

# SWRA Board of Directors Meeting

April 21, 2026

**Call to Order-** President Lee Eastman called the meeting to order at 8:58 am at the SWRA Centre. Board members Sally Gantt, Debra Knight and William Phillips were present. Gene Akers, Penny Alexander and Bob Taffet were excused. Community Association Manager (CAM) Jason Klepper and Associate Community Manager (ACAM) Mike Dean were present to report.

## **Approval of Prior Minutes**

**The Board approved the Regular meeting minutes from April 7, 2026, as presented.**

## **Review of Agenda**

Additions made to the agenda were

-Discussion information about a new software program that had been previously emailed to the Board by Lee

-Possible dates for Board training noting that it might be best to discuss this when all members were present

## **OPEN AGENDA**

**CAM Report-**Jason reported:

**Lien filing-** Continues to work on collections and preparing to file liens hopefully on May 1, 2026. Discussion and decision made for Jason to define and develop a policy for lien filing eligibility and what is included that will be added to our existing collections policy for the next meeting.

**Asphalt Removal and Sidewalk Replacement-**Jason reported that he is obtaining quotes for the removal of asphalt on Doeskin Drive and on Vistawood. He added that he was also in talks to look at solutions for the sidewalk repairs/replacement at Moonbrook Park. Mike Dean reported that there was \$10,000 budgeted in 2026 for this project. A previous discussion to grind the areas down where the tree roots are uprooting concrete is only temporary and wouldn't be a good option. Jason discussed a material made of compacted, fine aggregate that has been used for walking tracks and nature trails and is currently on the track behind Opelika Middle School. Its firmness will support strollers, and it is easy to maintain. Another option discussed was rerouting the sidewalk 10-15 feet from existing sidewalk to avoid the tree roots, but it was also discussed that the park area was a former sinkhole, so stability could be an issue. Jason will obtain a quote from Safe Sidewalks, a company out of Georgia that does this type of work.

**Property Checklist-**Jason will present a checklist at the next meeting to include all areas for inspections and a schedule for the same.

**Wedding Venue**-No update but there were calls from residents voicing concern. As it turned out, the construction equipment was for the Hembrook residence on N Cardinal Heights.

**Lot Sales Procedure**-Currently, Penny maintains all of these records but is working with Jason to turn it over to him completely. Jason is creating a policy and procedure document to be presented at the next meeting to include recommendations by Penny along with his additions.

**Collections**-30 delinquent accounts were turned over to attorney Rob Reynolds for collection. To date, 5 of these have settled their debt in full leaving 25 remaining. Nine(9) of these are AL property owners and the addresses on file are accurate. **A motion was made, seconded, and unanimously approved to move forward and file for a Monetary Judgment against these 9 properties in Alabama.** Estimated cost is \$250 court filing fee plus \$80 process service fee per property for a total of \$2,970. Noted that these 9 owners were not the only owners listed with AL addresses, but the only ones so far that seem to have accurate addresses. Also noted that out of the 25, 5 are listed as owned by one person in Birmingham but those letters were returned as undeliverable. William offered to get the address and do a drive by the Bham address to try and determine whether or not the listed owner did in fact live there. Collection Attorney Rob Reynolds will be contacted to discuss the costs of conducting an asset search on the other delinquent owners to see if we can obtain an accurate address. The Board is striving to have a collection policy and procedure in place that will ensure staff is not making any subjective decisions and therefore reducing any liability for unfair practices.

**Financial Report**- Jason reported the following

Regions bank balance-\$451,668.79

19 properties are currently on a payment plan-total outstanding balance-\$10,676.64. This number is down from the last meeting where 28 properties were on payment plans- 7 paid balances in full and 2 defaulted (one owner) and were removed from plan.

Accounts Receivable Balances – total -\$327,582.81

Credit Balances	(\$9439.38)
Collections (Atty Accts)	\$110,611.17
Payment Plan Accts	\$10,676.64
Fines, Permits, Transfer fees	\$69,324.85
All others	\$146,409.53(this category includes accounts that did not meet the \$3,000 threshold for being turned over for collections)
2026 Owner Sticker Sales	\$480.00(12 sold)
2026 Gate Clicker Sales	\$5542.86(61 sold)(13 were re-issued clickers)

Jason shared that there had been one owner who has paid the collection Attorney for two overdue accounts and has committed to paying off the third account representing approximately \$12,000 in collection revenue.

Noted that the plan for Lien Filings is scheduled for May 1, 2026. Discussion about whether or not we are FDIC insured with Regions balance since it exceeds \$250k. Noted that we still have accounts open at River Bank. Lee stated that he would prefer to use an account at Morgan Stanley and close River Bank account asap. Jason will discuss with Charlie Brown what their credit card options are and report back at the next meeting.

Discussion about the effect on limitations being imposed of 4 stickers per owner was discussed noting that additional stickers have been ordered at a cost of \$.43 per sticker. No change in current policy was recommended at this time.

**Transfer Fees**-Previously, the policy has been if SW property is transferred to a family member, the transfer fee is waived, was discussed. There is no definition in place on who "family" includes. Additionally, SW has paid the fee on property we sell for full price as a marketing tool. Originally set up to encourage purchases, it was discussed whether or not this is needed given the number of Lot sales we have currently. It was decided that Michael Odom will be contacted on this and further discussion will take place at next meeting. Jason is updating policies and guidelines for lot sales into one document to allow for continuity for future Boards.

