

Minutes
SWRA Board of Directors Meeting
June 17, 2025

Call to Order – President Lee Eastman called the meeting to order at 9:00a.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 June 3, 2025, as presented.

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

- A resident fell down the inside office stairs and she came to the office to present her out of pocket medical expenses that she felt SWRA should pay. **After discussion, a motion to pay the minor medical bills and to have her sign a liability release drafted by Attorney Michael Odom. Seconded and approved.** Griff will report this as notification only to SWRA insurance, not filing a claim at this time to our insurance company.
- BCBS health insurance renewal date is coming up and will have a 14% increase. SWRA pays half and employee pays half. \$150.12 is what the employee should pay in each pay period, it will go to \$172.10 per pay period. Griff discovered small discrepancy in the amount that was deducted from employee checks and will speak with BCBS representative to straighten everything out. It was agreed that SWRA will cover the mistake rather than docking employees.

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

- Eagle Ridge - Corrected the setback issues on the site plans and resubmitted plans and permit applications to the ARC for Lots 46, 54, 55, 56, and 57, all of which were approved.
- River Birch Cottages - Started clearing and grading for the infrastructure for the first 4 houses in Phase 3.
- Welcome Center - The contractor started painting the trim on the building
- Landscaping Mulch – Mike D. reported that he had awarded the mulch installation to Albertson Landworks per bid.

SWRA Volunteer Committee Reports –

- **ARC** – 113 active permits and 23 new homes.
- **Christmas** – No update.
- **Facilities Maintenance** – No update.
- **Finance** – No report.
- **Landscape** – On agenda later Debra reported she and Sally met with the Tallapoosa County Extension Service Arborist on Monday June 9th.

- **Nominating Committee** – Lee stated he would meet with Bob to go over the calendar and requested that the Board set the annual meeting date. **Board agreed and the SWRA Annual Meeting was set for March 14, 2026.**
- **Social** – July 4th golf cart parade on track. The Cart Source is sponsoring up to \$650. Griff will send out *SWRA eflashes*. Bob will contact David to get a copy of the route so we can publish it in the newsletter.

TREASURER'S REPORT

Gene will prepare the mid-year report to present at our next meeting.

OPEN AGENDA

Signage at Back Gate 34 – Proposed sign would be 2'x2'. "Clicker required for gate entry. All others use Gate 49." Discussion and debate followed on the wording, need for and usefulness. **A motion to put the sign in grass at corner of stone wall was made. Motion was seconded. Motion failed. 2 Aye, 3 opposed, 2 abstained.**

Landscape – Arborist report – Debra and Sally walked the front gate area with arborist from Tallapoosa County. Trees flanking drive in and one across lot from Welcome Centre. Findings were better than anticipated with 3 trees in question. Recommended for two to come down and one to be limbed at the top. One other large pine tree he was concerned about diseased in front of the Welcome Center. Mike Knight also looked at the tree and said he thought that it was due to rain rather than disease/bugs. We will wait for prices on the work.

Risk Assessment – The sub-committee of Lee, Gene, Debra, William, and Bob have agreed to postpone at this time. They will reschedule at a later time to conduct a walk around the property to develop a plan before the Board discusses contracting with an outside risk management company.

Alabama Power Credit Union Account – Penny reported that she had requested a check for the balance in the account. Griff to send in form to close account as he is listed as Manager. The check in the amount of \$4876.10 was received and deposited to the SWRA Operating Account at Regions Bank.

SWRA Employee Handbook – After review, Attorney Michael Odom suggested that we add a few areas. Social media, Pregnancy Workers Fairness Act – reasonable accommodations and Inclement Weather.

Committee will reconvene and work on the suggested changes. The new areas will go back to Michael Odom for review and then to the Board.

AT&T Site Survey & Migration of Copper Services - The site survey to replace copper lines has been completed. The one line at the back gate is being removed because there is no use for it. The gates are operated via cell service. There are two more lines that have already been

disconnected, Griff is seeking credits back on these three lines and getting the bill straightened out. There is one line for the Fax at the office that will stay active.

Pineview Pool Emergency Phone – Griff reported that he will implement an inspection of the new pool phone on a routine basis every two weeks on Wednesday.

NEW AGENDA

Welcome Centre Paint - Mike D. reported on painting the trim after the power washing with a \$1,750 quote to preserve the wood. **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 reported that The Cart Source had agreed to a sponsorship for this event.

Sub-Association Agreement – Meeting Thurs 9:00a.m. 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.

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 – Cloud and Willis conference call still needs to be set up to discuss procedures and pricing. Griff, Lee, Gene, and William will be on the call, they will report back to the Board.

Gate Entry Sheets – A change in procedure for the log sheets on gate entries was proposed. Plan to scan the sheets weekly into a folder dated by week to keep in case there is a need to locate someone. The paper copies will be shredded rather than stored. Mike at Modern Business can set up a scan folder to house copies so we can scan quickly from the large machine and then shred the paper. Griff will contact Modern Business.


Stop Sign at Moonbrook & Stagecoach – Gene shared input from some about adding stop signs and speed humps in. Discussion followed. **A motion to put a 4-way stop and speed hump on Moonbrook Drive at intersection of Moonbrook Park and Stagecoach. Seconded for discussion.** It was suggested that we would investigate with county resource/engineer for input on traffic. Safety of intersection and inconvenience for others was pointed out. **The motion carried with 5 in favor and 2 opposed.** It was pointed out that we make sure we meet safety standards for speed humps. Discussion later in meeting was to try stop signs first or to wait to order/install speed humps and/or to only install one on the incoming traffic lane.

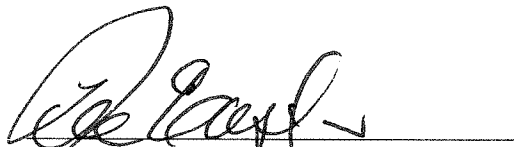
Event at Park – Tasha Dawkins requested to hold a family event at Moonbrook Park. It was agreed that they could hold the event at the park with the understanding that anyone else who wants to use the park can do so, can't hold it as private for their use only. **Griff to ask Michael Odom if we need a liability form signed.**

Board Meeting Schedule – 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 10:17a.m.

Respectfully submitted,


Penny Alexander, Secretary


Lee Eastman, President

Date Approved: 7/15/25