

WELCOMES THE SWRA OWNERS TO THE 2025 ANNUAL MEETING

March 8, 2025 ~ 10:00 am

AGENDA

Welcome-Sally Gantt, SWRA President

Introduction of SWRA Board

Introduction Staff

Comments from Honored Guests

Thank you to Volunteers

Recap of 2024 / Plans for 2025

Architectural Review Committee

SWRA Website

2025 Treasurer Report

2024 StillWaters Improvements

Nominating & Election Committee

Election Results

Stay Informed

Property Owner Comments

WELCOME

SALLY GANTT BOARD PRESIDENT

2024 BOARD OF DIRECTORS Sally Gantt President Kay Dickey Vice President **Penny Alexander** Secretary **Gene Akers Treasurer** Lee Eastman **Board Member Tom Nicholson Board Member Debra Knight Board Member**

StillWaters Management

Community Association Manager Griff Griffin

Associate Association Manager Mike Dean





StillWaters Administrative Staff

Sub-Association Bookkeeper Yvette Wood Community Association Bookkeeper
Janie Clements





StillWaters Administrative Staff

ARC / Owner Records Coordinator
Anita Gardner

Front Desk / Owner Services
Bridget Johnson





StillWaters Administrative Staff

Maintenance Supervisor
Alan Price

L & G Supervisor Jeremy Vickers

Gate Captain Clyde Ware









Michael "Finch" Fincher





Joey Price

STILLWATERS COMMUNITY SERVICES PATROL

STILLWATERS MAINTENANCE, LANDSCAPE & GROUNDS, GATES, JANITORIAL SERVICES STAFF

Maintenance: Alan Price, Mike Mattiace, Joey Price Maintenance:
Hunter McClures,
Taylor Sullivan,
Huey Metts

Landscape/Grounds:
Jeremy Vickers.
Justin Lyle

Landscape / Grounds, William Spraggins, Caleb Estes

Gate Attendants:
Clyde Ware
Brandy Price
Crayton Vickers

Gate Attendants:
Levis Gamble (PT)
Orrin Reese (PT)
Tayler Christian (PT)

Janitorial Services: Penny McDaniel (PT)

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

MESSAGES FROM HONORED GUESTS

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

The Honorable Jimmy Abbett - Sheriff Tallapoosa County, Alabama.

Thank You

STILLWATERS VOLUNTEERS

Opportunities to Volunteer

- Christmas Committee
- Social Committee
- Architectural Review Committee
- Finance Committee

- Landscaping Committee
- Nominating Committee
- Elections Committee
- Facilities Maintenance
 Committee
- Volunteer Your Time today, Serve on a Committee.
- Committee Sign Up Sheets are in the back of the Room.

2024 IMPROVEMENTS

IT Upgraded

- New Servers, Wiring, Modems, Routers, moved entire IT system from downstairs to upstairs
- New Computers & Monitors
- Online QuickBooks & Elite Payroll software

Complete Phone System Upgrade

- Changed to VOIP system
- "TEAMS" software
- Added new afterhours telephone management

Accounting

- Carr, Riggs and Ingram Accounting Firm
- New Online QuickBooks & Elite Payroll

Christmas Committee hard at Work







Associate Association Manager's Report Mike Dean

EAGLE RIDGE

- Infrastructure is complete.
- Main Entrance Landscaping is complete.
- (4) of (63) houses are complete; (1) house has sold.
- SWRA ARC has approved (2) additional houses that should be starting soon.

RIVER BIRCH COTTAGES

- Phase II of the development is progressing with
 11 new homes currently under construction.
- Phase III plat has 9 additional lots approved by SWRA – ARC, infrastructure work has yet to start.

COVENANT VIOLATIONS

OWNERS HAVE WORKED WITH SWRA TO CORRECT 52 COVENANT VIOLATIONS IN 2024

- MOST COMMON VIOLATIONS
- Trailers, boats, jet skis that are parked on parcels but not in a carport or garage.
- Performing work on exterior of residence or property without obtaining a StillWaters permit.
 This includes seawalls and docks as well, which require a SWRA permit and a APCO permit.
- Burning of debris without providing a burn notification to SWRA.

