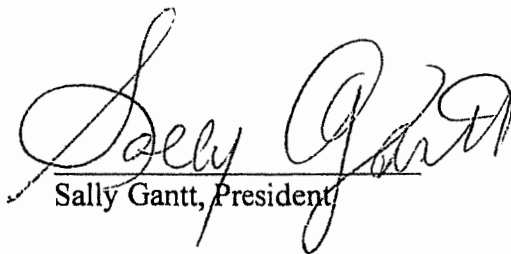
After that Kevin got a call about 2 German Shepherds roaming in the same area, they do have collars. However, by the time Kevin got over there these two were gone.

Board Meeting Schedule – Next meeting will be October 4th.

A motion to adjourn the meeting at 11:12 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: Oct 4 2022

Minutes
SWRA Board of Directors Meeting
September 6, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:00a.m. at the SWRA Centre. Board members Penny Alexander, Gene Akers, Tom Dyne, Lee Eastman and Tom Nicholson were present. Kay Dickey attended via phone. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the August 23, 2022, Regular meeting as presented.

Guest: Property Owner Larry Birdwell attended the meeting to report back to the Board that the actions taken by SWRA has greatly helped to address the safety issues on their street. He and his neighbors thank the Board and feel that their neighbor problems have been greatly reduced.

General Manager's Report - Kevin Eason

Employee Phone - The SWRA cell phone SWRA provides staff member Alan Price has failed and that particular model is no longer produced. Kevin ordered him an iPhone and with the protective case the cost was \$700. His last phone lasted him more than five years.

Labor Day Weekend Issues: There were more issues this weekend than Memorial Day and 4th of July combined. It was beneficial having the deputy on site.

This past Friday night, the deputy on patrol responded to a dispute concerning individuals walking along the board walk at one of the condo associations. There has been incorrect information being spread around about what happened. Kevin was contacted when it started, and he sent the deputy to the location immediately. Fortunately, he was within walking distance at the time. The problem according to the deputy was several people overly intoxicated owners. No one pressed charges.

Saturday night the deputy was called to the Pineview pool to remove three intoxicated young men. They had walked to the pool from Eagle Peak. No alcohol or anything else was found in their possession. The deputy explained that they appeared to be over intoxicated or could have been some type of drug related issues but with nothing on them and all three being over 21, the best he could do was arrest them for public intoxication. After some discussion, the deputy walked with them back to their Eagle Peak unit. They were guest of one of the Eagle Peak owners.

Sunday the deputy stopped several speeding, people running stop signs, golf carts and UTV's that were being driven by underage drivers, overloaded, or reckless driving. He issued warnings and sent underage drivers home.

Sunday night there were a few incidents associated with the GLOW party at Copper's. There was a man at 34 gate that would not remove his vehicle and had a few words over the phone with the 49-gate attendant. By the time the deputy arrived someone had let him in at gate

34. There were parking issues along Moonbrook around the golf course. A truck knocked the exit arm of the 34 gate-it was replaced. Kevin received a couple of complaints about the noise.

SWRA Centre Community Room Rental - Activity for the community room rentals has increased and we are almost back to pre-covid usage. However, we are now missing a couple of tables. These were probably accidentally picked up by catering companies or individuals with larger events. After trying to locate these Kevin has ordered two new card tables and rectangle tables to replace the missing items. Less than \$400 for all items.

The Harbor Pointe Condo Association – Their annual meeting was held Monday morning. Very positive feedback from the owners concerning StillWaters and management by SWRA.

Deposits and Closings since last meeting

Deposits	\$19,033
Closings	4

TREASURER'S REPORT

No report today. No major changes since our last meeting.

OPEN AGENDA

Focus Groups - Gene had sent an email of a list of talking points to discuss as we talk with prospective volunteers for the committees. The Board reviewed and discussed. Board members will ask about best meeting times and then we will set dates. Afternoons, mornings, evening, weekends, weekdays? We will plan to hold meetings in October. We are looking for spontaneous reactions to the questions about StillWaters. Board members will report back via email as to responses.

Pineview Pool Issues – The problems have decreased, may be due to school starting, the random deputy patrolling, and the new camera system. Kevin is planning on closing the pool the first of November.

Security Patrol Update and Survey Results – Kevin shared 732 email responses and 9 paper responses out of the possible 1912 properties that were sent the survey.

1. Did you know SW does not provide security throughout the Community? 585 yes, 147 no
2. Would you like to see a regular security patrol in SW? 508 yes, 225 no
3. Have you experienced a need for a security patrol? 126 yes, 605 no
4. Would you be willing to pay an extra \$50 per year for a security patrol? 474 yes, 259 no

Kevin stated that we would need \$50,000 for a 40 hours per week patrol. This includes cost for a patrol vehicle with \$35,000 for actual patrol employee. We would still have the holiday weekend patrols in cooperation with the condo associations. Kevin will put together a spreadsheet on the past year's expenses for our next meeting so the Board can evaluate.

Harbor Pointe Marina Boat Storage Area Update – SWRA has not done anything yet on this project due to being behind in the grass cutting because of the frequency of rains. As soon as staff catches up on the landscape issues they will begin on this area.

Dumpsters at SWRA Centre – Tallapoosa County has scheduled dumpsters just outside of StillWaters Gate 49 for *Throw Away Day* on September 12th and 13th.

Christmas Committee Report – Sally reported that the committee needs some pallets to repurpose into Christmas decorations. Tom N. will check with Alabama Power Company to see if they have any available.

HP Utility Issue – Don Allen is continuing to explore possibilities for resolving the issues at the sewer plant.

Newcomers Club – Meeting was held at 5pm in the SWRA community room on August 23, 2022. Kay reported that the attendance was low but those attending enjoyed it. She is thinking of moving the time back to Thursday in order to catch some of the weekend people. Also, may schedule them more frequently at the request of some who attended.

Drainage and Paving Work Changes - SWRA had planned to just open up one of the pipes on Pebble Beach and redo the swells. However, the pipe was so old and rusted when they pulled it out that they replaced it and extended it at the direction of the engineer. This is on the SWRA roadway where you turn into The Landing. We also extended the pipe from Palmer turning onto Pebble Beach. This will run about \$3500 and was not included in the original approved projects. Kevin recommended that we take the funds out of Contingency rather than reducing the paving amounts. Gene felt that we should take it out of Operating Funds now and can address moving it at the end of the year once we know the annual net income.

A motion to approve the \$3,500 for additional drainage work as presented, to be taken out of Operating Funds was made, seconded and unanimously approved.

NEW AGENDA ITEMS

Alabama Power Tree Trimming – They have informed Kevin that they will doing some tree trimming in the next few weeks in StillWaters and other surrounding areas.

Sewer System Liability for SWRA – A board member expressed some concerns wondering if SWRA has any liability exposure. Kevin will ask Attorney Odum about this and report back to the Board.

Sound Reducing Options for Community Room – A few years ago Engineer Hagan Waggoner brought a sound engineer to the SWRA Centre for analysis and testing. The determined that the windows are the major issue since there is very little wall space. SWRA has researched options for noise reduction on several occasions. Kevin shared some of the information on options that have been considered. Some are portable and others permanent, but the projected sound reduction is low due to the sound bouncing off all of the glass. Frames with

blanket coverings, fabric covered wall panels, curtains and acoustical ceiling tiles were some of the suggestions.

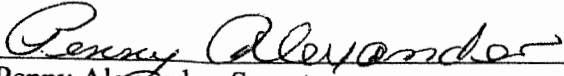
Kevin will check to see if there are any new options since the last time that he researched this and gathered pricing.

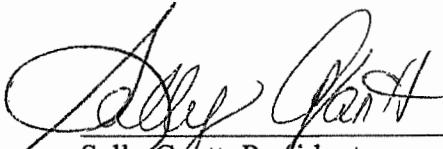
Red Bud and Eagle Peak Joint Meeting - To be scheduled.

Board Meeting Schedule – Next meeting will be 20th.

A motion to adjourn the meeting at 10:37 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: Sept. 20, 2022

Minutes
SWRA Board of Directors Meeting
August 23, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:00a.m. at the SWRA Centre. Board members Gene Akers, Kay Dickey, Tom Nicholson and Lee Eastman were present. Penny Alexander and Tom Dyne were excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the August 9, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Construction Runoff - The rain has caused a large amount of mud to run onto Deer Run where a spec house is under construction. Several neighbors have complained, and the builder will clean the road as soon as it dries out. Right now, the mud is very wet and is difficult to remove while it is wet. The contractor apologized for the silt fence failing in the heavy rain.

Dadeville Board of Education - Kevin had reported at the last board meeting that he had been contacted by a lady from the board of education bus department requesting two more gate transmitters. After the board approved the two transmitters, Kevin contacted Jimmy H. who is over the bus drivers and routes. He had no knowledge of anyone requesting more transmitters and explained they were not needed. He sets the bus routes and only has one bus entering 34 gate. He thanked Kevin for the offer of additional transmitters but declined them and explained that if anyone else called SWRA about bus routes, needs, etc. to direct them to him as he is the only one that should be contacting SWRA.

Drainage Projects - The drainage work that is part of the Roads project has started. Cardinal Heights, Marina Point Rd across from VOTH, and the intersection of Magnolia Crest and Mountainview is where the work is in progress but is moving very slowly due to the number of rainy days.

Florida Costal Homes Subdivision -The new builder for the property on Moonbrook, has contacted Kevin to discuss their plans for the subdivision they want to build. The have named the subdivision Eagle Nest; to play on the golf course location and the eagles that have been seen around that location. They are still not far enough along in the planning stage to meet with the board and are still not sure about when they will move forward.

Newcomers Club – Meeting is tonight at 5pm in the SWRA community room. Bring a salad to share.

Deposits and closings since last meeting.

Deposits	\$19,506
Closings	5

TREASURER'S REPORT

Gene reported that at present dues are about \$6,000 over budget, sale of gate devices is about \$31,000 under budget, building permits are about \$15,000 over budget and transfer fees are about \$30,000 over budget. At present we are approximately \$30,000 over budget but expenses have run approximately \$32,000 over what was projected. He projects net income at end of year of approximately \$8,000. He noted extra tennis court expenses of \$20,000 were taken out of the operating budget and that the new storage building expense of \$22,000 was also taken out of operating budget. Also, the pool expenses are over budget. Monies have been used from the Operating Budget rather than Reserve Funds so reconciliations can be made at the end of the year as deemed appropriate.

OPEN AGENDA

Harbor Pointe Marina Boat Storage Area Complaints – Don Allen contacted Kevin after receiving the letter from Sally Gantt on behalf of the Board. He agreed to pay for the cost to clean up the property where the new dry storage building is located. He stated he has not had the manpower to do the clean-up work but agreed it needs to be done. Kevin has the Styrofoam scheduled to be removed toward the middle of September. Kevin will be closing up the construction entrance and doing a total sprucing up of the area. Some materials will be reused by SWRA.

Dumpsters at SWRA Centre – Tallapoosa County has scheduled dumpsters just outside of StillWaters Gate 49 for *Throw Away Day* on September 12th and 13th.

Focus Group – A list of prospective members of the Focus Group was emailed to each Board member. A few revisions were made, and it was decided that Gene will compose talking points for recruitment purposes and that these will be discussed and approved at the next meeting before contacting people to be in this group. Additions to the list were Rita or Jim McCollister and Bob Taffet. Once talking points are approved, we will ask people to serve and then set up meetings. We decided that no group should have more than 10 people.

SWRA Website Update – Links for some of the new website pages were forwarded to Board members yesterday. Kevin will be discussing this on Wednesday with the person assigned to work on this. Discussion was that pics need to be updated and reflect more SWRA amenities and not just highlight businesses operating within StillWaters. Also, some forms need to be changed so that they may be completed online. Kevin should have an update at the next meeting.

SWRA Lot 32 TAG LLC Resolution - Kevin relayed the Board's response to Troy Godwin of TAG Investment Enterprises, LLC. On his offer to purchase Lot 32 Palmer Drive. When Kevin contacted the real estate agent, she stated she was sending over an agency contract. She was working for the buyer and Kevin informed her that SWRA does not pay realtor fees unless we have directly engaged with the agent. Kevin contacted Troy Godwin, the buyer directly but he is not willing to pay the agent fees. The attorney has drafted a resolution stating that the SWRA BOD approved the sale of Lot 32 on Palmer Drive to TAG investments for \$8,000 plus TAG is

to pay any and all closing costs. The Board also approved unanimously for Sally Gantt as SWRA President to sign all closing documents for the corporation to facilitate the sale of same property aforementioned.

Christmas Committee Report – Sally reported that the committee has decided to purchase three large fiberglass ornaments to be used at the front entrance. They will be doing other decorations made from repurposing pallets.

HP Utility Issue – Don Allen is continuing to explore possibilities for resolving the issues at the sewer plant

NEW AGENDA ITEMS

The Landing Association - Kevin held an introduction meeting with the owners of The Landing to explain how SWRA would handle the association business. The Developers of the subdivision also attended and helped answer questions. The Developer hopes to turn The Landing Association over to the owners and be out within one year. The question of who will be responsible for the roads when the Developer leaves came up and Kevin explained that the owners of The Landing would be. SWRA responsibility stops where their entrance starts. He gave them an estimate of \$380 per owner per month for maintenance of sea walls, docks, mailboxes, common areas, landscaping, and roads. They were shocked about this. They presently pay \$100 per month.

Tree Removal - There is a large tree located on SWRA property leaning over a Redbud Villa unit. A recent storm broke the top out of the tree. The owners have informed SWRA of the tree, so we need to remove it before it falls. Cost will be \$1,500 due to the size of the tree and the difficulty to remove it.

A motion was made, seconded and approved to take funds from the Operating Account.

Pineview Pool Repairs - We received notice the estimated ship date for the Pineview pool replacement filter tank was in November. We have been running on only one filter and the pool water was cloudier than expected. After a few complaints, Kevin decided to allow Backyard Experience to replace the whole filter. They had one in stock and the cost was \$965. The replacement tank was going to cost \$493. We still have at least two more months of pool usage.

