

**Minutes**  
**SWRA Board of Directors Meeting**  
**February 3, 2026**

**Call to Order** – President Lee Eastman called the meeting to order at 9:03a.m. at the SWRA Centre. Board members Gene Akers, Sally Gantt, William Phillips and Bob Taffet were present. Penny Alexander and Debra Knight were excused. Community Association Manager (CAM) Jason Klepper & Associate Community Association Manager (ACAM) Mike Dean attended to report.

**Approval of Prior Minutes**

**The Board approved the Regular meeting minutes of January 20, 2026, as presented.**

**CAM Report - Jason reported:**

**Annual Fees** - As of 2/2/26, \$1,049,946 of the \$1,392,936 annual fees invoiced have been collected. This includes \$166,260 of the \$180,000 gate fees that were invoiced. New gate transmitter sales have generated close to \$6,000.

**Regions' Bank** - Balance stands at \$1,126,214 with \$62,000 being deposited today. Need to budget for upcoming road repair disbursement but Gene will be discussing with Morgan Stanley about moving funds.

**Annual Meeting Mailout**- All '71 and '74 are complete and staff is currently working on the '87 owners. Decals are being added to all as fees are paid. Hope to have all complete by 2/6/26.

**Miscellaneous** – Have had many questions about the dues and it was suggested that a slide at the Annual Meeting be done to compare SWRA Dues to other HOA's around the lake.

**ACAM Report - Mike reported:**

**Trashcan program** - 8 owners have not paid fees and service has been stopped.

**Boat storage** - 2 owners have not paid 2026 fees, and 7 spaces are available for rent.

**ARC**- approved 11 new permit applications at their last meeting with 3 being for new homes and there are 8 new permits for review at the meeting tomorrow. The ARC voted to refund the building fees for Lot 14 in Eagle Ridge. Due to market conditions, they have decided not to build currently. Five new fines were imposed by the ARC, and five new Covenant violations were identified and friendly reminders were sent.

**Maintenance and Landscaping** - Edging at speed bumps has been completed but one area has already been damaged. The Gate 34 barrier arm malfunctioned and came down on an owner's truck damaging the hood and wiper arm. When he went past the barrier, the sliding gate started closing and when he tried to reverse, the barrier arm came down on his truck. He is obtaining estimates for needed repairs.

**Personnel** - Anita Garner has torn her rotator cuff again and will require more surgery. She will be out of work indefinitely.

**Sub-Associations** – 1099's are complete. Renewal info and condo documents for Harbor Pointe have been sent to USI for the upcoming renewal on 4/1/2026. Jake Thornell of USI will be in the office on Thursday to discuss insurance quotes for SWRA, Golf Colony, Villas on the Harbor, and Harbor Pointe. TEAMS meeting with John Barnes of Alford & Barnes LLC to discuss foreclosure of Golf Colony #302 which is over \$14,000 delinquent on their fees.

## **TREASURER'S REPORT** – Gene Akers

**Financial Update:** We have now completed clean-up of the detail AR subledger for the write-offs that William Phillips provided to us. You may recall, William provided those recommended write-offs to us (in bulk) for an adjustment to the general ledger for the 2024 tax return. We also had to make those individual item adjustments on individual member accounts. This was one of the hold ups on getting into the 2025 monthly financial statements. That has now been completed. We have also formatted, prepared, and reviewed the January 2025 (first month) monthly financial statement. Denna is now working to bring us up to date on the 2025 monthly financials. Gene shared items of communication with CRI staff.

Concerning additional in-house financial statements for 2025, Denna from CRI had provided the remaining audit listing to Jason, and he worked on it last week. He has sent the GL detail for the property held for resale since 2006 and Denna will work through that information this week. We are mostly pending the receipt testing documents in addition to the discussion around AR and working through the property held for resale.

**Financial Audit:** We have also made quite a bit of progress on the 2024 audit. One of the delays there has also been the audit procedures we are required to do around accounts receivable. Gene will be sending some additional information on AR to get William's, and accountants help related to those balances from an audit perspective. One other item is the work around "properties held for sell".

Caroline of CRI sent the following items related to the audit.

Main issues we need to resolve in order to complete the audit.

