

SWEETWATER RANCH HOA
BOARD MINUTES
June 20, 2023

Call Meeting to Order:

Mary Wright called the meeting to order at 6:07 p.m. The board meeting took place by conference call. Present were board members Cathy Reed, Mary Wright and Mike Lawhorn with Wes Jackson joining the call at 6:12 p.m. Thomas LaFrenz, Bob Kirby, Todd and Holly Foxworth, Ashley and Michael Robbins, Chuck and Christine Joslin, Barbara Long, Linda Denning, Mary Weaver, Frank Miner and Greg Schoenemann also joined the call. A quorum was established for a board meeting to take place.

Approve minutes of 04-18-23 Board Meeting:

Mike Lawhorn made a motion to approve the minutes, and Cathy Reed seconded the motion.

Treasurer's Report:

SWEETWATER RANCH HOMEOWNERS' ASSOCIATION
Treasurer's Report for Board Meeting June 20, 2023

BEGINNING BALANCE 04/01/23	\$ 92,011.46
DEPOSITS 04/01/23-06/01/2023	\$ 0
EXPENSES 04/01/2023 – 06/01/2023 (utilities, mowing, spraying, Legal	<u>\$1,996.13</u>
Checking Account Balance 05/31/2023	\$ 90,015.33

2023

Correction to April's numbers due to some lots being sold.
Total 2023 HOA dues billed \$40,525.00
Total 2023 HOA received as of June 19, 2023 \$33,250.00
Total 2023 HOA dues outstanding as of June 19, 2023 \$7,275

2022

Total 2022 HOA dues billed 40,295.00
Total 2022 HOA received 38,125.00
Total 2022 HOA dues outstanding as of June 19, 2023 \$2,170.00

Collection of HOA delinquent dues continue. Lien letters sent to the following lot owners 89, 97 and 104.

Delinquent reminder letters being sent to the following in June.

Property #	Delinquent Dues 2023		
1	425.00		
4	425.00		
5	425.00		
6	425.00		
19	425.00		
42A	725.00		
55-56	725.00		
67	425.00		
79A	725.00		
88	425.00		
97	425.00		
104	425.00		
89	425.00		
94	425.00		
53	425.00		
TOTAL DUE	\$ 7,275.00		

Lots 104, 89 and 97 have liens filed. Total due \$20,320.90 Lot 104 is on the market.
 Lots 88 and 53 will have notice letters sent out and liens filed with the Navarro County Clerk in August for unpaid 2022 dues and penalties.

Actions completed:

TRWD sign placed at the dock entrance. Texas franchise tax return has been filed.
 Liens filed with county. New Vera Bank accounts set up and ready to use.

Current bank accounts

Chase Bank Balance	\$20,015.33
Vera Bank Balance	\$70,000.00
General account	
Road account	

Checks ordered for the Vera accounts. Will change all drafts from Chase to Vera General account and then close and transfer remaining funds to Vera Bank by August 2023.

Next action:

Contact lot owners 88 and 53 to discuss the delinquent dues for 2022 and 2023.
 Mail out reminders to those who have not paid their 2023 membership dues.
 Mail out receipts to those who have paid their dues with an appreciation note.
 Purchase Bank CD with 20,000.00 to earn more interest on the HOA funds.

Change the following draft Chase Bank to draft from the Sweetwater Ranch HOA General account with Vera Bank.

- Navarro County Electric COOP

Close HOA acct with Chase and transfer all funds to Sweetwater Ranch HOA account with Vera Bank.

Respectfully submitted,

Cathy Reed
Treasurer

In addition to items in the Treasurer's report, Cathy discussed the bank accounts in more detail. Most bills will be paid from the General Account. In 2020, the HOA raised dues and agreed that all increases would go into a road account plus the road budget. Cathy plans to add the dues increase of \$6,100 per year for 2020, 2021 and 2022 (\$18,300) plus the \$40,000 budgeted for the roads to the road account. Mike Lawhorn made a motion to approve the Treasurer's Report, Mary Wright seconded the motion.

Architectural Control Committee Report

Linda Denning reported that the ACC had no plans submitted since the last Board meeting in April. Ongoing is the house construction on Lot 93 for the LaFrenz's is about 98% complete on the exterior with paint and tile being completed on the interior. The builder is estimating full completion in late July or early August. The fence will be completed when the house construction is complete so it is outstanding. The Robbin's house on Lot 47 is complete. The Wright's boat dock on Lot 71 is complete.