A motion was made, seconded and approved to take funds from the Pool Reserves for this expense.

Regarding the pool, there have been complaints on some Sundays that people renting a house on StillWaters Dr have been bringing more than 2 guests and seem to be having a “party” there. Kevin has witnessed this on camera and will continue to monitor this. Kevin talked to the resident regarding limit of visitors per person. Hopefully, it will stop with end of summer coming. Kevin mentioned closing the pool for the Fall and Winter and we will discuss this further.

River Birch Cottages Plat, Phase 2 - The Board reviewed a proposed plat for phase 2.

A motion was made, seconded and approved to plat 9 new lots in this development as requested by developer.

Bylaw Covenant Revisions – Kay will contact Attorney Michael Odom with a few questions concerning inclusion and wording of Garage condos and to discuss the definition of “Residential parcel”. Are Standing committees required? Gene will then redo and make changes then send out to board to check and respond. Once approved we will send the entire document to our attorney for review.

Red Bud and Eagle Peak Joint Meeting - To be scheduled.

Lakeview Ridge Construction Issues - The new construction located on Lakeview Ridge next door to Tom Jacobus was discussed and issues that have arisen with the construction. The owners have been given 90-days to complete the house. ADEM has also been involved. SWRA is holding the construction deposit.

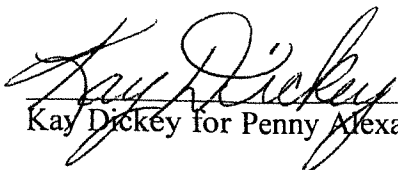
TO BE ADDED TO AGENDA FOR DISCUSSION AT NEXT MEETING:

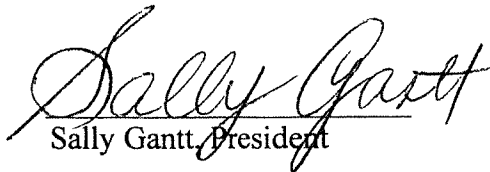
1. Kay would like to discuss possibilities for sound absorbers for lower level of SWRA Centre. She noted several examples of times when hearing is not possible. She will discuss previous research on solutions with Kevin and look for other possibilities and report at the next meeting.
2. Kevin will give update on security patrol poll numbers from newsletter and email.
3. Lee would like to discuss liabilities in case we have sewer lines broken in the future.

Board Meeting Schedule – We will return to meeting on first and third Tuesdays of each month unless specifically changed in September. September meetings will be September 6th and 20th.

A motion to adjourn the meeting at 10:33 a.m. was approved.

Respectfully submitted,


Kay Dickey for Penny Alexander, Secretary


Sally Gantt, President

Date Approved: _____

Minutes
SWRA Board of Directors Meeting
August 9, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:05a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne and Lee Eastman were present. Tom Nicholson was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the July 19, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Additional Sewer Line - A new sewer line is being installed from Blue Creek Circle down Lakeview Ridge toward Power Point. This will be for the two new houses on Lakeview Ridge.

They will also be extending their sewer line to the end of Holly Ridge. This past spring the sewer line was extended about halfway down Holly Ridge. The sewer company is the only utility that has an easement per the covenants.

Drainage Project - The drainage work at Cardinal Heights will start soon. Kevin met with Hagan Waggoner and Alex City Grading again last week and confirmed the scope of work. According to Alex City Grading they are only waiting on USIC to complete the line locations and they will start work.

Gate Transmitters - The school system has asked for additional transmitters for buses to use the 34-gate. They do not want to pay for them. The school system has one transmitter for one bus and if another bus needs to come in it can use the 49-gate. He will contact the school system to work this out.

HP Utility Issue - The sewer company is continuing to have vapor lock issues along the main sewer line between the church and Sunset Point. The ground is very hot and causes the gas to expand, the pumps are not large enough to push the gray water past over the high point where the gas collects and caused the vapor lock. The sewer company plans on installing a second gas relief valve on the other side of the four-way stop.

Noise Complaint - There was a large party that was very loud until 10pm on Whisperwood Saturday night, July 23rd but the neighbors did not contact me until the party was ending around 10pm. The deputy was on patrol Saturday night until 10pm. He had left StillWaters before Kevin received the complaint. Kevin asked the person calling why they did not contact him earlier and they said the noise was not a bother until they were trying to go to sleep. She said she would gladly pay \$50 a year for a security patrol.

Pickleball Issues - There have been playtime scheduling issues with the pickleball courts since they reopened. Seems like everyone wants to play at the same time either early morning or evening when it is cooler. Kevin has explained to several players that they have to work it out among themselves, Kevin is not going to start a schedule.

Pineview Pool - Pointe Broadband has installed the internet access for the pool cameras. We are waiting on the camera company to come connect the cameras to the internet. When completed we will be able to view the pool at the 49-gate house just like we view the 34-gate.

One of the filters at Pineview Pool failed. This was the actual filter tank. The tank split on a seam where two pieces of the tank were put together. A replacement filter has been ordered. The other filter at Pineview is still working so the pool is usable. The water might not be as clear until both filters are working again. The filter pump was not damaged.

Road Blocked by Truck - A large truck with a lowboy trailer delivering a boat to the marina tried to turn off of Moonbrook onto Dogwood Trail and got stuck. Dogwood was blocked for a couple of hours and Moonbrook was blocked for about 20 minutes. The marina was able to send one of its forklifts to help lift the trailer off the ground while the truck backed up. The driver claimed he did not see the truck route signs and was only following his GPS. There was minor damage to the asphalt and grass.

Sheriff Deputy Patrol - The deputies were on patrol in StillWaters this past weekend, no issues at all. And there was a large going away party at the house where there have been issues, and all was quiet. The deputies patrolled past the house Saturday night during the party.

Tennis Courts Damage - The lock on the pickleball/tennis courts gate has been damaged. It appears to have been pried open as it was a couple of years ago. It cannot be repaired, and a replacement has been ordered. According to the gate company this is the same type of lock they install at Fort Benning for normal secure areas which is usually sufficient.

Villas on The Harbor - The new siding has been installed at Villas on The Harbor. The buildings in the complex are now all the same color. The complex looks much better.

Deposits and closings since last meeting

Deposits	\$18,551
Closings	6

TREASURER'S REPORT

Gene stated that he did not receive reports due to staff being out with Covid. Gene has requested historical accounting data so he can start working on a financial projection. Lee offered to assist him.

OPEN AGENDA

SWRA Lot Sale – Kevin relayed the Board's response to Troy Godwin of TAG Investment Enterprises, LLC. On his offer to purchase Lot 32 Palmer Drive. When Kevin contacted the real

estate agent, she stated she was sending over an agency contract. She was working for the buyer and Kevin informed her that SWRA does not pay realtor fees unless we have directly engaged with the agent. Kevin contacted Troy Godwin, the buyer directly but he is not willing to pay the agent fees.

SWRA Website – When Kevin spoke with V-3 to follow up the response was that they could put our forms on the website in a .pdf format but they are working on a fillable format. Lee stated that if they are rebuilding forms, SWRA ARC would like to make some changes to update them. Kevin will contact them to pause the form development and work on the other parts of the new website.

Harbor Pointe Marina Boat Storage Area Complaints – Sally reviewed the letter to Don Allen with SWRA's offer to clean it up and asked for a sharing of costs. SWRA staff has already cut the grass on the edges and picked up trash. There is a stack of railroad ties, pallets, Styrofoam and other debris on the property which other SW property owners have complained about repeatedly.

NEW AGENDA ITEMS

49 Gatehouse - The AC unit in the 49-gate house is failing. The board is going out, it will let you reset it sometimes. The unit is out of warranty and is about 5 years old. According to Sunshine HVAC, the computer board is failing. We can reset it and it might last a day or it might last an hour. The replacement board is about \$1,600 a new unit is about \$3,000. The current unit is just out of its five-year warrant. The replacement board will have a 90-day warranty.

A motion was made, seconded and approved to take funds out of Gate Reserves to order a new inside unit for the gatehouse as presented.

Dumpsters at SWRA Centre– Kevin has had some request from residents again for dumpsters. It would not exceed \$1500 depending on the number of dumps. The Board agreed that it is a good service to provide for property owners to dispose of household items, not yard debris. Kevin will schedule this.

Landscape Gator for 2023 – Kevin has gathered pricing on a new one with a dump bed instead of another truck. What happens when it is cold, raining, no heat for employees? You can order a top as an add on and staff is in favor of the Gator rather than another truck. Maintenance and upkeep and gas is less expensive than a truck. A used one is about \$7500 if you can find it, however a new one is just under \$12,000 and has a 5-year warranty.

A motion to add the purchase of a new Gator with dump bed to the 2023 budget as recommended was made, seconded and approved.

The meeting was adjourned at 10:02 into Executive Session.

Regular meeting resumed at 10:10a.m.

Christmas Committee Report – Sally held a meeting with six people and three others responded that they want to participate but couldn't make the meeting. The 2022 budget is \$5,000 however, they may not need this much. Some of the items we now have need to be replaced as they are very worn and faded. They want to focus on certain areas. They looked at some retail professional ornaments, but they are very expensive. The members are researching online videos and such to see what can be made by volunteers. They discussed making "pallet people" and other items that will last for many years. Storage is a consideration. The Committee has a good number of very creative people involved.

Bylaw Covenant Revisions – Gene distributed copies of documents that he has worked on and had sent out via emails. Summary Chart of talking points on the section that we are discussing changing and the Why? And how? The Board reviewed this in order to agree on the talking points.

The Board reviewed a Focus Group handout on what one is and how to organize these, who to reach out to, how many focus groups, how to contact people, choose some? Open to volunteers. It was suggested that the Board have an organizational meeting with all then to explain how SWRA works, who is on the Board and how the board functions. Then to break into several smaller focus groups. Educate attendees and put everyone on the same playing field. SWRA Covenant Enhancement Project notes. An overall outline of goals and objectives of the Board – what we are doing and how we are approaching it. – could share with the group. The Board reviewed and discussed each of the documents.

Kay will contact Attorney Michael Odom with a few questions concerning inclusion and wording of Garage condos and to discuss the definition of "Residential parcel". Are Standing committees required? Gene will then redo and make changes then send out to board to check and respond. Once approved we will send the entire document to our attorney for review.

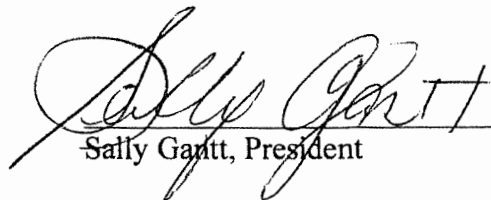
Red Bud and Eagle Peak Joint Meeting - To be scheduled.

Board Meeting Schedule – The next Board meeting is August 23rd and then we will be back on our regular schedule of the first and third Tuesday of the month.

A motion to adjourn the meeting at 12:03 p.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: 8/23/2022

Minutes
SWRA Board of Directors Meeting
July 19, 2022

Call to Order – President Sally Gantt called the meeting *to order at 9:02a.m. at the SWRA Centre*. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne and Lee Eastman were present. Tom Nicholson was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the June 28, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Additional Deputy Patrols - These seemed to have helped. There have been fewer incidents at the pool or park for the last couple of weeks. Nothing over the July 4th holiday. We had one owner call the gate attendants complaining there were teenagers in the pool on the evening of July 4th but Kevin confirmed the teenagers had a pool gate card. They had thrown a football over the fence and instead of going out the gate to get it one of them climbed over the fence to retrieve the ball. The couple that called the gate thought they did not have a card when they saw them climb over the gate.

Construction Complaints – Kevin has received more complaints than normal concerning houses under construction. It is my opinion; the contractors are acting as normal contractors and are not intentionally causing issues. They have been advised of the rules. It is Kevin's opinion that the house being constructed are in close proximity to other houses. Stagecoach, Lakeview Ridge, Dear Run, South Turkey Trot, and the condos Villas on The Harbor. All are in established neighborhoods where existing owners see the construction on a daily basis.

Gate 34 Damages - Twice during the July 4th weekend a vehicle entered the exit side of 34 gate trying to beat the barrier arm as it came down. One was a small sedan that did no damage and the arm popped off as designed and was replaced. A new Toyota Tacoma four door truck tried to speed up and get under the arm but did not make it. It hit the arm at a high rate of speed breaking the arm. The arm is a total loss. SWRA does not have a license plate camera to record license plates if a vehicle enters the exit side of the gate and it does not have a license plate camera to record vehicles that exit through 49 gates. Good pictures of the vehicle but no license plate.

Gate Entrance Traffic Report - We stopped keeping track of how many times the entrance gates opened a couple of years ago. Kevin decided to keep up with this number in June just to compare now to a few years ago. 18,000 vehicles came through the gate attendant side of 49 gate and the gate opened on the owners' side 16,500 times. The entrance side of gate 34 opened 24,000 times. Total number of times the entrance gates opened was 55,500. This is not the number of vehicles that passed through the entrance gates because several will pass through at one time while the gate is open. The total number is probably more. In comparison in June 2018

the number of times an entrance gate was opened was around 35, 000. This shows the large increase in vehicle traffic in StillWaters

Illegal Trailer Issues - There have been three instances where we had to place a boot on a trailer parked on the road right of way. All three times the owner claimed they did not know it was not allowed; however, we placed a yellow tag on the trailers at least two days before booting them. Two were very upset and claimed they would contact someone at the office about it. Board members have not been contacted.

Landscape Equipment - All three lawnmowers are fully operational, and the landscape crew has almost caught up with the mowing. This will be the third summer for the two original mowers both have over 600 hours on them. Kevin reported that he expects to get at least two more summers or 1,000 hours out of the two original mowers. When we started performing our own mowing, the landscapers I spoke with told me they get at least 1,000 hours out of their mowers before they start having to replace major components. Our warranty on the engine and drive train is 5 years or 1,000 hours whichever comes first.

Moonbrook Park Vandalism - The men's restroom at the park had to be scrubbed again last week. It was so bad the lady that usually cleans the park restrooms would not clean it. Alan and Crayton got a hose and washed the restroom.

