

Minutes
SWRA Board of Directors Meeting
June 3, 2025

Call to Order – President Lee Eastman called the meeting to order at 9:02a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Sally Gantt, Debra Knight, William Phillips and Bob Taffet were present. Community Association Manager (CAM) Mike Griffin and Associate Community Association Manager (ACAM) Mike Dean were present to report.

Review of Agenda

Approval of Prior Minutes

The Board approved the Regular meeting minutes of May 20, 2025, as presented.

CAM Report: Discussion/action items added under Open or New Agenda.

ACAM Report: Discussion/action items added under Open or New Agenda.

- Sunshine Heating and Air replaced the coil in the A/C unit at the SWRA Centre.
- Vandalism - We were able to identify the truck that has been damaging the rights-of-way and power lines over the last couple of months. An owner witnessed the individual damaging under the power lines on Dogwood Trail and provided a photo of the vehicle. Mike pulled a photo of the truck and tag number from our camera system and provided the information to the sheriff's office. We have since identified the person who lives with their parents in StillWaters. Sheriff filed a report and informed individual that would be arrested if this happens again.
- Theft Incident – Mike is working with the owner and the sheriff's office concerning a stolen 150# propane tank.
- River Birch Cottages - The developer submitted the infrastructure permit application for Phase 3.
- Tennis Courts - Replaced the weathered sign displaying the rules at the entrance to the SWRA tennis courts.

Memorial Day recap: The most common issues were parking violations, trespassers at the condos, rule violations at the condos. Pickle ballers playing late at night and noise disturbances in The Landing subdivision. We responded to four elevator issues and two water leaks at the condos. There were three traffic-related accidents:

1. An Amazon delivery driver clipped the back end of a pickup truck parked near Harbor Pointe and caused the pickup truck to strike the car parked next to it. The Amazon driver proceeded to circle through the Harbor Pointe parking lot, but the van they were driving would not move due to the damage caused by running into the pickup truck. The sheriff deputies were called, and they handled the incident.
2. The second incident occurred when someone ran off the road on Dogwood Trail and hit a tree. The car was towed the next day.
3. The last incident was when an owner ran into/onto a boulder rock in The Hideaway and had to have a tow truck move their vehicle off the rock.

SWRA Volunteer Committee Reports –

- **ARC** – 110 active permits and 20 new homes. Eagle Ridge - Southern Coastal Homes corrected their plans to remedy the setback issues and have submitted 5 home plans.
- **Christmas** – No update.
- **Facilities Maintenance** – No update.
- **Finance** – No report.
- **Landscape** – Debra reported she has rescheduled the meeting with the Tallapoosa County Extension Service Arborist to Monday June 9th at 9:00a.m. Please meet at 49 gate to discuss improvements needed so that the plantings can take place in the Fall.
- **Nominating Committee** – Lee will meet with Bob to go over the calendar.
- **Social** – Bob had questions on the annual budget. Social has \$2,000 budgeted and there is an additional \$4,000 for community events if planned. Bob asked if a payment or donation to the Auburn University Singers was allowed if we have them for an event at Moonbrook Park. Board agreed that a reasonable one would be.

TREASURER'S REPORT – Gene reported on Morgan Stanley Investment Account.

A statement of the account was attached to the Board packet. As of June 1, 2025: Current balance is \$1,796,405.96, cash equals 27.8% and CD's make up 72.7% of these funds. Income equals \$25,854.01 for 2025. Current holdings of 10 CD's ranging from 4.25% to 4.5 % interest.

Funds at Regions (Operating Account) are \$138,705.99 and at River Bank & Trust the balance is \$81,875.77. SWRA is in a good cash position and expenditures are within margin for the most part.

Accounting Adjustments - Griff reported that Sara Cardwell at CRI needs permission to void some checks and deposits that were duplicated. And to make some adjustments on some balances due from customers. Board wanted to make sure that these are duplicate entries, not write off of debt owed. Griff will review the list of customers to verify some issues.

Alabama Power Credit Union Account was discussed. With the investments at Morgan Stanley allowing different options to earn interest on funds we no longer need to keep this account open. There is approximately \$4850 there currently. **A motion to close the Alabama Power Company Credit Union Account and to deposit those funds to the SWRA Operating Account at Regions Bank was made, seconded and unanimously approved.** Penny will complete documents to close this account as she has the log in to do so.

