

Sweetwater Ranch Homeowners Association, Inc.
Annual Meeting Minutes
January 22, 2022

Call to Order:

The meeting was called to order by Acting President Wes Jackson at 11:14 a.m. on Saturday, January 22, 2022, at the Kerens Library at 121 S. Colket Street in Kerens, Texas. The meeting was held as outlined and in accordance with the Bylaws of the Association. Members also joined the meeting via conference call.

Roll Call:

It was determined by roll call that a quorum of the Association members was present in person and by the proxy votes and more than 40% are necessary to hold an official annual meeting. This was registered as an official meeting with 41 lots represented and confirmed by Wes Jackson.

Proof of Notice:

It was established that a notice of the 2022 Association meeting was mailed to each member within the proper period as outlined in Article IV, Section 4.5 of the Bylaws. Several homeowners acknowledged receipt. The notices were mailed 11/20/2021 in Powell by the secretary. Mike Lawhorn made a motion of proof of notice and Victor Delgado seconded. Notice approved.

Reading of Minutes:

The reading of the January 23, 2021 annual minutes was waived by a motion made by Joe Reed and Mickey Hillock seconded and carried. Barbara Long added that copies were distributed to members prior to the meeting.

Updates:

Todd Foxworth stepped down as President of the Association on 10/18/2021. Wes Jackson being Vice President stepped in to complete the President's term until a new President could be selected.

Report of Officers:

Treasurer's Report

Dana Ousley prepared and read the following report:

BEGINNING BALANCE 12/31/2021:	\$ 43,517.79
DEPOSITS since 12/31/2021	\$ 20,772.31
CASH EXPENSES 12/31/2021-1/20/2022 (utilities, PO Box, dock permit, insurance, lawn mower)	\$ <u>282.13</u>
Checking Account Balance	\$ 64,007.97

I have received and deposited \$20,772 in dues since Dec 31, 2021. Total 2022 dues collected to date are \$32,600. Total 2022 dues collected in December 2021 of \$12,300 were included in the "Treasurer's Report for Board Meeting December 2021."

Excluding the four lots with current liens, outstanding 2021 dues are \$925 and represent 3 owners (1 has a partial payment). Two of those owners have already paid their 2022 outstanding dues. I am confident that those two owners are unaware that their 2021 dues are still outstanding although I have sent multiple emails. I will send a letter to the address from which the 2022 dues were received.

One lot with a lien from 2019 dues has recently sold and the dues for 2019, dues for 2022, and penalties and fees have been received. The collection of \$922.31 is included in the above receipts. Total delinquent dues for 2021 are \$2,625. It appears that only the lots with current liens are still outstanding for 2020. Those lots which are still delinquent at the time of the annual meeting for 2021 will have liens placed per our written policy.

A sympathy plant was purchased for the Compton family in the amount of \$159.

Please review the attached financials for more details. I have not yet booked the receivables from previous liens into the accounting software. 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.

Dan Williams made a motion to approve the Treasurer's report, Charles Russell seconded and the report was approved.

Architecture Control Committee Report

Linda Denning provided the report on the ACC. In 2020 9 plans were approved and in 2021 2 plans were approved. A house on Lot 47 by the Robbins was approved for the second time. They changed builders so had to resubmit their plans which were approved for a 3,055 square foot one-story home with 3 bedrooms and 2.5 baths. A fence plan on Lot 60 for the Schwenks was approved and is completed. Construction has not started yet. Linda thanked Holly Foxworth and Dewey Stevens for their service on the ACC.

Plans from 2020 were for Lot 78, the Fritzes, which was submitted and finished 1/2022. Lot 48 plans for the Williams was approved 11/20 but has not yet started. A 600 square foot barn plan on Lot 107 for Victor Delgado was approved. Victor asked if there is a time frame to get approval from the ACC. Linda said they like to get them completed in 3 weeks. Dana asked what had been finished from 2020 and Linda said all but Lot 48.

Road Committee

Victor Delgado provided the report on the Road Committee. Victor took over the committee this year. Wes Jackson said we will not start any road repairs until all construction is complete.