Southern Coastal Homes – Kevin had previously reported the principals from Southern Coastal Homes, group that purchased the Zettler property on Moonbrook, were planning on attending today's board meeting. They have not finalized their plans and are concerned about the economy right now. They will let me know when they have enough information to come to the board.

SWRA Truck - The Ford Explorer we purchased in April 2018 has final broken down beyond repair. SWRA paid \$1,200 for it and sold it for parts for \$300. After discussing a replacement with Alan and Jeremy, we will suggest another Gator instead of another vehicle. The Gators use less gas and cost less than most vehicles. The guys do not mind driving them and except for rainy days there are no real draw backs. Insurance cost are a little less.

Deposits and closings since last meeting

Deposits	\$20,003
Closings	6

Harbor Pointe Marina Boat Storage Area Complaints – A Board member brought up the unsightly parcel and the incomplete contract entrance on the new boat storage building property. This is commercial property which does not fall under the covenants until or unless it is platted as residential. The Board agreed that we should contact them letting them know that we want to work with them and request that they clean up the area. Kevin spoke with Don Allen about cutting the roadsides and removing debris.

TREASURER'S REPORT

Gene stated that there is nothing major to report at this meeting.

OPEN AGENDA.

Fern Ridge Lane Update— Kevin had sent a letter to Mrs. Fortenbury inviting her to attend the Board meeting in order to discuss the speed bump on her street in an effort to resolve issues of speeding by the many vehicles that visit her home. The Board reviewed the letter. The neighbors had requested the Board's assistance. She did not respond to the letter.

Kevin reported that the speed bump has been installed and the roving security patrols are including this street in their patrols. Hopefully, this will improve safety on the cul-de-sac as it should help slow down vehicles. Larry Birdwell had been by the office to express his and his neighbors' thanks.

July 4th Golf Cart Parade - The Reaves headed up the July 2nd golf cart parade. A sheriff's car led the parade through the community ending at Copper's. It was well attended and all who participated had a fun time.

Security Patrol Update – A few more surveys arrived after the last board meeting, however the percentages on responses to questions did not change. The Board briefly discussed the fact that property owners need more information in order to make educated responses. The topic should be covered in newsletters and discussed at any meetings.

Tennis/pickleball Courts - They are completed and back open. Kevin had a hard time getting people to understand and to stay off of the courts until the surface could cure.

We are going to take a picture of StillWaters owners who use the courts on Wednesday morning at 9am for the newsletter. We will have an article about the courts in the August newsletter and will list those who donated to the new nets. Final cost to resurface the courts was \$21,000, the increase was due to the required additional surface treatment. The contractor did comment to Kevin that this was probably the last time that resurfacing is going to be a viable option.

Some property owners question why non-residents are allowed to play on the courts. Property owners may take a guest to the courts. It is also noted that the pickleball group donated \$3,000+ to purchase nets for the pickleball courts.

Pineview Pool - The new cameras have been installed at Pine. They are very noticeable, and it is Kevin's opinion being very noticeable will be somewhat of a deterrent. The previous cameras were under the eaves and almost hidden. After Point Broadband installs internet service to the pool, the pool can then be monitored from the 49 gate and via a phone app, just like the 34 gates.

The Landing Management Contract – SWRA will handle bookkeeping for their association at the request of J.R. Adams. There are 28 houses, and the agreed fee will be \$600/month.

A motion to move from General session into Executive session to discuss the Linda Echols legal case was made at 9:34 a.m. as Kevin had to leave the meeting at 10:00a.m. The motion was seconded and unanimously approved.

The Board returned to General Session at 9:45 a.m.

Paving & Drainage Project – Kevin met with Engineer Hagan Waggoner and Mark Ingram last week. Plans are to start preliminary paving in StillWaters this week. It will take Ingram Paving several weeks to complete the work as they will be also paving County Rd 34 and working S W in between break periods of Hwy 34.

Also, the drainage work on Cardinal Heights is scheduled to start within the next two weeks. The plan is to complete the drainage work before Ingram completes paving so Cardinal Heights can be repaved after the pipe work is complete. It will take Ingram several weeks to complete paving in StillWaters so we think the scheduling will work out.

Kevin has contacted the property owners whose property will be disturbed by the drainage work, and they understand the scope of the work and how it will affect their property. Mr. Bedingfield at 247 Cardinal Heights is concerned about the damage to his grass. Kevin explained the road right of way allows SWRA to do the work and that the contractor would put his yard back the best he can, but he could not guarantee it would look normal right away-it will take several months for the ground to settle and grass to grow back.

NEW AGENDA ITEMS

Moonbrook Park Sidewalk – The walking sidewalk around the park is sinking or bucking up in some areas. Kevin obtained two estimates on repairing or leveling the concrete. One was from AFS, and the other low estimate was from APS Foundation at \$17,600 with a 2-year warranty.

Lee stated that he had some experience in Auburn with the same issues and sometime grinding sidewalks was an option. He and Tom D. will take a look at it to see if they have any other suggestions. The Board is aware that this ground continues to sink as it was filled with stumps when it was created. The future may require removal of the concrete to be replaced with a softer surface or gravel walkway.

Accounting and HOA Management Software – Kevin attended a seminar and got pricing from Tops One Software. The cost for an HOA of SWRA's size would be about \$2,500 in set up fees and \$1,700 monthly. Some HOA's use this rather than QuickBooks. SWRA has been able to customize our QB to handle and track more than just accounting data. Kevin recommended that we continue with QuickBooks, he just presented his findings for informational purposes.

SWRA Lot Sale – Kevin presented an offer to purchase Lot 32 Palmer Drive by Troy Godwin of TAG Investment Enterprises, LLC. He has built several houses in StillWaters. The offer was \$8,000 and the purchase is contingent on the lot having a positive Perc Test prior to 8/1/22 and on the buyer obtaining acceptable financing. The house would face Palmer Drive. Kevin reported that the appraised value of the lot was 8,000. The Board reviewed and discussed the offer.

A motion was made and seconded to accept the offer of \$8,000 with the purchaser , paying all closing costs, transfer fees, survey cost, etc. and with SWRA paying no realtor fees.

Kevin was excused from the meeting at 10:00 a.m. due to an appointment.

Bylaw Covenant Revisions – Discussion on where we are in the process. We discussed moving forward with Covenant changes all at once rather than proposing bylaw changes first. Kevin had

attended a seminar where this was discussed. The Board discussed this on a conference call with Attorney Odom who did not necessarily agree with this.

Changing the bylaws requires a majority of those voting in person or by proxy whereas a covenant change requires a majority of all property owners whether they vote or not. Part of the goal of changing the bylaws is to clean up the language and to allow the Board to make changes and have more enforcement power. It is true that the court usually falls back to the covenants however many issues can be handled with the majority of owners agreeing to follow guidelines.

The Board agreed that we will go back to our May document revisions we were working on, review and finalize our proposed changes at our next board meeting.

Once we have the proposed changes, we will hold focus groups to review changes that we want to make with bylaws. What are we going to change and why are we wanting to change it? Just see what the focus group members think about it. Gene suggested 7-10 people invited to participate would be a manageable size. Board members will bring suggested names to our next meeting, trying to reach out beyond the people who are already involved. We may ask for representatives from each condo association, then send eflash open to anyone interested to contact Kevin. We could then ask them to limited size group and hold several different focus group meetings if needed.

Long Term Budget Projections – These would be important in any covenant changes as part of the process to have a 15-year plan to know the financial needs of SWRA in future years. It is the Board's belief that we will either need to increase income in the future or we will have to limit or reduce amenities. Though there have been general financial discussions and projections, SWRA has not had a formal in-depth projection done.

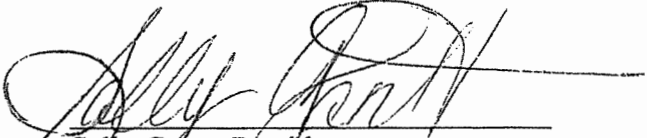
Red Bud and Eagle Peak Joint Meeting - To be scheduled.

Board Meeting Schedule – It was agreed to change the August Board meetings to the 2nd and 4th Tuesday of the month; August 9th and 23rd.

A motion to adjourn the meeting at 11:00 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: 8.9.2022

Minutes
SWRA Board of Directors Meeting
June 28, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:02a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey and Lee Eastman were present. Tom Dyne and Tom Nicholson were excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the June 7, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Camera Vendor - Kevin switched to a different security camera company, Lake Martin Surveillance, because Sims Data kept putting him off on installing the new pool cameras. Almost the same price but LMS claims they will have cameras in place in about two weeks. Have been waiting on Sims Data for about six weeks.

Commercial Building Highway 49 - The developer of the new shopping center where the proposed grocery store is planned informed Kevin that construction on the turn lane should start within the next week. He said the store owner is waiting until the turn lane is completed to start construction on the store building but hoped it would be completed early spring of next year.

Gate 34 Repaired - Gate 34 is fully functioning. All defective parts have been replaced and all repairs have been completed.

Moonbrook Park Vandalism - Someone vandalized the men's restroom at the park between Friday afternoon and Saturday noon. Kevin was informed Saturday and he inspected it by noon. It was mess again and the toilet was stopped up. He had to close the restroom until Monday when it could be unclogged.

Pool Pump Replacement - The Pineview pool pump failed this past weekend and will need to be replaced. The pool company was able to replace the drive unit, but the bearings are worn out and the drive will only last a short time. We hope until the replacement pump arrives.

Pineview Pool Issues:

1. Between June 10th and the morning of June 12th, someone pulled out the underwater pool light, wiring and all, and threw into the vacant lot next to the pool. This light had not worked in several years due to a wiring issue but now there is an open light fixture. Backyard Experience is scheduled to come install a dummy light so it will look normal.
2. Wednesday night June 15th we had to contact the Sheriff's Dept about a group of teens at the Pineview pool. None lived in StillWaters and all left but then later returned. Kevin went back to the pool, and all left again.

3. This morning a large amount of fecal matter was discovered by the pool contractor in the Pineview Pool. The pool will have to be closed for at least 48 hours. Because that 48 hour ends on Sunday, the pool will remain closed until Monday when the pool company can return and test the water.

There was an off-duty Sheriff's deputy on patrol in StillWaters June 18th & 19th. He concentrated on a couple of problem areas, and we had no incidents of vandalism or trespassing at the pool.

Added Security Patrols - Kevin spoke with the Sheriff about the possibility of hiring off-duty deputies for additional patrols. He agreed but explained this short of notice we might not be able to hire some. Kevin set up the schedule for the holiday patrols just after the first of the year, so it is already on the calendar. Kevin is working with Sgt Cowart's who handles scheduling to see what we can work out.

SWRA Court Resurfacing - Lowry Brothers Tennis contacted Kevin early June to explain that they have taken on another large project and will get to StillWaters tennis/pickle ball courts as soon as they can but could not guarantee a start time. He mentioned that they had cleaned and started sanding the existing courts and if SWRA wanted to contract with another company, he would not charge for the work completed. There is not another company in our area so I told him to try and start on our project as soon as he can.

They have now scheduled to start the resurfacing the tennis/pickle ball courts Tuesday and will have to remain closed for about two weeks. This does not work out for the 4th holiday but otherwise we would have to wait another several weeks.

Deposits and closings since last meeting

Deposits	\$22,709
Closings	7

TREASURER'S REPORT

Gene reported as follows:

- Total Income is about \$19,000 over projected budget. While the SWRA Dues are over by approximately \$6,700, the Annual Gate Fees are still under by nearly \$33,000. Transfer fees are over by \$26,000 with Building Permits and Impact Fees also showing more than projected at this time.
- Total Expenses are under budget approximately \$50,000.
- It is way too early to project any Net Income for 2022.

OPEN AGENDA

Security Survey – Kevin presented the results of the survey that we sent out.

There were 447 responses.

- 82% were aware that SW does not provide security throughout the community.
- 71% would like to see a regular security patrol in SW
- 79% have not experienced a need for a security patrol.
- 65% would be willing to pay an extra \$50 per year for a security patrol.

Fern Ridge Lane – At our June 7th meeting we had agreed that we would invite Mrs. Fortenbury to attend a Board meeting to discuss the issues. The roadway was marked by Larry Birdwell as to the requested location of the speed bump.

Kevin reported that her phone number and email are not correct in our system. He has not sent a letter, but he did go by the house. The daughter was home, so Kevin left his card for Ms. Fortenbury and ask that she call him. She has not called; however, she did go over to the neighbor's house (Larry Birdwell) to discuss the location of the speed bump. She wanted it moved down the street away from the cul-de-sac which would defeat the purpose and safety concerns as presented by Mr. Birdwell on behalf of his neighbors.

Kevin will send her a letter inviting her to attend the next board meeting to discuss the issues with the board members to see if we can find a resolution to the problems.

The roving security patrol will include this area in their patrol over the July 4th weekend.

July 4th Golf Cart Parade - The Reaves will head up the July 4th golf cart parade. They oversaw the parade last year. We decided that Saturday, July 2nd would be the best day for the parade of decorated golf carts and end at Copper's. A sheriff's car will lead the parade again and will expand the route.

Newcomer's Event Newcomers - The "Wine & Cheese", June 21st from 5-7 was a bring an appetizer to share and bring your own beverage. Kay reported that it was a smaller group this time, it was fun, and they got to spend time really talking and getting to know one another. The door prizes were a big hit. Kay is pleased with the progress.

NEW AGENDA ITEMS

119 Acre Parcel Sold - The sale of the 119 acres on Moonbrook owned by the Zettlers has closed. The purchaser is Southern Coastal Homes, a Panama City, Florida company and they agreed to sign the 1987 Covenant document which will remove this property from the Clear Cutting/ Covenant Lawsuit. At the closing this property was released from The Traditions Covenants.

They would like to attend the board meeting in July and discuss their plans with the board even though they may not have their plans complete but want to make sure the SWRA board agrees with the plat for the lots and to discuss options. They will not be ready for a presentation, just a general discussion. Rough draft was around 100 lots, they may put in a pool for those homes.

