

SWRA Board of Directors Meeting June 2, 2026

Call to Order – President Lee Eastman called the meeting to order at 9:00a.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 May 19, 2026, as presented.

Review of Agenda – SWRA Lot Sales Update and Board Resolution – CAM authority Table Management Software until committee is ready to report.

CAM Report - Jason reported:

- **Physical site inspection lists** - all updated and started using this month.
- **Liens** - All additions to collections policy have been completed.
- **Morgan Stanley investment letter** – Need this signed by Board President.
- **Liens files** – over half done, about 25 more filed on outstanding balances due.
- Received authorization for notary for Bridget. Have applied for a \$50,000 bond to complete. This is a nice convenience service for property.
- **Regions Bank** - have Remote Deposit capture active and three staff have completed training.
- **County Web Access** - While filing liens at courthouse, Caitlin directed him to a Tallapoosa County website to establish an account so SWRA can find and print a copy of deed or other documents directly. Charge per page or document but easier than physically going to courthouse. Discussion followed on passing on charges to property owners. SWRA will charge the property owner for documents. **A motion was made for SWRA to pass on the fees for documents plus a \$5 per transaction fee if requested by a property owner for copies required to service their account even if internally as when filing liens/collections, etc. Motion was second and passed. Jason will update the Collection Policy.**

ACAM Report – Mike reported:

- **ARC** - Approved 7 new permit applications during their last meeting, 3 of which were for new homes. We have received 11 new applications for the next meeting. There are currently 106 active permits. There are 26 new home permits. The ARC issued the following fines: \$200 for burning at a job site without following the proper burn procedures (second offense) and one \$400 for not meeting the agreed-upon extension for a new home build.

- **Gate 49 Gatehouse Maintenance** - Renovations at the 49 Entrance are proceeding: Cabinets have been painted, new LVP flooring has been delivered, new vanity top and sink to be delivered this week, painting the walls, ceiling, and trim. New lighting and plumbing fixtures in the bathroom as well as new LED lights to replace the existing recessed lighting.
- **Paving & Drainage:** Ingram worked on the road shoulder project in areas that don't have any paving work left to be completed. Will be gone for about a week to do a job for the county then will return to finish the paving and the remainder of the shoulder work.

Financial Report – Jason Klepper

Regions Bank Balance (Operating Fund) - \$415,436.71 – (have \$83,000 Ingram Paving check that we are about to send out.)

AR outstanding collections \$333,085.07 (213 accounts)

- 64 of those have credit balances totaling \$10,679.28
- 25 collection attorney accounts = \$112,485.60.
- 17 payment plan accounts = \$8,452.26.
- 26 accounts that are just ARC fines, permits, other fees \$97,074.08 of total outstanding collections. \$15,000 of that was collected this morning therefore \$82,074.08 is the new actual amount. The new permit fees are not actually past due but are entered into QB system in order to issue an invoice.
- 88 are all other (Annual dues) = \$125,752.41.
- Sold 81 gate clickers this year for a total income of \$8267, not profit.

TREASURER’S REPORT: Gene Akers

Current balance in Morgan Stanley investment accounts is \$2.6 million.

Accrued over 33,000 in interest this year. Projected to accumulate about \$97,000 this year in interest.

Jason and Gene are working with CRI on Financial Statements. They unilaterally made a change to how they do financial statements. They are doing from Accrual basis, but we have been used to looking at it as a Cash basis. They project it out which makes it appear we are over budget.

Chad Singleton accountant recommends accrual, and we agree however it is a bit confusing until we adjust to the difference. They are working on reporting tools for internal management – alternative reports so we can manage our cash management as we have always handled.

Financial Reports will be accrual basis based on GAP recommendations.

Received a proposal from them to handle year end accounting for taxes and we are working on with them

OPEN AGENDA

Management Software – Committee members are Jason, Mike, Lee, William, and Gene. They will report back to the Board when they have information to present.

July 4th Golf Cart Parade – Proceeding as planned.

New Agenda

SWRA Lot Sales Update – We have closed on two lots thus far in June.

Board Resolution for CAM Signature Authority - Closing set for Tuesday, June 16th at 9:30am at Tallapoosa Title Research/ Law Office of Rob Reynolds. Mike Ingram said that because this is a tax deed lot, the title insurance company requires two SWRA signatures. He requested that SWRA send him whatever we can provide to show that Jason Klepper is allowed to sign as CAM. Mike stated he would have to run it by my title company as well to make sure that whatever SWRA has done to make him signatory works for the title company. Please send whatever proof or documentation that you have from the board concerning Jason as a signer to Mike Ingram at ttrclosing@gmail.com. Set for Penny & Jason to sign the day before.

The Board passed the following:

SWRA BOARD RESOLUTION – June 2, 2026

Authority for Community Association Manager (CAM) to Sign on Real Estate Transactions

The undersigned, being the Board of Directors Secretary of StillWaters Residential Association Inc., an Alabama Corporation, does hereby certify that at a meeting of the Board of Directors of said corporation duly called and held on June 2, 2026, at which a quorum was present, the Board of Directors adopted the following resolution:

RESOLVED, that StillWaters Residential Association approved a resolution to give authority to Community Association Manager Jason Klepper as an eligible signatory in addition to/ along with or in place of any Board of Director on all and any documents for real estate transactions on property owned by StillWaters Residential Association as of June 2, 2026.

Infrastructure Support Contribution Program – Gene had emailed his drafts after much work on this issue to all Board members prior to the meeting. His first step was a Justification paper on why SWRA would need to charge a fee for gate and road infrastructure /maintenance to commercial entities. They generate more traffic than a one or few lot annual fees that they currently contribute. Our response to do our due diligence in trying to do this.

He also presented the following:

- A. SWRA Voluntary Community Infrastructure Support Policy
- B. SWRA Road Usage Assessment Structure – usage by commercial entities.
- C. Voluntary Contribution Letter

The Board reviewed proposed steps. To start the Board would authorize management and board reps to open discussions with commercial entities about this. Participation would be voluntary and SWRA and community would appreciate their cooperation.

Road usage policy for commercial entities, Gene presented multiple options for assessment structure. Based on total budget amount of what is spent on roads. Or they only use certain segments of the total roadways. Or we only ask for their what we spent on what areas they or their customers use.


Gene proposed that we track the numbers on guest entries for the commercial entity to use to present factual data in the request. Also asked if we can find a precedence of another community being successful with any similar situation.


Board members agreed to review documents presented, think it over and come back to discuss at our next meeting.

Board Meeting Schedule – Scheduled meetings are Board meeting dates are June 2nd and June 16th, July 7th and 21st.

A motion to adjourn the Regular Session at 10:07am. into Executive Session to handle confidential lot sale information, staffing, and legal matters was made and unanimously approved.

Respectfully submitted,


Penny Alexander, Secretary


Lee Eastman, President

Date 6/16/2026