

Minutes
SWRA Board of Directors Meeting
January 6, 2026

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, Bob Taffet and William Phillips were present. Community Association Manager Jason Klepper and Associate Community Association Manager (ACAM) Mike Dean attended to report.

Approval of Prior Minutes

The Board approved the Regular meeting minutes of December 16, 2025, as presented.

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

Jason reported that:

- **Annual Fees** - Payments are coming in well, over \$430,000 already paid.
- **Regions credit cards** – Bank needs board approval for Jason to set up credit cards. Board agreed that a board resolution adding Jason Klepper as manager on the accounts at banks so the credit cards can be completed.
- **Taxes** - CRI has completed Business Property taxes for 2025. Need vendor 1099's for vendors from CRI. W2's and 1099's for employees have been completed.
- **SWRA Internal Control Matrix Policy** – Jason sent the revised version of internal controls via email to the Board and has sent a copy to CRI.
- **Social media policy** – Jason is gathering information and will be completing soon.
- **Silent auction question** - FB Henderson had contacted Jason about a silent auction on lots in StillWaters. She has not heard anything else and neither have we.
- **Chilwaters lots** should be coming up for sale soon, agent will be owner's wife, Carrie Ledbetter.
- **EAMC billing** – They responded requesting that we split Primary Care and Pinnacle Cardio portion. Lease is up at end of September 2026.

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

Mike reported:

- **Uniforms** - have been distributed for landscape and maintenance employees.
- **Boat Storage** – 3 have not paid boat storage, have 8 spaces available.
- **Trashcan Program** - 10 owners did not paid fees.
- **ARC** approved 7 new permit applications at last meeting and have 10 to review tomorrow.
- **Landscape Maintenance** - Continue to install edging but waiting on shipment to arrive. Pruning for winter has been done, now working on removing dead trees/limbs from right-of-way. Storm last week – clean up by staff, at Eagle peak, our tree fell on owner's deck – replaced handrail on deck and replacing grill.
- **Fountain** – pump motor failed again and has been sent back for repair.

back to SWRA. Board members suggested that he contact his adjacent neighbors to see if they may want a buffer or to contact Sealy Hargrove to list. SWRA doesn't want this lot as it is a drainage area, not interested in paying the taxes or fire dues.

Road Shoulder Repair – Mike presented a summary of areas that he and Consultant Hagan Waggoner had looked at, not every road but have captured the priorities that could be addressed. This is a rough estimate of costs associated with repairing road shoulders. Approximately 11 miles. If we do 25% of the work at one time, comes to \$77 per ton, StillWaters Drive has a lot of traffic and represents the major part of the work. Recommendation is to complete this list as a start. Discussion followed on the importance of maintaining the roadbeds and the shoulder work would slow deterioration. This would be good progress, and some areas could be addressed each year. There is currently \$190,000 in the Infrastructure Reserve account.

A motion to approve the recommended list presented with funds from the Infrastructure Reserve used first and the remainder of expenses to be taken out of the Contingency Reserve.

ARC Fine Structure – Mike presented a written fine structure approved by the ARC. In the past, ARC members discussed each violation and agreed upon the appropriate fine based on a non-written one based on circumstances, seriousness of violation and past practices. This establishes a guide for the ARC to impose equitable and fair monetary fines in a consistent manner that would not be affected by a change of membership on the committee and can be publicized. Focused on the most common violations and then added one more general area. This will be listed on the SWRA website and as an article in the February newsletter and at the Annual meeting.

Mike will start back sending copies of ARC minutes to board.

Election Committee – Sally had contacted people to volunteer to serve and Cathy Delionback, Cathy Link, Debbie Gibson, John Prohitt and Cherie Stephenson with Julie Nicholson serving as an alternate have agreed.

A motion to appoint the people listed above to serve as the Election Committee was made, seconded and approved.

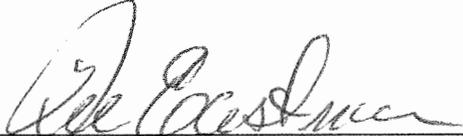
One person has picked up a form at the office to run by petition.

Board Meeting Schedule – Scheduled Board meetings are January 20th, February 3rd. February 17th.

A motion to adjourn the Regular Session at 10:18a.m. into Executive Session was made and unanimously approved.

Respectfully submitted,


Penny Alexander, Secretary


Lee Eastman, President

Approved Jan. 20, 2026