

Minutes
SWRA Board of Directors Meeting
February 17, 2026

Call to Order – President Lee Eastman called the meeting to order at 9:06a.m. at the SWRA Centre. Board members Penny Alexander, Sally Gantt, Debra Knight, and Bob Taffet were present. Gene Akers and William Phillips were excused. Community Association Manager (CAM) Jason Klepper attended to report. Associate Community Association Manager (ACAM) Mike Dean was excused.

Approval of Prior Minutes

The Board approved the Regular meeting minutes of February 3, 2026, as presented.

Review of Agenda –

Agreed to move item #10 - SWRA Lots in support of Nominating Committee in Board elections
And item #8 - Check Signing Authority for Jason and Mike to the next regular board meeting so that all Board members are present to discuss.

CAM Report - Jason reported:

EAMC (Primary Medical Associates) – SWRA had sent the back billing letter of outstanding balance on utilities to EAMC. They requested that the billing be split between the two entities that copies of utility invoices be supplied. Jason had done this. However, the representative called requesting a replacement copy as they had misplaced the invoices. Jason has completed.

Pinnacle Cardiovascular – Jason responded to their request to extend the lease at the Welcome Centre through the end of the year that once they paid all back fees by May SWRA would consider the extension. They have been paying rent with utilities included from Oct. 25th forward is current.

Annual Meeting preparation – Working on this.

Insurance - Jason met with Broker Jake Thornell on condo's. Some were undervalued, based on old estimates so they are working on these changes.

Mr. Thornell asked about becoming our “Broker of Record” for all different policies.

Discussion followed:

IF we make changes, would it have any repercussions to SWRA.

Jason has verified our current coverage and policies. Renewed D&O last month, auto owners, workers’ compensation, cyber umbrella and general liability renew soon.

Can Jake shop without being the Broker of Record. Discussion continued. Are we required to have a Broker of Record?

Can multiple agents/brokers shop policies for us?

Jason will follow up and report back to the Board.

ACAM Report - Jason reported in Mike's absence:

Boat storage - 7 spaces are available for rent.

ARC- approved 12 new permit applications at their last meeting, did not approve 1 due to front facing garage, 6 applications to review at this week's meeting . 93 active permits, 24 new home permits and issued a few fines for various reasons. 5 new covenant violations since last meeting – mostly improperly parked trailers.

Maintenance – Continuing to remove dead trees and limbs on rights-of-way. A couple of employees out due to illnesses.

Sub Associations – Working on insurance coverage with Broker Jake Thornell.

TREASURER'S REPORT:

Via Email on February 4, 2026: Gene made a SWRA Investment Recommendation.

SWRA has a current balance over \$1.2 million in its operating account at Regions Bank. It has been the Board's objective to manage its funds to maximize its return on investment. Utilizing SWRA's investment account with Morgan Stanley provides a venue to meet that objective in a safe and efficient manner.

On February 4, 2026, the SWRA Treasurer, the Finance Committee Chairperson and the Community Association Manager, held a conference call with the SWRA investment account manager at Morgan Stanley. It was the recommendation of the Treasurer, in agreement with the Finance Committee Chairperson William Phillips and the CAM Jason Klepper to transfer \$900,000 from the operating account to the investment account. Based on that request, Morgan Stanley has recommended the following investment strategy:

- Add an additional \$100,000 to the Morgan Stanley Preferred Savings account (bring the total in both accounts to approximately \$500,000) earning 3.35%
- Invest \$148,000 into a Morgan Stanley 9-month CD earning 4.00%
- Invest \$148,000 into a Morgan Stanley 23-month CD earning 3.75%
- Invest \$100,000 into a 1-year CD earning 3.75%
- Invest \$100,000 into a 1 ½-year CD earning 3.70%
- Invest \$100,000 into a 2-year CD earning 3.70%
- Invest \$205,000 in a 90-day CD at 3.70%

Gene made a motion to accept the above investment strategy and to transfer immediately \$900,000 from the Regions Bank operating account to the Morgan Stanley investment account. Motion was seconded and unanimously approved by the Board.

Gene had emailed 2/6/26 to report about a meeting with Jason and William to discuss future financial management and reporting procedures.

Jason has established additional procedures to monitor the budget and expenditures on a regular basis. Over the past several years, this responsibility has fallen to the Treasurer. In our opinion, this responsibility is best done by the Community Association Manager with oversight from the Treasurer and Finance Committee.

Therefore, starting immediately, Jason will report on the financial status of the association as needed. Jason will also present more formal quarterly reports after review by the Treasurer and Finance Committee based on the financial statements provided by CRI.

Financial Report – Jason Klepper

Annual Fees – Going well at this time. So far have collected \$1,124,420.00 of billed fees of \$1,392,936.00. Outstanding Balance uncollected is \$268,516.00. Fees Budgeted to be collected for 2026 is \$1,376,650.00.

- Building permits billed \$93,850.
- Gate \$3,090 collected. Have started cutting off transmitters for unpaid 2026.
- Remaining balance in Regions Bank after moving some funds to Morgan Stanley is \$353,864.00.
- \$900,000.00 transferred to Morgan Stanley investment account.
- 21 properties that have signed a payment plan agreement. \$13,948.43. There is the \$125 late fee charged on each payment plan.

Jason spoke with CRI representative as follow up. Stated that we should have full financials before March 1st newsletter time.

OPEN AGENDA

Ballot /Window Decals - Mailouts completed yesterday for ballot/window decals for others mailing. 1644 owners mailed as multiple property owners should only receive one letter.

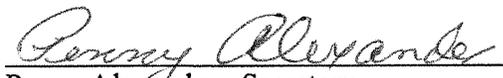
Regions Bank New Credit Cards - Reissued credit cards from regions – want cards without people’s names on them rather by dept. we were told that we could have cards with “manager”, “patrol”, “maintenance”, etc. Bank representative is working on correcting these.

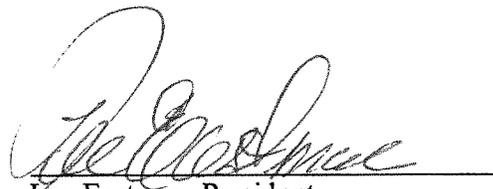
We still have credit cards at River Bank until changes can be correctly completed.

Board Meeting Schedule – Scheduled Board meetings are March 3rd and 17th. Annual Meeting is Saturday, March 21, 2026.

A motion to adjourn the Regular Session at 9:56a.m. into Executive Session was made and unanimously approved.

Respectfully submitted,


Penny Alexander, Secretary


Lee Eastman, President

Date March 3, 2026

