

Swan Lake Estates Homeowners Association Annual Meeting Minutes

Date: January 18, 2026

Time: 1:00 PM

Location: Clubhouse

1. Call to Order

The Annual Meeting of the Swan Lake Estates Homeowners Association was called to order at 1:14 PM by Rich.

2. Roll Call / Attendance

Board Members Present: Rich, Tom, Tiffany, Donna.

3. Opening Remarks

Rich opened the meeting and welcomed the community members in attendance.

4. Review of Previous Minutes

Tiffany reviewed and discussed the October 2025 meeting minutes with the community.

5. Community & Lake Updates

Tiffany provided updates and goals for 2026, including:

- Transition to a new lake maintenance company
- Confirmation that Swan Lake Estates is a mandatory HOA and documents are posted online
- Hiring of a lien attorney for unpaid dues or payment arrangements
- Multiple payment options available (online or check)
- Installation of three additional community signs
- Discussion of lake dredging costs
- Beaver dam removal and monthly monitoring by a beaver specialist
- Transition from GeoKey to the eGeeTouch locking system

6. Financial Report

Donna presented the financial report and advised that the 2026 budget will be finalized soon.

7. Election of Board Members

Candidates included Rich, Tiffany, Tom, Donna, Ethel, and Dawn.

Election Results:

Donna – 21 votes

Tom – 21 votes

Ethel – 18 votes

Dawn – 13 votes

Board Members for the New Term:

Rich, Tiffany, Tom, Donna, Ethel, Dawn.

8. Adjournment

The meeting was adjourned at 3:30 PM.

Minutes submitted by:

Tiffany Gheesling
HOA Board Member