

# Swan Lake Estates HOA Meeting Minutes

Date: Thursday, October 16, 2025

Location: Clubhouse

Meeting Start Time: 7:03 PM

## **Board Members Present:**

- Tom
- Tiffany
- Donna

## **Absent:**

- Rich (out sick)

## **1. Call to Order**

Tom called the meeting to order at 7:03 PM. He reviewed the minutes from the previous meeting and read the agenda for the evening.

## **2. Financial Report**

Donna presented the financial update:

- Checking Account: \$25,916.44
- Savings Account: \$20,014.38

She also discussed upcoming expenses, including new lock systems and security updates.

## **3. Lock System Update**

The board has decided to replace the GeoKey lock system with the Egee Touch system.

- The GeoKey system has experienced frequent software issues, including network outages, user access problems after updates, and lock malfunctions due to battery failures.
- After researching alternatives, the board selected Egee Touch for its reliability and cost savings.
- The new locks have arrived and will be installed soon.
- Data from GeoKey will be transferred to the new Egee Touch app before activation.

## **4. Security and Maintenance Updates**

- New security cameras have been installed near Gene Adams Park, with additional cameras planned for other areas.
- The post and gate at Gene Adams Park have been repaired, and a new lock will be added once the Egee system is activated.

## **5. HOA Dues and Legal Update**

The board reviewed the mandatory HOA dues and confirmed that all members are required to pay.

- Legal documents confirming dues requirements have been uploaded to the Swan Lake Members Page.
- Invoices will be mailed soon.
- Payment options include: QuickBooks, the Swan Lake HOA Portal, or by check through mail.
- Members with outstanding balances can contact the board to set up a payment plan.

## **6. Lake and Infrastructure Updates**

Tiffany provided updates on lake maintenance and repair projects:

- Siphon Valves: Repaired and replaced by Aquatic Restoration. Cost: \$13,480.

- The platform has been replaced, and the valves now operate automatically.
- Valves remain locked for safety and should not be adjusted manually.
- Fishing Docks: Repair estimate – \$16,200
- Secondary Spillway: Repair estimate – \$19,450
- Lake Dredging: Estimated cost of \$62 per cubic foot, totaling over \$1.2 million, including \$7,500 per dump truck for soil removal.
- The board announced the discontinuation of Solitude Management and the signing of a new maintenance contract with Aquatics, who will oversee lake care moving forward.

### **7. Community Sign Project**

- New Swan Lake entrance sign design options have been posted on the Facebook page for community voting.
- Estimated cost: \$7,000 – \$8,300.

### **8. Upcoming Goals**

- Complete transition to the Egee Touch lock system.
- Mail invoices for current and next year's dues.
- Collect updated email addresses for QuickBooks access.
- Continue improving community safety and maintenance projects.

### **9. Adjournment**

Meeting adjourned at 7:45 PM.

For any questions or concerns, residents are encouraged to contact the board.

#### **Submitted by:**

Tiffany, Secretary  
Swan Lake Estates HOA