COO John Lewis, Makayla Lewis (daughter) marketing manager and Kerry Sayers project manager. Representatives came by the office before the closing and discussed plans for the parcel. Right now, nothing has been decided and based on the current economy they may wait before starting anything.

General Manager's Meeting – It was held June 16th at the SWRA Centre at 6 p.m. About a dozen people attended. Kevin covered the idea of adding additional security at some times, explained that our fees are too low and that they need to be increased and why and that the Board is working on proposed changes for the covenants. If the annual fees cannot be increased, then

the only other option is to reduce our amenities. He reviewed some general numbers from the annual budget. Sally and Gene attended and felt it was a good meeting.

Kevin will continue to hold these informational sessions at least quarterly. He will also address some of the questions/after meeting comments to further explain some of the vandalism issues in the August newsletter.

Lee Eastman was excused from the meeting at 10:15 a.m.

The Landing Management Contract – J.R Adams has requested that SWRA manage their HOA. Kevin explained what it would involve. The Board agreed that Kevin would put together a proposed contract.

Insurance Premium Increases - Assured Partners Insurance has contacted Kevin concerning increases in liability and structure policy premiums. Our policy does have a clause that allows the insurance company to increase premiums should there be an unforeseen incident or natural disaster. It appears that inflation is the unforeseen incident.

Right now, we have replacement cost insurance on structures. One option to save a small amount is to freeze the current value on the structures but if there is a claim it will be at the frozen values rather than the actual replacement costs. If not approximately 4% increase on average in premium for the rest of the policy period on the structure. The Board did not feel that it would be the best idea to freeze the structure values.

This change will happen in August or September. Liability is expected to go up about 8% for the remainder of this year, our policy renews annually in February.

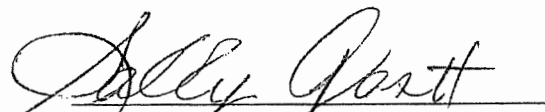
Red Bud and Eagle Peak Joint Meeting after July 4th. – to be scheduled.

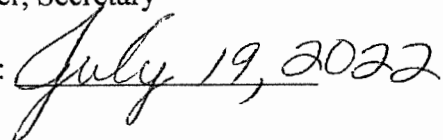
Board Meeting Schedule –It was agreed that the June 21st meeting would be moved to June 28th and the July 19th meeting would be cancelled.

A motion to adjourn Regular Session and move into Executive Session at 10:28 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: 

Minutes
SWRA Board of Directors Meeting
June 7, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:02a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne and Lee Eastman were present. Tom Nicholson was excused. General Manager Kevin Eason was present to report.

Guest: Mr. Larry Birdwell, Fern Ridge Lane

He attended the meeting to discuss an ongoing issue on their street. He shared a packet of information including pictures. Since April of last year, 10-14 kids at a time at a house with high volume traffic, speeding and reckless driving. The male owner passed away however the female owner, Mrs. Valerie Fortenbury and her two children live here. There are four houses on this road, Fern Ridge Lane including this house. The neighbors are being aggravated, with the reckless driving, throwing of trash repeatedly and they have safety concerns due to a blind spot on the cul-de-sac. The police have been over, Kevin has spoken with the owner as have the neighbors. Sherriff Abbot is making additional patrols in the area. The Fortenbury's and their guests have been confrontational, disrespectful and in general. One of the main perpetrators is a guest, there have been near accidents.

Mr. Birdwell presented a petition signed by the 3 property owners on the street who are being affected by this bad behavior. A 5" speed bump will do damage to a car, a 3" speed bump will not. It would need to go all the way across the road for it to be effective. He has put in 5 security cameras as have his neighbors. They are willing to help purchase a speed bump. He also had a SD card of documentation that he shared with the Board. The group gets together and party all night long. Both students will have finished high school this year.

SWRA has had issues with Mrs. Fortenbury's daughter and her friends at Pineview Pool. Kevin has this group on video from the pool on several occasions.

We appreciate you coming and providing us with well-prepared documentation. The Board will discuss options to see if there is any solution that can be found.

Approval of Prior Minutes

The Board approved the minutes of the May 17, 2022, Regular meeting as presented.

SW Security Patrol Cost Estimate – The Board discussed the costs of periodic patrols. SWRA has had these in the past. There are some limitations however, hiring off duty deputies allows some enforcement. The cost is \$50 per hour. A voluntary donation program to cover the costs was discussed.

It was agreed that we would invite Mrs. Fortenbury to attend a Board meeting to discuss the issues. SWRA has some metal speed bumps in storage and Kevin will ask Attorney

Michael Odum if we can write a letter notifying her of the safety problems. The Board will follow up with options to see if we can have a positive influence on the problem.

After discussion at our last Board meeting Kevin checked with a couple of security companies they would have the license - One shift roving patrol 5 days a week would be approximately \$35,000 and we would be responsible for insurance and payroll taxes. Either way we have to provide a vehicle. They will not do less than 40 hours a week. They cannot stop anyone, they cannot issue tickets, they can make people leave common areas. Have to use green or yellow lights, cannot use blue. They would be unarmed. They end up doing a lot of assistance. Swimming pools and tennis courts are their most effective to make people who don't belong there leave. The sheriff option seems to be the better option.

A motion to spend an additional \$2,500 to augment the security patrol that we have in StillWaters, times to be determined by Kevin to add to the holiday schedules in targeted areas was made, seconded and approved.

General Manager's Report - Kevin Eason

ADEM / Harbor Pointe Utilities - ADEM made a visit to the Harbor Pointe Utilities Sewer plant. According the ADEM, they came to SWRA first thinking SWRA owned the sewer system, there was a complaint filed for discharge of gray water over the Memorial Day weekend. Kevin asked for more information but after learning SWRA did not own the plant, they could not give out additional information.

EAH Rock Sign - A contractor started working on the rock sign at the East Alabama Health clinic but stopped. He has not been back to finish the job. They are trying to find someone to finish the job. Right now, the sign has one column that is rock, and the other is still the bare metal.

Gate 34 Repairs - The gate computer failed Friday and both the exit and entrance side of 34 Gate were open all weekend. The computer chip was replaced today, and the gates are working. The entrance gate is slightly higher in the closed position than normal due to an issue with the gear box. A replacement gear box is on order.

Gate 49 Fountain - The waterfall was cleaned, and new filters installed. The water is clear again and hopefully we will not have to use the blue algae killer. The algae should have been removed by draining the water. The rocks under the STILLWATERS sign were also painted.

July 4th Golf Cart Parade - The Reaves have asked to head up another July 4th golf cart parade. They oversaw the parade last year. We decided that Saturday, July 2nd would be the best day for the parade of decorated golf carts and end at Copper's. We will have the sheriff car lead the parade again and will expand the route.

Landscape Equipment - Two of the lawn mowers failed. One has been repaired and is back in service. The other is at the repair shop waiting on parts. We are a little behind on cutting the grass because of the lawn mower failures. Both issues are under warranty.

Memorial Day Weekend - The Memorial Day weekend and festival was a big success. We had very few issues during the holiday weekend. The major issues were Sunday night during the concert at Copper's Grill. Kevin received a few phone calls about the loud band, and he contacted Keith Hiatt to have someone announce that vehicles parked in the road needed to be moved.

Pineview Pool Theft - The swimming pool life ring has disappeared. A new one has been ordered. For right now, we are using an old one. It meets code but does not look good.

Red Bud Villas Meeting - Kevin has spoken to a few owners at Red Bud Villas concerning their complex. We will have a Red Bud meeting after July 4th to discuss issues concerning Red Bud. It appears the main concern of the three owners that Kevin spoke with is the landscape work. They are willing to pay an additional fee to have the grass cut and green space taken care of. This may be a good opportunity for them to form a Homeowner's Association to maintain common areas.

Sign Vandalism - We have had some signs vandalized. Unfortunately, this is a regular occurrence the first of each summer. Most of the signs have been repaired but we had to order a couple of missing street signs.

SWRA Website – V-3 is working on the preliminary draft for the new web site. They hope to have SWRA something to look at around mid-June.

Vehicle Accident - There was a minor accident this past Sunday at the intersection of Moonbrook and Beaver Point in the 90-degree curve. No one was injured but a boat and trailer were damaged when they crossed the center line and a truck hit the side of the boat/trailer. Moonbrook was blocked for about half an hour.

Deposits and closings since last meeting

Deposits	\$23,013
Closings	6

TREASURER'S REPORT

Gene reported as follows:

- Total Income is about \$12,000 over projected budget. While the SWRA Dues are over by approximately \$6,500, the Annual Gate Fees are still under by nearly \$33,000. Transfer fees are over by \$24,000 with Building Permits and Impact Fees also showing more than projected at this time.
- Total Expenses are under budget approximately \$25,000.
- It is way too early to project any Net Income for 2022, but at this time we are showing a Net Income of approximately \$33,000.

OPEN AGENDA

Newcomer's Event Newcomers - The Book Exchange on May 24th was not well attended, not sure why. The idea was to bring books you have read and trade with others who attend. The next event will be "Wine & Cheese", June 21st from 5-7. Bring an appetizer to share and bring your own beverage. Kay is planning on having door prizes from local businesses.

NEW AGENDA ITEMS

Board Meeting Schedule –It was agreed that the June 21st meeting would be moved to June 28th and the July 5th meeting would be cancelled. The Board will meet July 19th.

Lot Line Change Request – Mr. Herb & Sarah Starzer sent a request to move their property line slightly as presented between their lot and John Alexander's adjacent lot. The Board reviewed the platted map. Penny Alexander recused herself from voting and from signing the plat as secretary.

A motion to approve the change as platted and presented was made, seconded and approved with 5 members voting yes and Penny Alexander abstaining. President Sally Gantt and Treasurer Gene Akers will sign the mylar plat to be recorded at the courthouse.

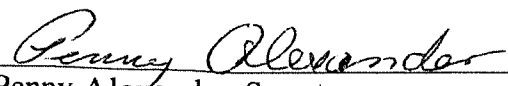
Villas on The Harbor Management Contract – Kevin reported that the buildings are in bad shape; their condo board is not proactive as members do not want to pay for necessary repairs and Kevin has concerns about the amount of time required to manage and the liability. Kevin requested that the Board cancel this contract. We have a hold harmless agreement however people could still file a lawsuit against SWRA. We would move some SWRA employees' job duties around and would lose one staff member due to the decrease. Kevin will offer to handle their bookkeeping through the end of the year in order to give their Condo Board time to respond. SWRA would continue to handle the accounting but do not want to handle the maintenance management.

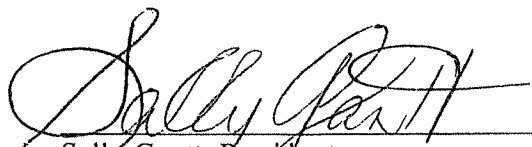
After discussion, a motion to drop the management contract with Villas on the Harbor per Kevin's recommendation was made, seconded and approved.

General Manager's Meeting – It will be held at the SWRA Centre at 6 p.m. on June 16, 2022. Board members are welcome to attend.

A motion to adjourn Regular Session and move into Executive Session at 10:59 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: June 28 2022

Minutes
SWRA Board of Directors Meeting
June 7, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:02a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne and Lee Eastman were present. Tom Nicholson was excused. General Manager Kevin Eason was present to report.

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He attended the meeting to discuss an ongoing issue on their street. He shared a packet of information including pictures. Since April of last year, 10-14 kids at a time at a house with high volume traffic, speeding and reckless driving. The male owner passed away however the female owner, Mrs. Valerie Fortenbury and her two children live here. There are four houses on this road, Fern Ridge Lane including this house. The neighbors are being aggravated, with the reckless driving, throwing of trash repeatedly and they have safety concerns due to a blind spot on the cul-de-sac. The police have been over, Kevin has spoken with the owner as have the neighbors. Sherriff Abbot is making additional patrols in the area. The Fortenbury's and their guests have been confrontational, disrespectful and in general. One of the main perpetrators is a guest, there have been near accidents.

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Deposits and closings since last meeting

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Gene reported as follows:

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After discussion, a motion to drop the management contract with Villas on the Harbor per Kevin's recommendation was made, seconded and approved.

General Manager's Meeting – It will be held at the SWRA Centre at 6 p.m. on June 16, 2022. Board members are welcome to attend.

A motion to adjourn Regular Session and move into Executive Session at 10:59 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: June 28 2022

**Minutes
SWRA Board of Directors Meeting
May 17, 2022**

Call to Order – President Sally Gantt called the meeting to order at 8:57a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Tom Nicholson were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the May 3, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Auto Accident - There was a vehicle accident on Moonbrook this past Friday night. No one was hurt. The accident was at the entrance to the golf club house. Sherriff department responded.

Employee Updates - SWRA hired an additional landscape person who started last week. Now we are at full staff for landscape workers and moving other workers to help out will get us caught up in the next couple of weeks on grass cutting and landscape.

FYI- Crayton Vickers fell off the roof of his house, he broke 3 ribs and had numerous bruises. He has been out for a couple of weeks but is doing better now.

Food Truck at Harbor Pointe Marina - Most of you are probably aware the Amsterdam Food Truck will be at Harbor Pointe Marina on Friday, Saturday, and Sunday for the first part of the summer. They may stay longer if they have sufficient business.

Gate 34 Repairs - The metal slide exit side gate at 34 has been removed and taken to the gate company shop to be rebuilt. Kevin has asked them to have it reinstalled by Memorial Day weekend and that is their goal. The entrance side gate is functioning correctly at this time.

Gate Safety Cameras - The flock safety cameras at both gates were replaced and upgraded. No change in our monthly cost this was due to a 3G wireless issue. We did lose some video but there were no pending issues to locate someone so that has not affected SWRA.

Gate 49 Fountain - The fountain at the entrance has been drained and will be cleaned. There is an excessive buildup of algae in it. The fountain will be out of order for about a week. The bleached-out rocks will also be painted.

Moonbrook Park Vandalism - Someone pulled the divider off the wall in the men's restroom at the park that is between the sink and the urinal. They tossed it out into the middle of the park. We were able to reattach it to the wall. It does have some minor dents in it.

