

## **SWRA Board of Directors Meeting March 17, 2026**

**Call to Order** – President Lee Eastman called the meeting to order at 9:01 a.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) Jason Klepper and Associate Community Association Manager (ACAM) Mike Dean attended the meeting to report.

### **Approval of Prior Minutes**

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

**Review of Agenda** – One addition by Sally; George Carleton – Windjammer Issues

**CAM Report** - Jason reported:

**Window Decals** – Continuing mixed response on charges for additional decals but the fee has reduced the number of multiple decals that some owners were getting for non-household people.

**Collections** – 30-day notices to delinquent accounts. 213 certified letters out. 1950 owners.

**Insurance** - Broker of Record letters to Jake Thornell of USI for several sub-associations. Michael Gallops of Assured Partners has received notification of the change and he has called Jason; however, they have not been able to connect yet.

**Check Signing Sub Associations** – As of now, Jason and Mike have authority from all condominium associations to sign their checks.

### **ACAM Report** – Mike reported:

**ARC** - Approved 14 new permit applications at their last meeting, 3 for new homes. Reviewed several permit changes. 16 new applications for tomorrow's meeting. River Birch submitted their updated phase 3 plat. That will complete the development. 112 active permits, 26 of those are new homes. One \$150 fine for poor site conditions. One fine for \$100 covenant trailer repeat violation.

**Landscape** – Cleaning up from storms and continuing to clean up right-of-way. Ordered all plants from Landscaping Committee list. Cleaned up some at entrance Hwy 34.

**Paving and Drainage** - Drainage work on Shadow Lane and Hart Lane started. Ingram should start in about a month on some of the paving projects.

**Gate Attendants** – Fully staffed again.

**Insurance on Sub-Associations** – There are a few groups who have some issues due to governing documents that he is working on with Broker Jake Thornell.

**Sub-Association Meetings** – Mike reported on a few topics.

## **Financial Report – Jason Klepper**

Regions Bank Balance (Operating Fund) - \$446,691.79

2026 HOA Dues and Fees - Budgeted \$1,379,200.00. Billed \$1,392,936.00 and Collected Through February was \$1,260,274.37 = 91.3 % to budget. Outstanding fees to be collected = \$132,661.63

26 properties (20 owners) on payment plans. Total billed on payment plans = \$18,808.00.

Collected on plans to date = \$4,708.78. Uncollected balance = \$14,049.22

Building Permits - Billed \$154,050.00 (total open permits) &  
Collected - \$113,050.00 (total open permits)

Vehicle stickers sold to date – 10 = \$400.00 collected

Total Income to Budget Through February = 89.62%

Total Expenses to Budget Through February = 85.88%

**Gene was excused from the meeting at 9:25a.m**

## **TREASURER’S REPORT:**

**Jason reported on the Audit** – Jason and Gene held the Audit Exit interview yesterday with CRI, so they are about to complete this.

A few comments or recommendations to improve items due to our staff size and segregation of duties.

Also, need to add to our list of lots owned by SWRA a value of the asset. SWRA had used the county tax assessment amount and then factored in the Realtor’s comps and recommendations for sale pricing. The accountants recommended value method on lots held for resale is to show the recorded county tax assessment value at time that SWRA acquired the lot.

Reconciliation of sub-association accounts – dealing with when they pay SWRA back for items that SWRA purchased for them. Board questioned if it is a conflict that sub-association checks made out to SWRA from sub-association when signed by CAM or ACAM as there is no separation of duty. Jason will discuss this with accountant, Chad Singletary at CRI on how these situations should be handled. Suggested that maybe these reimbursements be handled by ACH approved by the sub-association Treasurer since often the Treasurers live out of town.

## **OPEN AGENDA**

**Annual Meeting Planning** – Jason has completed the Power Point for our meeting. Election results to be added and a few changes to the financial presentation. The Board reviewed and made a few suggestions.

