

SWARM Board Meeting
June 22, 2025
6pm at Corben First Gate residence

In Attendance

John O’Claire, Catrina Fish, Paloma Hill, Laura Corben
(Chuck Ferguson not present)

Agenda Items

Properties in Arrears

John O’Claire presented examples of letters that will be sent to property owners who are years behind in paying their road dues. The letters are not a formal lien on a property, but inform owners that the next step the HOA association will take is to formally impose a lien. There are some owners who are already making small payments to catch up on their debt rather than paying a full lump sum.

John noted that in 2018 when assessments were raised and little work was being done to maintain the roads, (because funds were being saved for the grant) some owners stopped making payments. Now that the roads are in good repair that is no longer a valid objection.

The Grant and Road Work

The long awaited grant did major work on Third and Second Gates in the fall of 2024, adding culverts and rolling dips. Not all work was successful and extra repairs were implemented in a season of heavy rains. The board decided it best to cancel the grant in February 2025. In the March of 2025 most of the funds that had been saved for the grant were spent to bring transfers of materials, grade and compact the road surfaces, and make great improvements for road surfaces and run off protection. John O’Claire hopes to have work done in October after the first rains to add base rock that will improve the road bed in key areas.

Firewise grants have also been cancelled and property owners are encouraged to trim vegetation by the sides of the roads.

The Website

Although Chuck Ferguson has been working on the website, it is still not up and running. There was discussion on possibly having another party take over the project or how to encourage its completion.

Annual Meeting

It was agreed to announce a meeting at Brownie Pelfry’s on August 23rd at 1pm. There are several people who may be willing to serve on the board and have their names on the ballot. New owners and younger people should be encouraged to step up to serve as volunteers on the board.

The meeting closed at 6: 35

Laura Corben, secretary