New Water Line - Walnut Hill Water is installing a new water supply line along a stretch of Moonbrook Drive close to the park. Kevin reported that his understanding is that the existing pipe is small in this area. They hope this will help water pressure and improve water flow.

Pineview Pool Vandalism - We discovered this past Saturday morning that the pool area had been left in a mess again. Beer cans, empty fast-food packaging, bottles, etc.... were all on the ground and one restroom had all the paper towels and tissue pulled out and left on the floor. We could not determine who decorated the restroom and the outside items were left by two different groups. An older looking group left the food packaging and fire ball bottle. A group of younger boys left the fast-food packaging. Kevin did not continue watching the tape to find out who left the beer cans. Kevin did not recognize anyone. They did have a pool card. SWRA will obtain a quote for an upgraded gate lock system that will record the name of the card user just like we had at the vehicle gates a few years ago.

Pineview Pool Furniture - The shipping date for the new pool furniture has been revised again and is now June 10th. Because of the recent unacceptable activity at Pineview pool, Kevin does not want to put the umbrellas out because we are concerned about damage. We will wait until the new furniture and new cameras arrive before putting out the umbrellas.

Sheriff Called to Street Party - On Fern Brook Lane last Friday, a group of young adults were staying unsupervised at a house and might have had too much to drink. They were driving around the road spinning tires, yelling, etc. The sheriff's office responded and held the underage ones until their parents arrived some in the group were 21 but were not seen by the deputy driving so nothing could be done to them, they were also in a separate location on the road than the older ones.

The Sherriff Department's deputy has followed up with Kevin after meeting with a couple of surrounding homeowners. They will be patrolling more frequently, and they have spoken with the owner of house where party was held.

Sherriff's Response to Stoneview Summit Pool - The Sherriff's Department responded to a noise complaint and discovered underage people drinking alcohol at the Stoneview Summit pool. This was weekend before last. None of the people involved were owners or guest at Stoneview Summit so they were trespassing. Parents were contacted the kids were turned over to their parents. This was during the afternoon before sunset.

Villas on The Harbor Painting – They have started replacing siding on the yellow buildings adjacent to the road. The siding was replaced on the waterfront buildings about five years ago. Once the project is complete all the buildings in the complex will have the same color scheme.

Deposits and closings since last meeting

Deposits	\$22,703
Closing	6

TREASURER'S REPORT

Gene reported that looking at the budget today, there is nothing to report as all is on track as budgeted.

OPEN AGENDA

Family Fun Day Memorial Day Weekend Festival Update – Kevin found a kid friendly food vendor options for the family fun day. The BBQ guys from last year will also be there. Fire Department is coordinating with their Open House, and we will have hayrides back and forth. DJ Oz will be back. Kevin has found enough young people to work that Saturday.

Alabama Chapter of CAI - Kevin reported that the conference that he attended in Orlando was a good one that had many good presentations. Kevin received his PCAM award and a Rising Star Award. The Alabama Chapter of CAI received 3 awards: the largest number of new members, most retention of members and the Rising Star Chapter Award.

SWRA is considered a large-scale community by CAI Standards. The definition is over 1000 properties and over 1000 acres. Kevin reported on ideas discussed, seminars he attended and information from other associations. Security Patrols require a license or communities hire an outside company that assumes the liability/risks; however, they do not provide a vehicle. The difficulty in doing in-house is having a license, obtaining a vehicle and additional insurance coverage. SWRA could define what they could handle, they cannot stop people from speeding and issue tickets. Most associations used the patrols for protection of their amenities.

A motion for the Board to adjourn into Executive Session at 10:00 for a conference call with Attorney Michael Odum was made, seconded and approved.

The Board resumed Regular Session at 11:15a.m.

2022 Road Paving/Patching Project – Kevin had emailed the spread sheet for the proposed road paving and drainage project for 2022. The total is \$258,872.77 of which \$28,450 is drainage work and \$21,593 is the cost for a golf cart path from the 49 gates to the edge of the creek going toward the new shopping center on Hwy 49.

SWRA had \$192,500 budgeted in 2022 for roads. We have spent \$21,566 so far which includes \$7,000 where trees had to be removed from the roads. So, we have \$170,934 still in the roads budget.

Kevin's recommendation was to proceed with the all the paving and drainage work listed on the spread sheet except the golf cart path at this time; this work totals \$237,280. Based on current net income year to date we might have enough income through the remainder of the year to cover the additional expense, if not we have additional funds in the contingency reserve. The golf cart path can be discussed at a later date. Kevin feels that it is a good idea if SWRA has the funds later on in the year. Kevin spoke to Hagan Waggoner about the golf cart path and the paving company said it was like making a long driveway and would have some additional mobilization cost.

A motion to approve all the drainage work bid of \$28,450 and the paving bid of \$208,830 for a total of \$237,280 as presented which is approximately \$70000 over the \$192,500 left in the roads & drainage budget using existing income until end of the year was made, seconded and approved.

Newcomers - The next event will be a Book Exchange, May 24th at 2:00 p.m. Bring books you have read and trade with others who attend.

June 21st is the next scheduled Wine & Cheese event.

NEW AGENDA ITEMS

Pool Gate and Camera System – To update the gate card entry 1836 control system with the card user being recorded as swiped to identify the user and install a new 3 camera tree on the roof of the building would be \$4,500. The card entry is about \$1800. To repair the damaged camera, it would be approximately \$300-500.

After discussion, a motion to purchase the 3-camera system and the updated gate card system to be paid for from the Pool Reserve at \$4,500 was made, seconded and approved.

SW Security Patrol Discussion – This was discussed earlier in the meeting. The Board agreed that Kevin will gather more information and some costs to bring back to the next meeting.

Lighting at Gate 34 – Kevin is waiting on a quote. Gamma Sonic Solar Lighting has started developing lights for commercial use that are brighter and do not have the large solar panels. He will report at our next meeting.

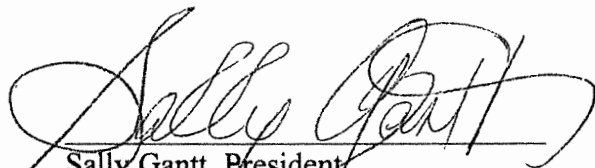
Dumpsters at SWRA Centre in June – Tallapoosa County sponsored dumpsters will be at the Union location next. Then the county will have them back at StillWaters in September.

Landscape Committee Report – The Committee met to review progress in the landscape projects and discuss future ones. It was agreed to remove the old, deteriorated railroad ties and junipers around a large crepe myrtle at the power line area on Dogwood near the triangle. Other concerns such as front gate area, back gate area and the island in front of the gatehouse at Hwy 49 were discussed.

A motion to adjourn Regular Session at 12:08 p.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: June 7, 2022

Minutes
SWRA Board of Directors Meeting
May 3, 2022

Call to Order – Vice President Kay Dickey called the meeting to order at 8:57a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Tom Nicholson were present. Sally Gantt was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the April 19, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Alabama Chapter of CAI - Kevin will be off May 4th, 5th, and 6th. The Alabama Chapter of CAI is hosting Kevin's registration fee to attend the CAI National Convention in Orlando. There is a program one of the nights where all the people who earned their PCAM since the last convention are inducted. This is the first time Alabama CAI has had two in the same year and it has been several years since they have had anyone earn a PCAM.

Directional Signs - The refurbishing of the large directional signs has been delayed due to delayed shipping of replacement letters. The new estimated ship date for the replacement letters is May 24th. They may not be here in time to have the signs completed by Memorial Day.

Harbor Pointe Utilities Broken Sewer Forced Main - When the contractor cleared the middle lot on Moonbrook Drive, they damaged the sewer forced main. For a couple of weeks, the sewage coming from the business located on Hwy 49 has been dumped onto the cleared lot and flowed into the woods. A resident who is a member of Lake Watch assisted Kevin in getting this handled promptly. The line was repaired last Friday. Harbor Pointe Utilities made sure the contractor repaired the line as soon as SWRA notified the sewer company.

Harbor Pointe Utilities Holly Ridge Addition - The company installing the sewer line on Holly Ridge has accidentally damaged Spectrum and Point Broadband communication lines. Owners have complained about interruption of their TV and internet. The sewer company explained to Kevin that the new sewer line will handle about 40 homes on the line and already two owners have contacted the sewer company to tie onto the new line as soon as it is installed.

Landscape Update - The annual lantana has been installed. The only location at the 49 gates where lantana was installed was on the backside of the attendant building where they sometimes park. Because of the new landscape work to be done just in front of the gate house, no lantana was installed there.

Property Sales - There has been an increase of properties under contract to be sold. The number of closing agents asking for association fees and information has increased. But there is usually more sales activity this time of year in StillWaters.

Tennis Courts - Lowry Brothers Tennis has delayed the resurfacing of the courts again. Due to labor shortages, they may not be in StillWaters until mid-June. Lin Lowry is trying to hire a couple of laborers that helped him in Opelika work up at SWRA, but he has to pay them more per hour. Kevin explained SWRA would rather wait until mid-June than have an increase in the cost.

Vandalism of Pool Restroom - Someone vandalized one of the pool restrooms last week. Nothing was broken but there was a large mess in one restroom to clean up. Only one restroom was open, had the second restroom been open it might have also been vandalized. It was not reported by anyone it was discovered when we checked them last Monday morning.

Wandering Bull in SW - A young bull was wandering around StillWaters over the weekend. It was captured late Sunday afternoon by its owner and removed. According to Ken Davis, the owner, it went missing from his pasture last weekend and has been missing for a week. It was reported along Hwy 49 a couple of times but could not be located. The bull damaged one of the greens at StillWaters Golf which the owner is handling with StillWaters Golf Course.

Deposits and closings since last meeting

Deposits	\$19,564
Closings	5

TREASURER'S REPORT

Gene reported that all is on track with nothing major to report today.

OPEN AGENDA

Family Fun Day Memorial Day Weekend Festival Update - Kevin is continuing to look for kid friendly food vendor options for the family fun day. So far only the BBQ guys from last year have committed. Fire Department is coordinating with their Open House, and we will have hayrides back and forth. DJ Oz will be back. Kevin is working on getting kids to work who are 16 or older.

Road Paving/Patching Update – Engineer Hagan Waggoner is gathering estimated bids. Kevin will forward information via email to board members as soon as he receives it.

Newcomers - The Wine and Cheese last Thursday had about 16 people to attend. Kay stated that Thursday night may not be the best night to hold events in the summer so she will look at other options.

The next event will be a Book Exchange, May 24th at 2:00 p.m. Bring books you have read and trade with others who attend.

Bylaws Update – Our next step is to review the change document that Gene sent out.

NEW AGENDA ITEMS

Gate Operating System - The DoorKing gate system SWRA uses to control both gates is reaching its limit of users. The file is very large now and takes several minutes to download. This is similar to what happened with QuickBooks when SWRA had to switch to the cloud-based Enterprise product from QB. DoorKing offers a similar system but requires an upgrade to a different operating board. DoorKing has explained options that will help reduce the number of devices in our current system and should get SWRA through the current year's budget.

The annual fee for the cloud system is currently \$3,200 per year with an initial cost of approximately \$8,000 to change out the system. It would eliminate some of the equipment that SWRA now has to maintain.

Tallapoosa County Tax Lien Auction – There were 5 StillWaters properties (3 owners). One bids the interest rate that you are willing to accept from property owner when they redeem the property. It got down to 0% so Kevin did not bid. The properties no longer go to the State, if no one bids the interest rate to earn on it, after 3 years and owner doesn't redeem the taxes, the properties just stay in the loop. the county can hold a private sale with public notification. SWRA had placed tax liens on all of these properties prior to the auction.

SWRA Website - Update – V-3 designer Chris Call joined the board via conference call at 10:30 a.m. They were recommended by Troy Sims of Sims Data. V-3 was a logistics company in 2004. Dale Vaughn felt they could do better on software, so they began researching and came up with their own. They started writing software in 2008. Chris has been with them since 2012.

The Board asked several questions, and the rough notes are listed below:

Does code belong to SWRA? Building on Word Press program, anyone who needs access can have a log in and PW to make changes, WP Engine is who they use for hosting. Monthly hosting costs are \$50 per month which includes some support from them.

Can't take current website (Constant Contact one) and send to V-3 to convert. This is like a house built in 70's and you can do a remodel but can't rebuild as good as new. Surface level changes (ex. popcorn ceiling removed but not asbestos) - foundational pieces are not supported any longer. Faster, cheaper, better to build new.

Our \$6000 gets us:

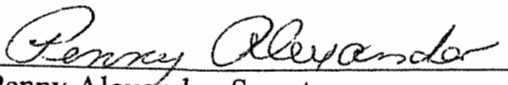
- They will create a custom WordPress website that is mobile accessible. Work on all different devices.
- Functionally, form system.
- Functional piece to this site is the owner's portal. Credit card payments online owner's portal (users can log in to portal to house .pdf, docs for download and review, also to make payments once a year. And store that info history for storage. If they buy garbage can service, can log in and pay.
- (Custom form system, fillable forms, dropdowns fill in the blanks. Or can build a universal form where user selects what they are paying for.
- Not collaborative, only finished .pdfs
- Interactive - see photos,

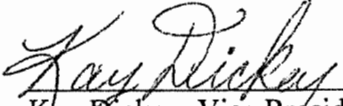
- Banners that we can charge advertisers.
- Board Portal - Won't have a front facing sign up – only way to have access is to have administrator add the name/account for better security.
- Discussed adding a Collaboration area within Board Portal. Chris explained that spam Bots try to create an account on a website to get in. The Collaboration Area is more at risk for spam. If the vault is there, but no money inside, then no one cares
- Don't need eflash or email since we already have systems in place. No benefit email marketing you want to use a 3rd party, so you are protected by built in, their expertise of those companies – he advised, stay with them. Use Send Great, Constant Contact etc.
- Owner account but no directory
- Merchant processors. SWRA selects. Recommended Brain tree, Pay Pal, Square, Authorize.net. and others. Will be encrypted, not have to be PCI compliant on our own. No credit card data stored in website. Check box to charge handling fee. 2.8 or 2.9 % processor fee. Plus 25cents.