Credit Card Limit – At our last meeting the Board had approved increasing the card limit to \$30,000. Griff reported that he contacted Phil Blasingame, VP at Riverbank who responded that the SWRA limit was currently at \$28,000 rather than \$20,000. The Board agreed that the limit would be left at \$28,000. Committees have a board member serving on them so ideally most expenditures by committees should be handled with a SWRA credit card charge to avoid having to add individuals as vendors for reimbursement of expenses. Large amounts for events or other are best handled through the invoice and check system.

Risk Assessment – The sub-committee of Lee, Gene, William, and Bob will conduct a walk around the property to develop a plan before the Board discusses contracting with an outside risk management company will meet at 9:00 at SWRA Centre on June 12th.

SWRA Employee Handbook – Attorney Michael Odom has the revised version for legal review.

AT&T Site Survey & Migration of Copper Services - The survey to replace the copper lines is scheduled for Thursday (06/05/2025) @ (8am-12pm). Griff will ask them to also look at the downstairs kitchen closet where multiple AT&T lines are in a panel which may be a node to other lines that has copper wiring.

Pineview Pool Emergency Phone - Kings III Pool Phone was installed and is operatable. It calls Kings III for 24/7 service. They monitor on their end and our staff will add a routine testing to the maintenance check list. There was some concern about children pushing the button that will call the monitoring service. We will see if there is a need to put a cover or box over the unit.

NEW AGENDA

Landscaping Mulch – Mike D. reported that he had a couple of quotes on the installation of mulch. 160 yards of mulch with the same prep that includes removal of old mulch/debris from beds. The first bid was over \$18,000. The second from Albertson Landworks is \$8,400. Budget has \$22,500 in Landscape material account with \$9,800 spent thus far. **Board agreed to approve the second quote with funds coming from this account.**

Welcome Centre Paint - Mike D. reported on painting the trim after the power washing with a \$1,750 quote. **A motion to approve the \$1,750 to paint the trim at the Welcome Centre (Activity) was made, seconded and approved.**

Golf Cart Parade Sponsorship – Bob would like to pursue some sponsorships for this event. Board discussed and agreed.

Financial Policies & Procedures - Discussion on the revisions was held. **A motion to approve the Revised Financial Policies and Procedures as presented dated 6.3.25 was made, seconded and unanimously approved.**

Sub-Association Agreement – Gene stated that SWRA is and has been subsidizing services for the nine sub associations because we are not billing for any expenses for CAM Griff and ACAM Mike D. This has been discussed multiple times by the Board. As an example, if half of their time is spent on sub association business those costs should be included in the management contacts. Discussion followed on number of employees/ time spent/ costs and ways to appropriately allocated.

Gene suggested that we would meet with the boards of the sub association and let them know SWRA can no longer subsidize them and share options.

Lee had suggested that we solicit proposals from a 3rd party for quote on services that we provide. Armed with the knowledge of costs for moving forward or may find it less expensive to

contract some or all services. PayHoa has a ticket system for maintenance requests that is being used by some but not all. We would need to complete this by the first of October.


Members expressed appreciation that Gene has started the process to move forward. It was decided that a subcommittee would be established. Gene, William, Sally, Debra and Lee to look into the scope of work with what we are doing and explore options. A meeting and Subcommittee will meet at 9:00a.m. on June 19th.


Collections – Griff reported that he is waiting on a call back from Cloud and Willis. At our last meeting Griff reported that the procedure has changed and the new procedures are attached to these minutes. The changes were discussed, and Michael Odom will be contacted to make recommendations on moving forward with the collection of overdue accounts. One option could be is to use Cloud and Willis who are located all over Alabama. We would be required to pay a Court Cost of \$500 and a Filing Fee of \$52.50 upfront and you can add on fees of 27-33%. There will be a conference call set up with Griff, Lee, Gene, and William with them and they will report back to the Board.

Board Meeting Schedule – June ¹⁷20, 2025, are regular scheduled meetings. It was decided that we will cancel the July 1st meeting, unless something unforeseen arises, and will meet on July 15, 2025, only.

A motion to adjourn the Regular Session to move into the Executive Session was unanimously approved at 10:32a.m.

Respectfully submitted,


Penny Alexander, Secretary


Lee Eastman, President

Date Approved: 6/17/25