The list of handouts/sign-in sheet/committee sign-ups available for meeting was discussed. *SWRA eflash* reminder to be sent, meeting announcement signs at both gates the week before the meeting, set-up for meeting, printed Power Point handouts for Board members.

Gene suggested that in addition to his Treasurer’s report at the meeting that William as Chairman of the Finance Committee make a report to include highlights of the significant enhancements and improvements made to financial procedures and collection processes as well as, the engagement of Reynolds, Reynolds, Little, LLC for legal collections.

It was suggested that the transfer of ownership and resolution of past due amounts with ChilWaters be shared.

**Check Signing** – Jason and Mike will have to get the new cards signed and updated with the bank. Representative from the Regions Bank was to attend today’s meeting but could not. Jason will try to reschedule.

**Fidelity Bonds or Insurance** – Broker Jake Thornell told Jason that SWRA has existing \$200,000 coverage in our crime policy that falls under employee dishonesty so no need for additional coverage.

**Election Committee** – Meeting today to count the ballots. Committee members are Cherie Stephenson, Cathy Delionback, Debbie Gibson, Cathy Link, Julie Nicholson, John Prophitt (alternate) with Sally Gantt, Acting Secretary.

**Dogwood Trail** – Debra asked that we consider doing a traffic study and come back with recommendations for traffic on Dogwood Trail. She sited speeding and increased traffic on this road as it is treated as a thoroughfare. GPS routes people this way. Debra asked for options. Debra has had about a dozen people who have made comments and one suggested that the road be made one-way or add a headache bar to reduce trucks, but this would impede legitimate deliveries to home owners. Some feel that stop signs or speed bumps have been placed on roadways that they do not feel are as dangerous as Dogwood Trail. There were speed bumps on Dogwood, however they were removed when the road was repaved in response to an overwhelming petition submitted by residents to remove them. **Jason will contact the Tallapoosa County engineer and Consultant Hagan Waggoner for information. And Lee will look into correcting the GPS directions.**

**Security for Large Events** – Bob brought up the large numbers of cars parked for a huge event at Prime for Plug Day a few weeks ago with over 700 people reported to have attended. He stated that SWRA oversees this place, believe anytime we have a large gathering that security should be required. The question is whether or not SWRA has control over commercial entities or any authority to require. SWRA does have control and responsibility of the roadways. Discussion followed as to sending a letter strongly advising that commercial entities have security for large events. Would need to send letter to ALL commercial or organizations to consider providing security. Definition of “large” event? COLW weddings, HP Marina boat shows, The Landing @HP, Prime, golf events, etc. What would the purpose or scope of security be? For visibility, crowd control, safety. **Lee will draft a letter for the Board to consider.**


**July 4<sup>th</sup> Golf Cart Parade** – David & Patti Reaves posted on Facebook for the 2026 July parade. Bob was not aware of this prior to the posting. SWRA has liability, clean up responsibilities and has provided support for past events. The Board discussed that the Reaves are organizing a golf cart parade on Saturday, July 4<sup>th</sup> at 10:00 a.m. and we agreed to use funds from Social Committee as budgeted to support the event. It has been a successful one. **Bob will contact them in order to work together with them on this event.**


**Health Department** – Sally spoke with Tallapoosa County Commissioner George Carleton after the Community meeting about concerns brought up over the dilapidated and deteriorating condition of the Windjammer property. It is unsightly and there were concerns about safety and health issues. George spoke with the Environmental Protection department person (Bridget) but stated that he did not receive much of a response from her. He suggested that SWRA contact her in writing. **Lee will draft a letter expressing the community's concerns to include some photos of the property.**

**Board Meeting Schedule** – Scheduled meetings are the Annual Meeting to report this Saturday, March 21, 2026, at 10:00a.m. at the SWRA Centre. Board meeting dates are April 7th and 21st.

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

Respectfully submitted,

  
Penny Alexander, Secretary

  
Lee Eastman, President

Date 4/7/2026