The Board thanked Chris for his time, and he left the meeting at 10:57a.m. The Board briefly discussed and a motion to accept the proposal at \$6000 for initial development as explained and \$50 per month for hosting/support was made and seconded. Motion was unanimously approved.

A motion to adjourn Regular Session at 11:02 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Kay Dickey, Vice President

Date Approved: May 17, 2022

Minutes
SWRA Board of Directors Meeting
April 19, 2022

Call to Order – President Sally Gantt called the meeting to order at 8:57a.m. at the SWRA Centre. Board members Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Tom Nicholson were present. Gene Akers was excused. General Manager Kevin Eason was present to report.

Guest: Property Owner James Sleeman, Whisperwood attended the meeting to observe.

Approval of Prior Minutes

The Board approved the minutes of the April 5, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Drainage Work Update - Drainage Control, Right-of-Way Cutting - We have started cutting the right-of-way's and cleaning out the drainage ditches for the growing season.

Holly Ridge Sewer Line Installation - A sewer line is being installed down Holly Ridge to a house on Briarwood Point. The current septic tank is failing and there is not enough room on the property to install a standard septic system. Now properties halfway down Holly Ridge will have the ability to connect to the sewer system if needed. Several owners along Holly Ridge are not happy with the installation of the sewer line. There is a sewer easement in the covenants for all properties.

Landscape Update:

- Two trees were re-staked at the 49 gate and weeds were sprayed. All the trees were originally staked and according to the landscape company they removed the support string because several had broken and they thought the trees had established enough root system to hold them in place.
- The lantana we install each year has arrived at the landscape company. They will deliver to SWRA this week and we will start installing it.
- One of the mowers failed last week during its first week of use. We have ordered the replacement parts.
- Pine straw installation has been completed.

All maintenance/landscape employees have completed cross training on the landscape equipment, and we have plenty of employees to take care of the landscape work and maintenance by using them for double duty. We can now start a rotating schedule for Saturdays which will cause a small reduction in overtime pay.

Past Due Accounts - We turned off gate transmitters last week for accounts that were still past due, and several people came in and paid their fee and late charge on Friday when they arrived for the weekend. Turning off the transmitters works better than any other collection option.

Pineview Pool Furniture - The new pool furniture has been delayed due to shipping issues. It was originally scheduled to be shipped on April 15. but is now scheduled to ship April 26 which fortunately is still in time for the busy pool season.

SWRA Centre – Kevin decided not to replace the carpet runner over the wood bridge at the entrance to the SWRA office. Since we started using the carpet runner, the wood boards must be replaced every few years. The last boards only lasted three years. It is our theory that the carpet runner is not allowing moisture to evaporate and the this is causing the wood to rot prematurely.

SWRA Lift Truck - The truck with the lift gate on the back that we use to move heavy items has failed. Neither Alan nor the other employees could repair it. It appears the engine might have finally quit but it has over 250K miles on it.

Deposits and closings since last meeting

Deposits	\$22,812
Closings	4

TREASURER'S REPORT

Kevin reported that P&L as compared to last year is up over \$61,000. Most of this is due to the increase in the Annual Association Fees because of all the new lots that were platted and came online in 2021. That is perpetual income. 1987 Mandatory assessments are also up \$6,000 due to these new lots.

SWRA is showing Net income of \$186,000 over last year at this time. Budgeted income is \$67,000 over. \$3,500 more in annual fees than budgeted.

Currently we are \$65,000 under on expenses but this will even out and the actual should be very close to budgeted by year-end as accounts settle out.

OPEN AGENDA

SWRA Website Update – V-3 representative Chris Call, invited him to a board meeting to explain the complexities of what has to happen. We have control of the domain but still don't have all that we need. Discussion followed. The proposed bid for a new website was \$6,000 to rebuild our website completely including forms and such, and we would get the ability to take payments. However, we would not be getting an online accounting, address book or other features previously discussed.

Road Paving/Patching Update – Engineer Hagan Waggoner is gathering estimated bids. We have committed to a date to coordinate with Ingram Paving when they are paving Hwy 50 which is proposed to be the last week of May. By coordinating we don't have to pay the

mobilization costs. Hagan hopes to have the paving project list and estimates available at our next meeting for the board's review. Drainage will probably be later in the summer. At Cardinal Heights we need to complete the drainage work before we do the paving. Hagan suggested that we split the work up this year as the drainage bids will not be ready until later.

Newcomers - The next Social is April 28th Wine and Cheese – bring own beverage and an appetizer to share at the SWRA Centre.

Book Exchange in May. Bring books you have read and trade with others who attend. It has been suggested that we put a donation box there for donations to the Dadeville Performing Arts Center.

Tennis Court/Pickleball Donation – Sally read the revised letter to the group. The Board made one edit. The letter was approved.

NEW AGENDA ITEMS

Directional Sign Renovations – We discovered the large road signs needed renovating after inspecting them due to letters falling off. They have been repainted and replacement letters have been ordered. The original brass letters have been cleaned. We have had to replace some letters with a different material which will all be used on one sign.

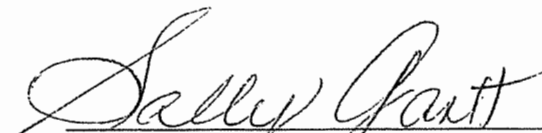
Family Fun Day Memorial Day Weekend Festival Update - Kevin is having a little trouble obtaining commitments from food vendors for the family fun day. So far only the BBQ guys from last year have committed. He is trying to find a lower priced option for families with children. If you know of someone with a food truck, please let him know. The Board discussed a few options.

Administrative Staff Office Rearrangements – Kevin stated that we are building a secure area at the storage area so we can move shirt inventory over and use the SWRA office space for an employee. Kevin is checking to see if we can destroy the old bankruptcy papers on the time shares.

A motion to adjourn Regular Session at 9:52 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: May 3, 2022

Minutes
SWRA Board of Directors Meeting
March 15, 2022

Call to Order – President Sally Gantt called the meeting to order at 9:00a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey and Lee Eastman were present. Tom Dyne and Tom Nicholson were excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the March 1, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

SWRA Lot Sold - Oakleaf Development (Scoop Langston) accepted the SWRA Board counteroffer to purchase a lot from SWRA on Buckview Lane for \$9000 plus all closing cost.

Landscape Pine Straw - The annual pine straw installation is scheduled for the first week in April, provided the supplier has sufficient quantity on hand. The annual mulch has been installed.

New Construction - Auburn Builders has requested permission to construct two houses on Moonbrook Drive. They will be close to the Inverness Trace and Moonbrook intersection. The ARC still has not yet reviewed the plans for approval.

Deposits and closings since last meeting

Deposits	\$13,006
Closings	3

TREASURER'S REPORT

No report this meeting.

OPEN AGENDA

SWRA Website Update - Lee and Kevin will have a zoom meeting this afternoon with the company we are considering for the web site work. If all goes as expected, we will transfer the existing web site to this company, and they will create a better product with more options than we have now.

Covenants Enhancement Committee – Updating the Bylaws – Kay and Gene had emailed areas of concern and questions. The Board agreed to meet after the regular board meeting on April 5th as a Special Session to work on this.

SWRA Annual Meeting - The annual meeting was held at the Church of The Living Waters on March 5th, a beautiful day and attendance was lower than usual. There were a few sign-ups on the Committee lists. The Board discussed setting up meeting soon.

Tennis Court/Pickleball Donation – After talking with David Scott, Kevin has not drafted a thank you letter to David Scott and the pickleball group as was previously discussed. Sally will find out the names of those who should be listed on the letter, Kevin will draft a new letter of thanks. After discussion, it was agreed that this will also be highlighted in the newsletter once the courts are resurfaced.

SWRA Lots – Scott Roe was not interested in the counteroffer on the Longleaf lots that he proposed to purchase.

NEW AGENDA ITEMS

Newcomer's Potluck – Thursday, March 24th at 5:00 at SWRA Centre, open to all, a *SWRA eflash* will be sent a couple of times for this event. Bring a dish to share, beverages will be provided. Kay requested funds to cover paper products, ice and beverages. **A motion to approve a \$250 allocation for the Newcomer's Committee expenses was made, seconded and approved.**

Gate 34 Repairs - The 34-slide gate has failed again. It was warped and this caused the rollers to quickly wear out. The new rollers lasted about three weeks. The cost to replace the gate is \$8,955.87 and will take about a week. Kevin spoke to our insurance agent, and he said it should be covered after the \$5,000 deductible but he suggested SWRA think of all issues before filing a claim. **The Board agreed that we should not file a claim on this.**

After discussion, Kevin will try again to straighten the bent gate side. If we replace the gate, it will be a steel gate with round support tubes rather than square support tubes. A bid from Gilbert Welding & Design was reviewed. Funds would come from the Gate Reserve account. **A motion was made, seconded and unanimously approved to accept the bid from Gilbert Welding & Design of \$8955.87 to purchase one new side gate with the monies to be taken from the Gate Reserve account.**

Office Closed Monday, March 28th - Kevin will be off the last week in March to celebrate his 40th anniversary. The office will not be staffed that Monday; it will be closed for the day.

A motion to adjourn Regular Session at 10:28 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Sally Gantt, President

Date Approved: April 5, 2022

Minutes
SWRA Board of Directors Meeting
March 1, 2022

Call to Order – President Tom Nicholson called the meeting to order at 9:00a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the February 15, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Gate 34 - The entrance and exit sides of 34 gate are now operating properly. The gate company was able to straighten the metal slide gate enough on-site, so it works but it is not perfect. We are going to hope it works for now because the next option is to replace the slide gate.

Harbor Pointe Utilities - The utility work along Moonbrook and to the right as you enter 49 gate is the new sewer line for the commercial strip center on Hwy 49 that is being installed

Homeless Person - We are continuing to have an issue with what appears to be a homeless man living in different areas of StillWaters. He is spending cold night in the bathrooms at the park, one of the condos, the pool, and maybe the marina. Kevin has asked him to leave StillWaters and go back to Dadeville three times. The sheriff's department has been contacted but cannot do anything unless they can catch him sleeping in a bathroom. He is the same man that can usually be seen walking around downtown Dadeville. Kevin has given him a ride to Dadeville and dropped him off, but he came back.

Pineview Pool - The pool filter sand needs to be changed. It was changed last year but the heavy usage of the pool and the large number of trees around the pool causes the filter sand to get dirty quickly. The sand is only lasting about a year.

Point Broadband (PB) Update - Kevin meet with Pointe Broadband representatives last week. PB had originally stated they would be finished with installation in StillWaters by end of 2021. Due to different issues, PB is now predicting they will complete their fiber optic installation around May of this year. Their goal is to move out of StillWaters by Memorial Day.

Pool/Tennis Entry Cards - We are out of electronic cards that are used to open the pool and tennis court gates. They are on back order until the end of April. According to the supplier this is due to the current computer chip shortage. The cards have a small computer chip inside them. We actually ordered them in January before we ran out but just received an update from the supplier.

SWRA Landscape - One of the gators used by SWRA would not start and had to be taken to the shop for repairs. Cost estimate from the shop is \$450 but the part needed is 4-6 weeks on back order.

Deposits and closings since last meeting

Deposits	\$33,981
Closings	5

TREASURER'S REPORT

Gene reported:

- Total Income is about \$26,000 underbudget. While the SWRA Dues are over by approximately \$9,000, the Annual Gate Fees are under by nearly \$35,000.
- Total Income for 2022 is about \$80,000 more than same period in 2020.
- Total Expenses are under budget approximately \$85,000.
- Condo Management is currently showing a net loss of about \$5,000.
- It is way too early to project any Net Income for 2022.

Annual meeting report. Gene shared with the Board a few of the points that he will highlight during his report. Discussion followed on a few budget areas.

OPEN AGENDA

Board Election Committee –Rhonda Jones, Joel Raines, Debra Knight, John Profit and Chad Brooks have agreed to serve. Debra Knight has a conflict and cannot attend, and Chuck Lehman has agreed. The committee will meet to count the votes at the SWRA office on March 1st at 1:00pm.

SWRA Annual Meeting - The board for Church of The Living Waters has approved SWRA using the church property for the SWRA annual meeting on March 5th.

Business Continuity- SWRA Disaster Recovery Plan – Gene reported that he has finished the draft of the initial IT disaster recovery plan and has given to Kevin for review. Gene will meet again with Kevin. The next step is to inventory the IT infrastructure, so we know what we have if we need to replace it.

SWRA Website – Lee and Kevin will meet with one of the companies that responded with a quote.

Covenants Enhancement Committee – Kay and Gene will meet to work on this for our next meeting.

Tennis Court/Pickleball Donation – Kevin to send a thank you letter to David Scott and the pickleball group as was previously discussed. Kevin will reword the letter and send it to the Board for review before sending.

NEW AGENDA ITEMS

Annual Meeting - George Carlton is the only County official who might be able to attend. Jimmy Abbott and Ed Oliver are unable to attend.

The Board reviewed the meeting agenda and discussed topics to highlight.

Pool Furniture - After looking at the current pool furniture, Kevin reported that we need 24 chaise lounges, we have 14 that are still ok, but we usually keep at least 36. We will need five new tables and 24 regular chairs. We have 27 regular chairs that are still good and two tables that are still good. We could get by with just ordering three tables but then we would not have any in inventory should one break during the summer. Cost for these items including shipping is \$4,367.

We did not budget for new furniture for the pool furniture. **A motion to purchase as per Kevin's recommendation paid for out of regular funds was made, seconded and approved.**

SWRA Lots – Scott Roe had sent an offer to purchase several properties owned by SWRA. The Board reviewed the four lots and his offer. Two do not have a paved road to them and one is a parcel that SWRA purchased from Mr. Coe in the Auction Deeds Case settlement to protect the boundaries of the gated community. The offer on the lots was very low. Mr. Roe discussed wanting to park his equipment on the lots. **After discussion, A motion to counter was made as follows: Lot 41 Longleaf Way and Lot 51 Longleaf Terrace for \$8,000 each and with the understanding that SWRA will not be responsible for paving the road and that the 4.55 acres adjacent to Turtle Lane is not for sale. The motion was seconded and approved.**

SWRA Centre Deck Ramp – The cost was \$4,800 to repair the support post and ramp that was rotted. **A motion to approve the cost to repairs and take it from SWRA Centre maintenance account was made, seconded and approved.**

A motion to adjourn Regular Session at 10:44 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: March 15, 2022

Minutes
SWRA Board of Directors Meeting
February 15, 2022

Call to Order – President Tom Nicholson called the meeting to order at 9:13a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the February 1, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Election Ballots - The ballots and 2022 window decals will be mailed to owners in good standing this week.

