

# Summary of Board Actions, Community Improvements, and 2026 Goals

## Introduction

Dear Swan Lake Estates Homeowners,

We want to provide a clear and transparent summary of the actions taken by the current four board members to maintain Swan Lake and improve our community.

## Financial Transition & Records

- We received **\$90,676.70** from the previous treasurer.
- It took 30 days to verify and gain access to the new bank account, with full access obtained on August 5.
- The delay was due to the previous treasurer closing the HOA bank accounts, which violated the bylaws.
- During this time, the HOA was unable to pay bills.
- We did not receive complete payment records identifying which addresses had paid dues.

## Legal Review & Record Recovery

- An attorney was retained due to missing records.
- The three previous board members were contacted for HOA records and property.
- The HOA laptop was returned completely wiped with no recoverable data.
- The HOA hard drive was never returned.
- Paperwork and checks were reviewed to determine who paid 2025 dues.
- Some payment records remain unverifiable.
- Back-due invoices were sent and proof of payment was collected where applicable.
- Legal review confirmed Swan Lake Estates is a **mandatory HOA**, and dues are required for all properties.
- Supporting documentation has been uploaded to the HOA website.

## Dam Inspection & Lake Maintenance

- A Georgia-certified engineer completed a dam inspection on August 2.
- No major structural issues were found.
- Siphons must remain on at all times.
- Aquatic Restoration repaired and activated the siphon system.
- Estimates obtained include:
  - Lake dredging: **\$1,240,000**
  - Concrete fishing pier repairs
  - Secondary spillway system cleanup

## Additional Community Improvements

- New lake management company hired for **\$22,100 (10 months)**.
- Gene Adams fence, gate, and dock repaired.
- Security cameras installed.
- Transition from GeoKey to eGeeTouch locking system.
- QuickBooks implemented for financial tracking.
- All addresses and parcels uploaded, saving costs by self-managing.

### **Beaver Removal & Wildlife Monitoring**

- Beaver dam removed on January 2, 2026.
- Beaver specialist conducted two site visits.
- No active beaver activity found; monitoring will continue.
- Otters have been observed in the area.

### **2026 Goals**

- Ensure all homeowners are current on dues or payment plans.
- Repair the dock near the pavilion.
- Repair the beach house (quotes obtained).
- Add crawfish and fish to the lake.
- Begin saving to dredge smaller areas of the lake.

### **Closing**

Thank you for your continued support as we work to maintain and improve Swan Lake Estates.

Sincerely,

**The Swan Lake Estates Board of Directors**