COVENANT VIOLATIONS, Continued

- ANIMAL COMPLAINTS
- PARKING VIOLATIONS
- FAILURE TO MAINTAIN PROPERTY / RESIDENCE

ROADS, DRAINAGE, LANDSCAPE & MAINTENANCE, GATES

PAVING AND DRAINAGE

- 2024 Drainage Work \$12,030 spent on drainage repairs / improvements.
- 2024 Paving \$276,000 spent on paving projects.
- We patched or paved 21 roads in 2024.
- 2025 Paving \$215,000 budgeted for paving projects. The roads in StillWaters are degrading at an exponentially fast pace due to the increase in traffic we are experiencing along with heavy construction traffic.

PAVING AND DRAINAGE

- Working with our road engineer, we have identified 23 roads that will either be patched or repayed this year.
- 2025 Drainage Work \$86,000 budgeted for drainage repairs and improvements.
- The culvert which is collapsing under Lakeview Ridge near Church of the Living Water is scheduled to be replaced.

LANDSCAPE / MAINTENANCE

- •The annual pine straw installation for the common areas in StillWaters is scheduled for early April.
- •The directional sign at the intersection of StillWaters Drive and Moonbrook Drive, which was damaged by a vehicle accident was replaced.
- A new heater system was installed in the Storage Facility Building.
- •SWRA sold two work trucks and purchased one used work truck.
- •SWRA sold one zero turn mower and purchased one new zero turn mower.

GATES

- Replacement of the old analog cameras at both the 49 and 34 entrances with new digital cameras, in progress.
- Upgraded the 34-entrance gate to VOIP. This greatly improved our ability to transmit data / codes to the gate.
- Plan to renovate the 49 Gate House in 2025.

MOONBROOK PARK

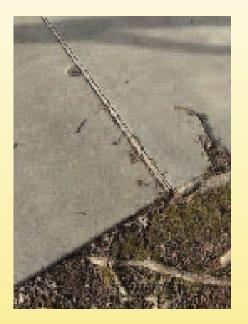
• Due to vandalism issues at the park bathrooms, an entry system was installed which utilizes the same swipe entry card as those at the tennis courts and Pineview pool.





MOONBROOK PARK

 Money has been budgeted for 2025 to repair the uneven locations on the walking path.









Architectural Committee (ARC) 2024

This case of the Control of the Cont						
	Permit Year					
	2019	2020	2021	2022	2023	2024
						0.40
Permits Issued by year	209	267	309	233	264	342
Permits Completed (including carryovers)					186	301
Active thru 2/19/25 Including carryovers)					95	93
Infrastructure					1	0
Landscape					6	1
New Homes					14	21
New Work (Not Repairs)					23	29
Other					0	1
Repairs					49	34
Tree Removal					2	7
Total active permits					95	93

SWRA 2024 FINANCIAL PERFORMANCE

- Overall financial situation was good
- Dues/assessments provide 61% of our revenue with the remainder from fees
- Property/real estate transactions
- 2024 investment in IT infrastructure and gates camera systems
- Net Income for 2024 was close to \$400,000

SWRA 2025 RESERVES INVESTMENTS

- Ended 2024 with \$211,180.00 in operating cash and \$250,000 in unrestricted cash
- Allocated \$250,000 to reserves
- Cumulative \$1,226,589.95 allocated to reserve account investments for 2025
- New SWRA Investment Policy and investment partner – Morgan Stanley
- Scheduled 2023 Financial Audit

2025 SWRA OPERATING BUDGET

- Fees increased by 2.5% (COLA)
- Projected Revenue of \$1,783,166.58
- Revenue increase of 4.2% from 2024
- Budgeted Expenditures of \$1,725,193,66
- Expenditure increase of 2.85% from 2024
- Projected Net Income of \$57,972.92
- Road budget of \$317,000
- No major capital expenditures
- Community Service Patrol donations

2025 BOARD NOMINATING COMMITTEE

Lee Eastman

Debra Knight

Jackie Graham

Claire Khun

John Prophitt

2025 BOARD ELECTION COMMITTEE

Sheila Duffield

Pauline Kerns

John Prophit

Leslie Smith



Results
>WILLIAM PHILLIPS

>BOB TAFFET

>Total Ballots Cast - 134

HOW CAN YOU STAY INFORMED?

PROVIDE OFFICE YOUR EMAIL ADDRESS

KEEP ACCOUNT CONTACT INFORMATION UP TO DATE AT OFFICE

READ MONTHLY NEWSLETTER

OPEN E-FLASH MESSAGES

VISIT THE NEW WEBPAGE STILLWATERSRA.COM

Property Owners Questions and Comments

- Raise Your Hand If You Have a Question or Comment.
- Please Give Your Name and State What Covenant You Are Under.
- Please Ask Your Question or State Your Comment.