1. SWRA 2024 AR Dated Credits – This listing represents member "credit balances" that are more than 30 days old as of December 31, 2024. This data is after William's 2024 AR adjustments were made. Most credits are more than 90 days old. These appear to be credits that should be written off as miscellaneous income at 12/31/2024 (about \$18,500). If SWRA agrees with that conclusion CRI will adjust the general ledger and then get Denna to adjust the accounts receivable subledger as well.
2. SWRC 2024 AR Dated Debits – This listing represents member "debit balances" that are more than 60 days old as of December 31, 2024. More specifically, column G represents those debit balances net of Williams 2024 AR adjustments (about \$359K). For purposes of the audit, CRI needs to understand the reasons that management has indicated these balances remain collectible as of December 31, 2024. For example, William had explained something related to a 7 - year requirement for HOA's in Alabama. For the audit, the HOA presents US GAAP financial statements – this requires us to evaluate collectability of AR. If collectability cannot be observed subsequent to 12/31/2024 (for example, through cash receipts), then the HOA would need to consider booking an allowance for collectible accounts. In the past, the report on the HOA's financial statements by the CPA included an "exception" for not having this allowance estimated and booked. CRI is asking if SWRA

Board wants to consider calculating and booking an allowance? Or have them report an exception?

3. Deeded Property Held for Sale – The HOA has a general ledger balance sheet account #1800 that contains \$141,969.90 for these items as of December 31, 2024. General ledger # 4200-03 also contains some revenue amounts for several sells of these type properties during the year ended December 31, 2024. For the audit, 1) we need a detail listing of these properties held by the HOA and the support documents that were used for the individual amounts recorded and 2) we also need support documents for those properties that were sold during 2024. In the past, the report on the HOA's financial statements by the CPA included an "exception" for not having these amounts properly valued. Our question, are we able to audit these amounts? Or will we need to report as an exception? Gene will forward to Penny to respond on the SWRA owned lots.

#### **Reserve Accounts:**

- Balance as of January 31, 2026: \$1,745,620.35
- CD Balance: \$1,345,654.34 with Estimated Income of \$48,774.92 of current yield of 3.69%
- Savings Balance: \$399,965.88
- Regions Bank Balance: \$1,072,145.65

#### **OPEN AGENDA**

**Annual Meeting Update** - Jason reported that he is starting to rebuild the previous presentation. Gene suggested that the "New Collection Procedure" be presented at the meeting and William will work with Jason on this.

**Turtle Lane/Holiday Shores Bridge Access Issues** – *nothing to report.*

**Check Signing Authority for Managers** – *At last board meeting, Jason outlined a new policy where a list of all payments will be sent to Treasurer once a week for review and approval. It had been suggested that with this new policy that board signatures on checks may not be necessary, it would be faster to have Jason and Mike sign the checks. Discussion followed on fiscal responsibility and oversight of the board, best practices, involvement of board members, risks and protection of the managers and association funds. It was agreed that it would be faster to not have to wait for board members to come up to office to sign checks and that Jason would research HOA guidelines and bonding policies to protect all.*

Jason distributed info on HOA BONDING AND CHECK-SIGNING POLICIES - outlining different policies and requirements. FIDELITY BOND COVERAGE was discussed, and Jason will check to see if our DOA already covers this.

Currently Gene is doing a precheck register approval and William will also be trained in this area and able to make the approval. Discussion on whether or not check numbers were being monitored to ensure they are in sequence and possibly pre-printing checks in-house. Jason will check on this and report at next meeting.

**NEW AGENDA**

Pinnacle Cardiovascular had contacted Jason to determine whether or not their lease termination at the Welcome Centre could be extended past 9/30/2026. They indicated that while they have found a possible new location, additional time could be needed to complete the build-out of the new facility. **A motion was made, seconded, and approved as follows: The Board would consider the extension of the lease on a month-to-month basis thru 12/31/2026 if the outstanding balance owed for past utility costs that have been billed is paid in full by 5/30/2026. Motion was seconded and approved.**

Note that Lee Eastman recused himself from the discussion and vote and that Penny Alexander and Debra Knight were absent.

**Tallapoosa County Patient First** - It was decided that Lee will write a letter to State Representative Ed Oliver thanking him for his sponsorship of the grant to support the Tallapoosa Patient First Program and his support for solving healthcare challenges in Tallapoosa County.

Gene reminded the Board that Mike Dean has been trained in payroll preparation and is able to do this in Jason's absence. Jason state that Mike has been a tremendous help on this.

**Board Meeting Schedule** – Scheduled Board meetings are February 17<sup>th</sup> & March 3<sup>rd</sup> and 17<sup>th</sup>. Annual Meeting is Saturday, March 21, 2026.

**A motion to adjourn the Regular Session at 10:28a.m. into Executive Session was made and unanimously approved.**

Respectfully submitted,

  
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Sally Gantt, Acting Secretary

  
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Lee Eastman, President

Date Feb 17, 2026