**ACAM REPORT**-Mike reported:

**ARC Report** -109 active permits include 24 new homes. Five(5) new homes completed since last meeting. A process is now being used in QuickBooks to reclassify lots as homes once construction is complete. This also enables the SWVFR to charge the correct annual fees.

**Landscape**- Debra Knight, Landscape Chair, reported that the Landscape Committee has not been active because the CAM and ACAM are now performing these inspections as part of their daily inspections. She said that the checklist that is being implemented will be used in this area. She did point out that there are some areas around the front gate that need attention noting that azaleas had trees growing up thru them. Unhealthy shrubs should be removed asap. Mike said that the weeds have been sprayed three times this year already. While it was agreed that the front area is not at its best, the pine straw that will be delivered this week will greatly improve the appearance of the entire development. Debra also expressed concern over the neglected landscaping around the SW Golf sign at the main entrance in Hwy 49 noting that this is one of the first things people see as they enter the development. Mike said he would speak to Eric to encourage improvement since previous attempts with the previous golf course manager failed to get any results.

**Treasurer Report**- None

**Security for Events**-A letter had been previously drafted and sent to Michael Odom. The final version was emailed to Board members and the Board agreed to send it out. Recipients are the commercial entities

inside the gates to include the Golf Course, Bluffs, The Landing at Harbor Pointe, The Marina, Church of the Living Waters and SW Yacht Club.

**Old Conference Center(Windjammer)-** The letter drafted by Michael Odom was emailed to Board members and the Board agreed to send it to the owner of this property asking for action to be taken on this dilapidated structure that the SWRA continues to receive numerous complaints about.

### **New Agenda**

**Investment Account management-** Deferred to the next meeting

**Road Paving Letters for Potential Buyers-**A letter was emailed to members for approval and returned to Realtor Sealy Hargrove as part of a closing that was scheduled to take place today. The letter allows them to use gravel for a driveway on an existing street and require a concrete apron from the street to the driveway. It outlined all requirements for the owner and also included an indemnity agreement. Discussion about this request, history of paving, criteria for paving and whether or not it set a precedent and other instances of gravel areas took place. Since the Bankruptcy Auction of 2003, there is not a developer, and SWRA does not pave any new roads. Newly built roadways are covered by the builder/subdivision developer and that association. Historically, SWRA owned roadways have been paved when a third house is constructed on a non- paved road if on a roadway that was deeded to SWRA at the auction. It was suggested that Michael Odom be contacted as to the legal responsibility of SWRA to pave unpaved roads in the development.

Discussion then centered around the ongoing issues on Dogwood Trail, and it was noted that the traffic study should be done within the next month. A letter to Google to correct directions will not be sent because of the risk that it would route trucks to the front gate. Many options were discussed and it was decided that signs will be erected on Moonbrook Drive on the right of way close to the “pork chop” area before the turn on Dogwood indicating that traffic should continue straight to The Landing at Harbor Pointe and to the Harbor Pointe Marina. It was also noted that the signage at the entrance to Sunset Point needs to be redone with lettering consistent with other signs in SW.

**July 4<sup>th</sup> Parade Signs-** A proposed sign was emailed to Board members for comments, and it was decided that it would not specifically identify “250” so that it would be able to be used in future years. It was discussed that SWRA funds this parade while David and Patti Reeves are the organizers and work with Bob Taffet.

**New SWRA Software-** Lee emailed the Board info on some options he has explored but this discussion will be delayed until all members are present. There was general discussion of what would be involved for the implementation of this etc. He asked for 3 volunteers to form a committee for this- William volunteered. The cost of this program maintenance is estimated at \$1500-\$2000permonth as opposed to the \$1000 currently being paid to JTT. Benefits of a new program would not only be greater efficiency but could eliminate hiring additional personnel as we continue to grow. It was discussed whether or not sub-associations would be included and the benefits of that since they already use Pay HOA. Discussion about our current Quickbooks package and its deficiencies and the upkeep and maintenance of our physical property files. It was noted that we need a checklist for these files to ensure that all necessary

documents are contained in each file and that documents are organized sequentially for future consistency.

Because Anita Garner has upcoming surgery and currently only works part-time, it was decided to approach Michelle who works the front gate on the weekends to see if she might be interested in extra hours to assist with the file project organization.

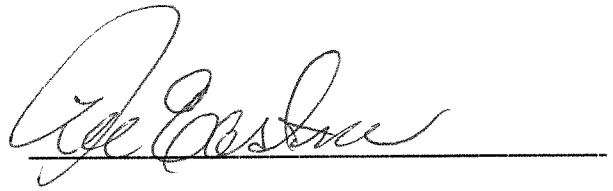
**Board Training**-Lee would like to do a one-day training session for Board members as well as sub-association Board members. Scheduling is challenging and date options will be presented at the next meeting.

**A motion to adjourn was made, seconded and unanimously approved at 10:43a.m.**

Respectfully submitted,



Sally Gantt, Acting Secretary



Lee Eastman, President

Date Approved: 5/5/2026