Gate 34 Damage - Lightning hit 34 gate the week of Feb. 7th during the storms. The control board for the entrance gate side and the keypad were damaged. A replacement board and keypad have been ordered. The gate is currently working because we installed some used parts, but it probably will not last long with the used board. Good news is expected delivery date is February 25th, much sooner than it took to receive the sliding gate rollers.

Property Sale - The sale of the Steve Jones property to Auburn Building Co., LLC closed, and they have sale signs up. Kevin has talked to one of the owners of J&L and discussed transfer fees, building permits, etc. They plan to build 4 on Moonbrook Dr. first and then work on the infrastructure moving deeper into the property. Estimated to be in \$450,000 range.

Shopping Center on Hwy 49 - The new shopping center under construction on Hwy 49 S will be tying into the Harbor Pointe Sewer system. The new sewer line will be run from the shopping center across golf course property and tie into the main line on Moonbrook.

SWRA Annual Meeting - The board for Church of The Living Waters has approved SWRA using the church property for the SWRA annual meeting on March 5th.

SWRA Copier - Kevin had informed the board we were selling the copier from the Welcome Centre back to the copier company to reduce our monthly cost. A couple of months later and back in forth with the copier company, it was not a long-term savings to do this. They returned our copier and we kept everything the same.

Vandalism of New Construction - Kevin received a report that someone had vandalized a new home construction site over the weekend. The builder has game cameras set up but could not determine who it was from the cameras. The vandal arrived at the site about midnight and was there a couple of hours based on the builder's cameras. This person pulled out wiring, broke windows, damaged HVAC system, etc.

Deposits and closings since last meeting

Deposits	\$108,704
Closings	3

TREASURER'S REPORT

No report this meeting.

OPEN AGENDA

Board Election Committee – Rhonda Jones, Joel Raines, Debra Knight, John Profit and Chad Brooks have agreed to serve. The committee will meet to count the votes at the SWRA office on March 1st at 1:00pm.

SWRA Welcome Centre Building - The deck at the East Alabama Clinic/Welcome Centre has several rotten boards and is dangerous to walk on in some places. Kevin gathered estimates to repair. The lowest bid to repair/replace rotten wood at the clinic deck will cost \$4,800. The portion that is covered by the porch roof does not need replacing. The color of the wood will not match at first but over a short period of time the wood will weather, and all will match. There is \$ 10,000 in the Welcome Centre Reserve account.

A motion to approve the deck repair with funds coming from the Welcome Centre Reserve account was made, seconded and approved.

Business Continuity- SWRA Disaster Recovery Plan – Gene reported that he is continuing work on this.

Covenants Enhancement Committee –Kay and Gene will compile Board members comments on the Bylaws in the next couple of weeks and bring those back to the Board for discussion.

Tennis Court/Pickleball Donation - David Scott called Kevin on Monday Feb. 14th and said he had the donated nets. Kevin called Linn Lowery of Lowery Brothers and confirmed that Linn was fine with this as he is working with the pickle ball group on some Opelika courts. The nets were removed from the SWRA order.

NEW AGENDA ITEMS

SWRA Lot – SWRA received an offer to purchase Lot 15 Buck View Lane from Oakleaf Development who are building a house next to Lot 15. They have offered \$9,000 for the lot plus covering transfer fee and all closing costs.

After discussion, a motion to accept the offer was made, seconded and unanimously approved.

Utility Easement Request – SWRA own Lots 7 & 8 on Stagecoach Road. Michael and Wendy Carter are requesting an easement for underground power and water to reach their property that is behind these lots. The Carter's will bear all costs to record the easement. There should not be

many, if any, trees removed. The Board would still have to approve the utility easement once plans are submitted, and the ARC will approve the construction of the house.

A motion was made to notify the Carter's that they may move forward with the paperwork to put in underground utilities subject to Board's final inspection of the documents once they develop a plan. The motion was seconded and approved unanimously.

Change of Lot Lines Lot 11 & 12 Beach Island Trace - The Kuhn's recently purchased lots that had been joined into one prior to the Auction in 2003 before the Association was controlled by property owners. One fee has been collected since that time. This was prior to SWRA property owners taking over after the development. They are requesting that they be allowed to subdivide their lot(s) back into two parcels. Their current house is too close to the property line of the old original parcel layouts. They would like to move the old, platted line over by 10 feet to be sure that their house is at least 10 feet off the lot line and the new owner would be required to build 10 feet off to meet set back requirements. The Board reviewed the 1987 covenants on subdivision rules and plats. Lot 12 has 100 feet of waterfront. Adding back the second parcel fits into the surrounding lots. Discussion followed. SWRA would gain an additional annual fee as this will add one parcel to the overall count.

A motion to allow the Kuhns to subdivide their Lots 11 and 12 of Beach Island Trace back to the original recorded lot line less 10 feet to preserve required setbacks in accordance with SWRA Covenants and subject to ARC approval was made, seconded and unanimously approved.

A motion to adjourn Regular Session at 10:21 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: March 1, 2022

Minutes
SWRA Board of Directors Meeting
February 1, 2022

Call to Order – President Tom Nicholson called the meeting to order at 9:00a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the January 18, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Gate 34 Repairs - The gate company attempted to repair the entrance sliding gate at gate 34. They determined the gate must have been hit and was slightly warped. They are sending a welder to try and straighten the gate on site instead of taking it back to Columbus.

Property Sale - The sale of the Steve Jones property to J&L Construction (Auburn) should close soon. Kevin has talked to one of the owners of J&L and discussed transfer fees, building permits, etc. Their attorney has not requested the pre closing form as of this update. They plan to build 10 spec houses at a time, 1500-1800sf homes, approximately \$300,000 range.

SWRA Annual Meeting - The board for Church of The Living Waters has approved SWRA using the church property for the SWRA annual meeting on March 5th.

SWRA Cemetery Cleanup - A group cleaned up the old cemetery. They removed the large fallen tree and picked up limbs.

SWRA Maintenance Building - Construction on the pole barn has finished. It should provide usable space and protection for some of the equipment and a good turn around space for trucks with additional parking.

SWRA Staff - All employees were very pleased with their raises and wanted to make sure their sentiments were passed on to the board.

SWRA Welcome Centre Building - The deck at the East Alabama Clinic/Welcome Centre has several rotten boards and is dangerous to walk on in some places. Kevin is in the process of obtaining estimates to evaluate and replace the deck boards.

Tallapoosa County Dumpsters - The county has confirmed there will be two county dumpsters in the parking lot of the clinic adjacent to the 49-entrance gate on February 7 and 8. The county agreed they will clean both dumpsters out when they fill up, Kevin will call the county when the dumpsters are full.

Tennis Court/Pickleball Donation - SWRA has ordered the nets with the original estimate/contract with Linn Lowry of Lowery Brothers. David Scott had contacted SWRA with the offer to donate the nets. Board members agreed that we would honor the full contract as agreed to with Lowery Brothers. The donation to SWRA can be made in cash rather than David purchasing them elsewhere.

Deposits and closings since last meeting

Deposits	\$101,335
Closings	3

A motion to adjourn into Executive Session for a conference call with Attorney Moates was made, seconded and approved at 9:28a.m.

The Board reconvened the regular session at 10:33a.m.

TREASURER'S REPORT

P&L Budget vs Actual

- Total Income is about \$17,000 underbudget. While the SWRA Dues are over by approximately \$13,000, the Annual Gate Fees are under by nearly \$35,000.
- Total Income for 2022 is about \$92,000 more than same period in 2021.
- Total Expenses are over budget primarily from the new pole barn expenditure in January.
- It is way too early to project any Net Income for 2022.

OPEN AGENDA

Board Election Committee – Rhonda Jones, Joel Raines, Debra Knight have agreed to serve. We are waiting from a response on others. Other suggestions were made. The Board agreed to approve the committee via email once we have the responses. The vote count will be held at the SWRA office on March 1st at 1:00 p.m.

Business Continuity- SWRA Disaster Recovery Plan – Document to define an organizational structure for recovery. Gene reviewed the organizational chart and ask for input on members of teams. There would be a Disaster Management Team, an Emergency Response Team, an Office Response Team, a Governance Response Team, an IT Response Team and Facilities Response Team. The members to lead these teams were reviewed.

The time frames for reestablishing services were based on the Business Impact study that was done by the Board and General Manager in 2021.

Cart Path Access from Front Gate to Shopping on Hwy 49 – Gene reported that he felt options to accomplish this without spending money was a good idea. Kevin will ask Hagan Wagoner to look at this and give us his opinion on a general estimate of costs involved and options. State right of ways issues, easements, protecting the gates, interference with the golf course, safety, etc. need to be considered.

SWRA Website – Kevin and Lee are working on. SWRA owns our website domain, and it is handled by Constant Contact.

Covenants Enhancement Committee – A first draft from Kay and Gene drafting specific goals and objectives had been emailed to Board members. The goals were discussed. A methodology and incremental approach to accomplish change was defined. Procedurally we will go through section by section working toward a total rewrite of the covenants for clarity, better definition, enforcement and flexibility.

The Board discussed ways to move forward. We must show proof of the need to change in order to get people on board. Changing the By-laws may be the best first step. Education of and inclusion of property owners will be vital. Board will mark up By-laws and send suggestions to Kay and Gene.

Newcomer's Club – Kay reported that things are going well, and more people are getting involved.

NEW AGENDA ITEMS

SWRA D&O Insurance - The D&O insurance policy for SWRA is increasing from last year's premium amount of \$19,000 to \$24,000. We have shopped the policy to different D&O carriers, but all other quotes have been higher. The increase is due to a nationwide increase in D&O coverage and the increased annual budget of SWRA.

SWRA is in a high-risk category because it has not been three years since a legal case including SWRA was filed. The Echols, Wahl, and UTV cases are the most recent. If SWRA can go three years without being involved in another legal case, the premium should go down because of the large deductible with the SWRA policy. Kevin asked about reducing the deductible to \$50,000 and Ironhorse Insurance would not renew with a lower deductible.

Currently SWRA carries 2 million in D&O coverage. Kevin spoke to our insurance agent about lowering the coverage to 1 million to reduce the premium amount. The D&O insurance companies will not write Association insurance for less than the annual budget. The SWRA annual budget is almost 1.5 million. Also, the premium difference between 1.5 and 2 million in coverage is only a couple of hundred dollars.

Tom Dyne also spoke to a friend of his that tried to help SWRA last year with the D&O coverage and he confirmed D&O insurance is increasing everywhere.

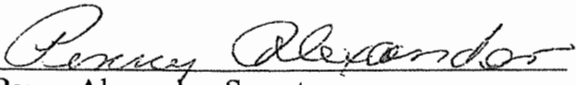
The D&O insurance company has agreed to renew the SWRA insurance policy. The new policy will take effect on January 28th.

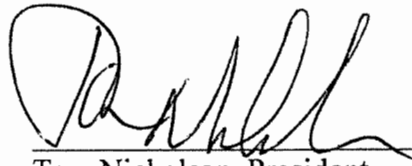
Cellular Communications - SWRA had to switch its cellular communications for the pool, tennis courts, office, and welcome center from 3G to 4G. The 4G signal is not as strong at these locations as the 3G. We do not know why and neither does the installation companies. The remedy is a new antenna at each location except the office. Cost will be about \$500 per location except the tennis courts will be about \$750.

Accounting Firms - Our accounting has been changed to Central Accounting and Development with our long-time SWRA accountant, Letha Hinote.

A motion to adjourn Regular Session at 11:48 a.m. was approved.

Respectfully submitted,


Penny Alexander, Secretary


Tom Nicholson, President

Date Approved: 2/15/22

Minutes
SWRA Board of Directors Meeting
January 18, 2022

Call to Order – Vice President Tom Dyne called the meeting to order at 9:08a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Lee Eastman and Sally Gantt were present. Tom Nicholson was excused. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the January 4, 2022, Regular meeting as presented.

General Manager's Report - Kevin Eason

Alabama Power Poles - Alabama Power has informed Kevin that they are replacing a few power poles around StillWaters. The new poles will be installed, and the electrical wires moved to the new pole. The old pole cannot be removed until the communication companies move their wiring to the new pole. This was the same issue with the last new pole installation.

Gate 34 Repairs - Six to eight weeks estimated ship date on the repair parts for the 34 Gate sliding gates. The gate company suggested Kevin try an auction site such as eBay for the parts, sometimes parts will show up there. No parts on eBay right now but Kevin is monitoring the site.

Road Closure - A truck hit a large buck in front of the tennis courts Thursday evening. The truck was damaged and had to be towed. The seven-point buck was killed. One lane of StillWaters Drive was closed for a couple of hours until the truck could be moved.

SWRA Cemetery - The Daughters of The American Revolution, Alex City and Dadeville Chapter, will be working at the Spain family cemetery in StillWaters over the next few weeks. They are checking the head stones and burial plots for historical information. The cemetery might qualify for some historical recognition.

SWRA Credit Card - The Regions Bank credit card was compromised and had to be canceled. A new card will be issued. SWRA is not responsible for the fraudulent charges, but it may take a couple of statement cycles to get them all removed.

SWRA Maintenance – The Pole barn kit has been delivered and construction is scheduled to start soon. Pole barn should be completed within a few days of starting construction.

SWRA Vehicle - The Dodge van Kevin had planned on purchasing that was approved at the last board meeting was not in as good of shape as he thought. We were able to locate a truck for the same price. A little older model but runs well and will replace the Ford Explorer.