Landscaping Committee

Mike Lawhorn provided the report on the Landscaping Committee. Mike thanked Cathy Reed and Mary Snyder for their help on the holiday decorations. Wes said if anyone sees anything that needs to be done, please feel free to contact Mike Lawhorn or himself. Please try to keep the boat launch area open during busy times. Dana Ousley said our water bill doubled and asked Mike about the sprinkler system. Mike said it was turned off but that we did have a leak that Todd Foxworth said was fixed. Cathy Reed mentioned the fence at the boat dock needs repair. Wes Jackson mentioned it is in the budget to be

repaired. Joe Reed said guests have been coming to their house to get the gate code. Wes Jackson said a homeowner needs to be with the guests if they are using the boat ramp. Wes changes the code each year to safeguard against someone using it without authorization. It is a liability so this needs to be adhered to. Mary Snyder said we need to put a phone number on the sign for people to call and it needs to be changed in the covenants that a homeowner needs to be with the guest. A motion was made by Mike Lawhorn to change the covenants to read that a homeowner must accompany any guests who wish to use the boat ramp. Dana Ousley seconded. A vote was taken and the motion passed.

Safety Committee

Bobby Ousley was unable to attend so there was no report for the Safety Committee.

Welcoming Committee

Frank Miner said Barbara Stevens resigned from the committee and Frank and his wife, Penny, took over. We have two new members who have moved in and they plan to give them a welcome basket and a sympathy plant was delivered for Susan Compton who passed away.

Beautification Committee

Cathy Reed provided the report on the Beautification Committee. We will continue to put up decorations at the front with Mary Snyder's help. Wes said if anyone wants to assist to contact them.

Nomination and Selection of New Board Members:

Wes Jackson reviewed board members' terms as:

President ends December 2021

Vice-President ends December 2022

Treasurer ends December 2022

Secretary ends December 2021

At Large ends December 2021

Matt Hubbard offered to be part of the board but not in a leadership position. Mike Lawhorn volunteered to stay on the board. LaShay Williams, Mary Wright and Victor Delgado volunteered to be on the board. The positions will be decided at the post member meeting following the annual meeting.

New Business:

Bobby Williams asked to amend the bylaws to show that if a quorum is met at the annual meeting then a vote can be taken and the new board members can be elected. Dana seconded. A vote was taken and the motion passed.

Jeff Hein made a motion to hire an attorney to ask about combining lots with regard to dues and votes based on the original plats and whether it would be legal to grandfather previously combined lots. Mickey seconded. A vote was taken and the motion passed.

Victor Delgado asked if the road fee of \$1,200 is in the bylaws. Wes Jackson said it is not in the bylaws or covenants. Mickey Hillock made a motion to change the covenants to require a road fee, the amount of

which will be determined by the Board and collected before they start construction of a new home. Mike Lawhorn seconded. A vote was taken and the motion passed.

Barbara Long made a motion to hire an attorney to be hired to work on amending our current bylaws and covenants to be sure they are in compliance with current laws and the board will set money aside in the budget to pay for an attorney. Mike Lawhorn seconded. A vote was taken and the motion passed.

Dana Ousley made a motion to change bylaws to allow builders or owners to place a trailer on the lot while the home is being constructed if allowed by TRWD. Bobby Williams seconded. A vote was taken and the motion did not pass.

There was a discussion about road repairs and how the money in the budget is being used. Joe Reed said he looked into getting a loan but the lender will only approve funds from a professional HOA management company. Our only other choice is raising the fees. The better our roads are the better our appraised values are. Cathy Reed said we need to increase the budget for roads to take care of the problem. Wes Jackson said the homeowners have to work with the builder to be sure that the load levels on trucks are being followed. Dewey Stevens said that we need to raise HOA dues in order to be able to repair the roads. A discussion regarding the base structure of the roads and how it was done improperly when developed. Joe Reed mentioned potential buyers will not move into the development in the future with bad roads. Dewey Stevens mentioned we could take the additional funds and invest it in order to get a return on the money.

Joe Reed made a motion to raise the annual HOA dues to \$1,200 for the first lot and \$840 for each additional lot, with the additional dues over the current \$425 and \$300 to be applied to road repairs. Billy Weaver seconded. Dana Ousley said a separate line item will be created for these funds. A vote was taken and motion did not pass.

Dewey Stevens made a motion to ratify our board activities for last year, Billy Weaver seconded, motion passed.

Mary Wright made a motion to adjourn the meeting and Danny Williams seconded. Meeting was adjourned at 1:00 p.m.