

SWEETWATER RANCH HOA
BOARD MINUTES
October 18, 2022

CALL TO ORDER:

President Wes Jackson called the meeting to order at 6:00 p.m. The Board meeting took place by conference call. Present were board members Wes Jackson, LaShay Williams, Mike Lawhorn, Dana Ousley, and Mary Wright. Linda Denning, Dan Williams, Britta Sjostedt, Robert Kirby, Edward Jonesan, also joined the call. A quorum was established in order for a board meeting to take place.

Reading of Minutes

August 2022 Board minutes were read by secretary LaShay Williams. The motion was made by Mike Lawhorn to approve the August 2022 minutes. Mary Wright seconded - motion passed.

Treasurer's Report

SWEETWATER RANCH HOMEOWNERS' ASSOCIATION
Treasurer's Report as of Sept. 30, 2022 for October Board Meeting

BEGINNING BALANCE 12/31/2021:	\$ 43,517.79
DEPOSITS since 12/31/2021	\$ 26,667.31
CASH EXPENSES 12/31/2021-9/30/2022 (utilities, <u>USPO</u> , dock, sympathy, insurance, mower, sprinkler)	<u>\$ 12,821.91</u>
* Checking Account Balance	\$ 57,363.19

I have received and deposited \$25,567 in dues since Dec 31, 2021. Total 2022 dues collected to date are \$37,270. Total 2022 dues collected in December 2021 of \$12,300 were included in the "Treasurer's Report for Board Meeting December 2021". Lot 75A overpaid and suggested that the overpayment of \$25 be booked as a donation for the roads. We received a road repair building fee of \$1,200 for Lot 93.

Total unpaid dues for 2022 are \$3,400 and include \$1,700 of dues for four lots which already have a lien. Total delinquent dues for 2021 are \$2,625 and include \$1,700 for the four lots which have liens for multiple years. It appears that only the lots with liens are still outstanding for 2020.

Both insurance policies have been paid for a total of \$2,174. Some of the mowing, mowing repairs, and spraying bills have been paid in the amounts of \$5,617.

After the water was turned back on, we had one month of normal water bills but both the bills being paid in July through September are greater than \$100 each. We need to attempt to locate the leak.

Dock repairs and sprinkler repairs have been made in the amounts of \$1,138 and \$718, respectively. As of September 30, we have spent in excess of the budget \$531 for these two repairs but we still have \$1,200 in the budget for any other maintenance repairs that might need to be made (\$669 net).

I did receive the inspection report from TRWD and signs need to be posted on the dock regarding electric hazard before the certificate will be issued.

Please review the attached financials for more details.

I have not booked the receivables from previous liens into the accounting software. I have updated these liens at the courthouse to include through 2022 amounts due. I do not want to overstate our capital balance for the receivables from previous years that do not have a probable expectation of receipt before selling of the property.

Sincerely,

Dana Ousley
Treasurer

Dana Ousley also reported that Lot 93 sent in \$1,200 for roads for new home construction.

Lot 67 mailed to secretaries PO BOX reduced fees of 50% reduction on outstanding interest and cost to put on liens. The secretary will check to verify and give to the treasurer.

Lot 89 requested a resale certificate, however they will not close this week and they will no longer need the resale certificate, going with another realtor.

HOA is in need of Electrical Hazard Signs. Dana Ousley will take a picture and the dock inspection will be redone. When complete a certificate should be received..

Mike Lawhorn will order electrical hazard signs.

Treasurer's term will end this year and Dana Ousley will not be able to continue as treasurer for next year. HOA will need a new treasurer for 2023.

Mike Lawhorn made a motion to approve the treasurer's report. There was a second by LaShay Williams. Motion carried.

Architectural Control Committee

A report was made by Linda Denning. Since the last meeting, approved plans on September 1, 2022 for lot 93, Thomas & Cecilia LaFrenz House Plans (1 story 2,766 4 beds/3.5 bath/two car garage will look like 3 car garage, however the 3rd door is indicated as a dog room). Lot 93 has approved plans on Oct 10, 2022, for fence plans. Ongoing Lot 47 Michael & Ashley Robbins with the house build under construction, project to be finished by the 1st of the year 2023. \$1,200 received for Lot 93 for road. Lot 48 Jackson Circle Bobby & LaShay Williams house plans approved no construction. Lot 107 Sweetwater Trail, Victor Delgado is painting the barn panels to match the house.

Road Committee report

Temp Pothole fixes for HOA areas or other Road Repairs

Report by Mike Lawhorn in Victor Delgado's absence, 18 new holes, since marked on Sweetwater. Mike Lawhorn will continue to locate asphalt bags. 2400 pounds- 2800 pounds. Currently asphalt was \$13.20 at McCoy's but the Corsicana location is closed. Dallas only had 12 bags on hand, however they were sold out when inquired. Home Depot each bag is \$25 for 40 pounds; Lowe's is \$28 per bag of 40 pounds of asphalt. No major repairs while home buildings are in process.

With low temperatures they will need to postpone and try to stay ahead.

Dana proposed we pay the higher amount and get the asphalt to maintain the small potholes before they get too large, or the new hole emerges. Wes Jackson located additional bags online and will work with Mike Lawhorn to coordinate put up.

New Business

Wes Jackson made an update report about NextLink. NextLink has access to the easement they have begun work for fiber internet. Estimated time of completion is the beginning of the new year 2023.

Please notify the board if there are ruts from the construction of fiber internet. Anyone who has issues with ruts, please notify Wes Jackson by email.

Lot Mowing

Lots 1, 3 (back half only), 9, 10, 33, 34, 47, 52, 53, 54, 55, 56, 61, 65, 66, 67, 86, 88, and 89 need to be mowed by 19th of November 2022 or else they will be mowed for you at a rate of \$75 an acre regardless if there are trees, structures, etc...." "If you are okay with \$75 an acre instead of researching a company to do it for you, notify Wes or LaShay at their contact information of wesliejackson@gmail.com or mrsplashay.williams@gmail.com. This charge will be sent via mail or lien will be applied to your lot as per the Sweetwater Ranch HOA covenants and deed restrictions.

Lot 67 and their past due payments/liens. Navarro County Abstract Company emailed that a check was mailed on October 13 to the secretaries PO BOX, which is indicated on the resale certificate, the secretary will check PO BOX and give it to the treasurer.

Recap of the Board meeting by secretary LaShay Williams.

Dano Ousley made a motion for the Board Meeting to be adjourned at 6:44 p.m. seconded by Mike Lawhorn.