

Swan Lake 4th Quarter Meeting

December 15, 2022

1. **Welcome** - Donna opened the meeting at 6:04. She mentioned our neighbor's son, Brandon Estorffe, was one of the officers killed. Ribbons are being made for residents' mailboxes; food is being organized. Keep the family in your prayers.

Donna introduced BOD members present: Donna Richards, President; Frank Scott, treasurer, Don Newton, Architectural Committee Chair; Michelle Ladner, Social Committee Chair; Bart Loftis, Vice President, Beautification Committee Chair; Juliane Wyatt, Secretary, Pool Committee Chair.

(Signatures of Members present attached. Original filed in office.)

2. Committee Reports

- a. **Social** - Michelle Ladner new Chair. Food and paper products are being organized for Estorffe family. Michelle will present spring activities at the next quarterly meeting. She will announce activities at the next quarterly meeting.
- b. **Architectural** - nothing to report
- c. **Beautification**- Bart updated status of Pickleball court and unfinished side. Plans are in place to begin renovation of unfinished side as weather improves. Updating lights around court is in process, with Donna researching MS Power possibly maintaining. She will discuss at next Quarterly meeting.
- d. **Treasurer - vote on 2023 Budget**-Frank provided numbers for the current budget, which is on track of 2022 budget; discussed current status of assessments due from Adams Homes, LHF, and one resident. Homeland Neighborhood Management (HNM) has mailed paper copies of 2023 assessments, but most residents have not received them. He explained the process of paying online.

The status of lake actions and expenses were discussed.

Frank made the motion to accept 2023 Budget, Bill Musslewhite 2nd the motion. 11 for, 5 against. Motion carried; therefore, budget approved.

Buck Lawrence asked about Adams Homes assessments and Donna clarified that they must pay 2022 assessments by December 31, 2022, for 11 lots. They must pay 2023 assessments in January.

- e. **Pool** - Donna explained we have received 3 bids ranging from \$139,000 to \$180,000. BOD is having a special meeting January 3, 2023, to discuss bids to present to all residents. Because of current covenants, there are no provisions for special assessments to raise money to pay for pool renovation. BOD will contact attorney for options to pay for renovation.

Luster Gooden suggested BOD create a requirement sheet for each company providing bids to have specifics for all portions of the renovation.

Jeff Wyatt stated that we may need to continue to use the pool as is for one more season based on timing of construction; concerned with lack of funding, can the pool be sustainable until renovation does take place.

Ryan Finnan – what is BOD projection of HOA budget to pay towards pool? Rough estimates were given of \$50,000 with a special assessment possibility of \$350 per household. Discussion continued with cost per Homeowner vs communication of exactly what will be renovated with pool.

- f. **Strategic Planning-survey report-** Jeff Wyatt stated only 44 residents responded and shared results. Only received survey from 15% of total residents.

Strengths: quality of homes, amenities

Weaknesses: overwhelming- neighbors not complying with covenants; concern of maintenance of amenities; concern of budget-not having a long-term budget to plan (strategic budget).

Opportunities: improving amenities, adjusting assessments to plan; limited control of property surrounding HOA; with new homes, not gaining amenities.

Jeff introduced SPC members-spent many hours to prepare Strategic plan to present to BOD to begin addressing.

He welcomed questions and discussions after this meeting, thanked members of the committee.

3. **Bylaws and Covenants update-** Donna reported a low number of votes received of new documents prior to vote stoppage. BOD will revisit revising to incorporate suggestions from residents.
4. Michelle Ladner announced winners of holidays lights decorations:
Most decorated street: Swan Lake Boulevard;
Best decorated house: Huntley and Debbie Biggs on Little River Court;
Best decorated mailbox: Damon and Rochelle Reese on N White Swan Drive.
5. Karol Musslewhite was voted by Phase 1 Unit 1 members present as their new representative.
6. Raffle- Jeff had new BOD member, Karol, draw name: Ralph and Andree' Bouroughs are the winners of having their 2023 assessments waived.
7. **Adjourn** – Bart motioned to adjourn, Jeff Wyatt 2nd. Motioned carried.