Deposits and closings since last meeting

Deposits	\$284,557	Closings	3
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TREASURER'S REPORT

Gene reported that collections are up a little as compared to same time last year. About \$12,000 at this time. Kevin stated that a few people have returned some of the easy entry clickers.

OPEN AGENDA

SWRA Dumpsters - The dumpsters were filled a couple of times this past weekend. We had the full ones removed Saturday afternoon and empty ones delivered. Most people were appreciative of the dumpsters. A few complaints about how it was difficult to put items in the dumpsters due to high sides but there was a SWRA employee at the dumpsters Friday, Saturday, and Sunday to assist owners with putting items in them though some people missed them. It was a good service but the costs to us was more than anticipated/budgeted due to an extra emptying/dump and weight.

SWRA Disaster Recovery Plan – Gene sent a copy of proposed organization chart via email to board members. He briefly explained the process. He and Kevin will continue to work on this and then send to board members.

Newcomer's Club – Kay reported that the January 27th, 5-7 pm has been postponed due to the current Covid surge.

SWRA Property Lot Sale – Lot 10 Buck Skin Court purchase by Jeff Grayson (108 Buckskin Ct.) has closed.

NEW AGENDA ITEMS

Accounting Firms -Our accounting firm, Warren, Sasser and Associates, LLC has dissolved and formed separate companies. SWRA has used them since 2008. Letha Hinote, the partner that has always handled the SWRA accounting in DeFuniak Springs is opening her own firm, Central Accounting and Development in the same location where they have been located. Derek Warren will remain in the Geneva office. Derek will keep the current clients and company name of Warren, Sasser, and Associates. Letha will keep the building and any clients that request moving to her new firm. Kevin recommended that the board consider staying with Letha if she will still consider SWRA as a client. She will continue focusing on association accounting and Kevin's understanding is that Derek will be more focused on commercial businesses.

After discussion a motion to move the SWRA accounting to Central Accounting and Development in order to stay with our long-term accountant Letha Hinote was made, seconded and approved unanimously.

Pickleball Donation - Some of the pickle ball players had contacted Kevin and made an offer to purchase the nets for the SWRA tennis/pickleball courts when they are resurfaced at approximately \$3200. The Board reviewed a letter of thanks and understanding to be sent to them once the donation is received.

After discussion and editing, a motion to approve the letter as amended was made, seconded and approved.

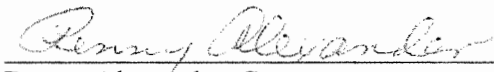
Election Committee – Suggestions were made for members for the upcoming election committee. They will be contacted to see if willing to serve. The vote count will be held at the SWRA office on March 1st at 1:00 p.m.

Rule & Regulations - Kay Dickey and Gene Akers agreed to review documents to work toward melding Rules & Regulations and Policies and to develop a plan to move forward with rewriting the 1987 Covenants.

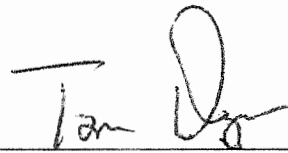
GM Meeting Report – Kevin reported that it was well attended due to the mention of changing the covenants in Kevin's newsletter article. There was a good discussion. Several people attended for the first time; some were new owners. Discussion on the roadwork and utility road cuts were held as well as construction concerns and questions.

A motion to adjourn Regular Session at 10:43a.m. and to move into Executive Session was approved.

Respectfully submitted,



Penny Alexander, Secretary



Tom Dyne, Vice President

Date Approved: Feb. 1, 2022

Minutes
SWRA Board of Directors Meeting
January 4, 2022

Call to Order - President Tom Nicholson called the meeting to order at 9:04a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Kay Dickey, Tom Dyne, Lee Eastman and Sally Gantt were present. General Manager Kevin Eason was present to report.

Approval of Prior Minutes

The Board approved the minutes of the December 7, 2021, Regular meeting as presented.

General Manager's Report - Kevin Eason

Auto Insurance - Kevin is looking into changing our auto insurance coverage and general liability coverage to reduce cost. As he understands, SWRA can reduce insurance cost by limiting its owned vehicles to the StillWaters private roads and to a certain travel radius. We will have regular insurance coverage on two vehicles so they can be driven out of StillWaters.

Christmas Decorations Electrical Issues - We are having some electrical issues at the park with the Christmas decoration lighting. Due to the number of extension cords and where they plug into each other is not waterproof, when there is a heavy rain the GFI circuit on the electrical plug trips and the lights do not work. We reset the GFI, but it will trip every time there is heavy rain on the extension cords. Smith Electric inspected the electrical boxes and agreed it is probably heavy rain.

Condominium Issues – Mid December was very busy at the condominiums. Recently, SWRA employees responded to two false fire alarms at Stoneview and Harbor Pointe on a Friday night. That Saturday, we responded to three elevator failures, Harbor Pointe, Stoneview, and The Pointe. Saturday a sewer pump failed at Harbor Pointe. These types of issues are not common this time of year, so we only had one person working on Saturday.

Court Date - The Linda Echols boat house height case is scheduled for a hearing on Wednesday, January 5th starting at 9am. We expect the judge to order the case to mediation.

Gate Transmitter Cost Increase - Our cost has increased for the gate transmitters we sell that remotely open the entrance gates. The new cost will take effect after the first of the year. After the first of the year, we will need to increase the sales price of the gate transmitters from \$80 each to \$90 each. This is the one-time expense owners have that purchase the device.

Heavy Rains - SWRA received several complaints from owners concerning water runoff from the heavy rains the end of last week. Kevin has explained to them, SWRA is not responsible for erosion or damage caused by water running off the roads, as per Alabama law. The roads were in place before any houses were built. There was a tremendous amount of water during the thunderstorms.

Landscape Ant Control - The golf course applies the annual ant control chemical along both sides of Moonbrook. We have them do this application the same time they treat the course otherwise the ants would move off the course to the roadside. This is a once-a-year application and we have been doing it for about five years. Then each quarter Auburn Grounds applies ant control to the park.

Office Closed - The SWRA office was closed from Thursday, December 23rd thru Wednesday, December 29th. Kevin was available during the holidays, and we had a skeleton crew working at the gate and maintenance.

SWRA Annual Fees - The 2022 invoices were all mailed by December 21st.

Sunday Construction Exceptions - Recently, there were three different construction sites where contractors were working Sunday morning because they were not able to work this past week due to the rain. One was inside which Kevin told them they could keep working, the other two were working outside and he agreed they could resume work after 12 noon provided, they did not run any heavy machinery. He also allowed the Pointe Broadband splicing crew to work this past Sunday but not the digging crew. The splicing crew does not make any noise.

SWRA Truck - The Ford maintenance truck transmission failed and is being rebuilt. This truck has 231,000 miles on it. And the 2003 Ford Explorer we purchased four years ago for \$1,100 is in very poor shape and if it breaks down the cost to repair will probably be more than it is worth. Kevin is looking for a replacement.

SWRA Storage/Maintenance - The pole barn materials are scheduled to arrive the first week in January. The location is currently being prepared. Wheeler Construction will erect the pole barn but due to their schedule they will not be able to erect it until first of February. There are other contractors who can erect it, but they are farther out than Wheeler.

SWRA Welcome Centre - The septic tank at the Welcome Centre building had to be pumped and one of the access caps was replaced. The cap was broken this past summer when a lawn mower hit it. The cap had started allowing sewer gas to escape.

Tennis Courts - Lower Brothers Tennis Company informed us they are behind schedule with resurfacing work due to labor issues. Originally, they had the SWRA tennis/pickle ball courts scheduled to be resurfaced in March, now they expect to do the work toward the end of May. Also, the top net cable broke on one of the courts. The cables and nets will be replaced when the resurface work is performed.

The Landing Common Dock – Kevin has received three phone calls asking about the common dock being installed at The Landing. The approval letter from FERC is being circulated which seems to help answer questions. Kevin has explained that the docks were approved by the federal government (FERC) and SWRA has no authority over these.

Deposits and closings since last meeting

Deposits	\$73,556
Closings	5

TREASURER'S REPORT

2022 Budget Discussion - Gene presented and reviewed the SWRA 2022 Proposed Budget Summary. SWRA is looking at about 10% increase in revenue for 2022. Total expenses expected to increase about 3%. We ended 2021 with \$148,000 unrestricted cash. Also reviewed a Summary Income Statement, 2022 Summary Income Statement Comparison, 2022 Budget Revenue Comparison.

The following is a summary of the highlights for the proposed 2022 SWRA Budget:

REVENUES

- Net Income is projected to be approximately \$110,000 before reserve allocations.
- SWRA 1987 Covenant dues increased by \$24. Total Revenues have a projected increase of 10%. Total Expenses have a projected increase of 3%.
- The SWRA Welcome Center looks good this year with full occupancy and a multi-year tenant. The Welcome Center is projected to break even in 2022.
- Condo Management is projected to have a net loss of approximately \$22,000 in 2022.
- The 2022 budget is projecting a slowdown in construction resulting in a minimum increase in collections for Impact Fees and Building Permits.

COST CENTERS

- Most of the increases in the Cost Centers were related to salaries/wages/benefits and operating expenses such as utilities and maintenance.
- The budget does not include monies for employee Christmas bonuses or performance bonuses. *It is recommended the Board approved amounts be allocated to the Administrative Cost Center at the end of the year and taken from Unrestricted Cash before recommending end of year Reserve allocations.*
- The Landscape and Grounds budget reflects an increase of approximately \$18,000 over 2021 primarily from the addition of two full time personnel and increase in operating expenses. There was \$20,000 for new equipment purchase approved by the Board in 2021. **It is recommended this new equipment be paid from Unrestricted Cash after 2021 Reserve allocations.**
- Storage Facility: The Board approved \$25,000 for additional storage as requested by the General Manager in 2021. **It is recommended this be paid from Unrestricted Cash after the 2021 Reserve allocations.**
- Tennis Courts: The Board approved \$18,000 for resurfacing and striping of the tennis courts as requested by the General Manager. **It is recommended this be paid from Unrestricted Cash after the 2021 Reserve allocations.**

RESERVES

- The following reserve allocations totaling \$59,000 are recommended for 2021 from Unrestricted Cash:

○ Fountain -	\$0.00	Gate	\$0.00
○ Welcome Centre -	\$3,000.00	Tennis	\$2,000.00
○ SWRA Centre -	\$14,000.00	Moonbrook Park	\$0.00
○ Pineview Pool -	\$0.00	Contingency	\$40,000.00
○ Truck -	\$0.00	Storage Facility	\$0.00

CAPITAL EXPENDITURES

- Landscape and Grounds - \$20,000 for new equipment
- Tennis Courts - \$18,000 for resurfacing and re-stripping
- Storage Facility - \$25,000 for expansion

A motion to approve the proposed budget and reserve allocations as presented was made, seconded and unanimously approved.

OPEN AGENDA

SWRA Disaster Recovery Plan – Gene presented a Statement of Intent

This document delineates the SWRA policies for development and maintenance of a comprehensive disaster recovery plan.

The SWRA Board of Directors has approved the following policy statement:

Policy Statement

- SWRA shall develop a comprehensive disaster recovery plan.
- The disaster recovery plan should cover all essential business processes.
- The disaster recovery plan should be periodically tested in a simulated environment to ensure that it can be implemented in emergency situations and that the management and staff of understand how it is to be executed.
- All SWRA staff should be made aware of the disaster recovery plan and their own respective roles.
- The disaster recovery plan should be kept up to date to account for changing circumstances.
- The disaster recovery plan should be reviewed annually with the SWRA Board.

Policy Enforcement

It is the responsibility of the SWRA General Manager to provide bi-annual updates and reviews to the SWRA Board regarding the status of the disaster recovery planning process and exercises.

A motion to accept the SWRA Disaster Recovery Plan as Gene presented today was made, seconded and approved. Gene and Kevin will continue work on further defining this.

Nominating Committee – On Dec. 17th Nominating Committee Chairman Tom Dyne sent the following report to the SWRA Secretary.

“The Nominating has discussed the candidates who have expressed an interest in running for the 2 vacant positions on the SW Board for 2022 and are unanimously recommending that Kay Dickey and Tom Nicholson be considered and approved. They are both well qualified. These are the only 2 people who have identified themselves to the Committee for consideration.”

A motion to accept the Nominating Committee nominees was made, seconded and approved.

Property owner, Tripp Barnes has qualified by petition to run for a position on the SWRA Board of Directors.

Newcomer's Club – Kay reported that the Christmas party was a success with 30+ people attending. Thelma Pitts and her family provided an excellent event. January 27th, 5-7 pm we will have a covered dish at the SWRA Centre community room.

SWRA Property Lot Sale – Lot 10 Buck Skin Court purchase by Jeff Grayson (108 Buckskin Ct.) contract has been signed, earnest money paid and will close soon.

SWRA Website Development RFP (Request for Proposal) – SWRA has received one RFP and some questions from another company who are supposed to be sending in. Lee and Kevin will get together next week to work on this.

New Development - JL Construction out of Auburn bought the remainder of Steve Jones' property near Gate 49 entrance. They have not yet submitted plans to the ARC.

NEW AGENDA ITEMS

Truck Purchase – Kevin reported that he has found a one owner 2004 Dodge minivan in good condition, and he is recommending that we replace the 2004 Ford Explorer. The board reviewed a Kelley Blue Book report and a Carfax report. Kevin is requesting \$2500 not to be taken out of Truck Reserves.

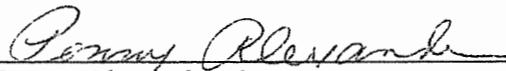
A motion to approve the purchase of the 2004 Dodge minivan for no more than \$2500 was made, seconded and approved.

SWRA Annual Meeting Location – Kevin felt that it went well at the Church of the Living Waters last year though it was a little bit chilly. Board agreed that Kevin should reserve the church if possible so we can have options to respond to Covid issues.

SWRA Annual Association Fees – Payments have started to come in. Kevin has received a few complaints about the \$24 annual COLA increase.

A motion to adjourn Regular Session at 10:35a.m. and to move into Executive Session was approved.

Respectfully submitted,


Penny Alexander, Secretary

Tom Nicholson, President

Date Approved: 1/18/22