Greg Schoenemann at 265 Jackson Circle is planning to install a putting green and sports court and a fence and lighting for the sports court and asked if he needed to obtain approval from the ACC. Linda told him to go ahead and submit his plans on a plat, and the fence plan will need to be submitted for approval. Greg will email the information to Linda Denning.

Linda Denning said she wants to address the change in 911 calls in New Business.

Road Committee Report

Victor Delgado was not present for this meeting, but Cathy Reed reported that she had met with Victor and he had proposed being a contractor and would hire help and rent equipment to repair the roads. He would truck in asphalt and would have packers to do a more complete road repair at a fraction ($\frac{1}{4}$ to $\frac{1}{2}$) of what it would cost to hire an external contractor. Mike Lawhorn had some objections as he believes the sakrete asphalt has held well, and basically we should use the same approach as last year's repairs. Wes Jackson said now is the time for the road repairs with the heat we are experiencing, and he is giving Victor a 2-week deadline, after he gets back from vacation, to prepare a "game-plan" and estimate to repair the roads. Victor can present the plan and we can move forward without a Board vote since we have the budget allotted for it. Mary Wright said she would send a message to Victor to make him aware. Cathy mentioned hiring a contractor for the larger repairs since the roads are deteriorating. There was other discussion regarding the repair needed on the sides of the roads, tractors to remove the humps in the roads, and Arrowhead Point and Sombrilla Ln. needing a lot of work. Wes said we will explore ideas and we need to move quickly.

Other Business – Address culvert washouts that are holding water

Wes Jackson is looking for contractors to address the culverts that are holding water. He is having trouble with contractors not showing up to bid on the work. He will continue to look for contractors and asked for suggestions. Mike Lawhorn suggested contacting Advance Drainage and will try to get some contacts for Wes. Todd Foxworth recalled suggestions to address the culverts at either side of the entrance by adding rock or brick to the existing culvert at a cost of \$1000-1200... mainly for aesthetics. It may be something to consider. The culvert at the end of Jackson Circle is of particular concern (by Melanie's old house).

Other Business – Lot mowing and related fire hazard

Wes Jackson reported that several lots have not been mowed. Generally, all of the home owners do a good job of mowing, but there are several lot owners that do not mow as they should and they are difficult to contact. He is looking for a contractor to mow these lots with the HOA paying the fee and the lot owners being billed. Bids are coming in at about \$150 per acre and he is looking for suggestions. Mary Wright suggested sending a letter to lot owners that have not complied since it is becoming a fire hazard. Wes wanted the HOA to get a cell phone that the secretary will maintain and send them a text to mow for documentation prior to sending a letter. He believes there will be better response with a text.

Other Business – Moving to contractor for mowing of subdivision

Wes Jackson proposed hiring a contractor to mow and edge (weedeat) the front entrance and boat ramp. He did not think repairing or replacing the mower, that has taken abuse, was a good option. Todd Foxworth, who currently mows with the HOA lawnmower, said it is a rough mow with 65-70% of the area being difficult to mow. He indicated we would have to pay a contractor \$1000-1200 for each mow with no weedeating, weed control or ensuring dead grass was not left in the road. Plus after mowing and getting a better idea of the job, he doesn't think they'll stay or they will go up on their price. Todd said mechanically the mower is in good shape (should last another 2 years), but he could use help with the weedeating. He proposed keeping the mower and he would continue to mow until the mower kicks out. He takes pride in his work for the neighborhood. He then proposed an increase (possibly \$100 increase a month) in his mowing fee to purchase round-up for weed control and to weedeat all of the areas. He would like to be considered as a contractor and believes he would be less expensive than hiring an outside contractor. Wes asked how often Todd mows, Todd said he mows every 15-17 days, which comes out to about 16 times a year and he mows in November for free so everything looks good for the holidays. Wes said he would look into other contractors and would compare to Todd's offer, including the weedeating, and will make a decision and a contract will be written up. There was further discussion about NextLink boxes that have ropes attached that will catch in the mower and large tree branches laying in the easements that also are a problem when mowing.

Other Business – Vote on finding and considering a HOA management company

Wes Jackson said he supports finding a HOA management company for several reasons. 1) They can assist with updating the by-laws, deed restrictions and covenants. (Wes has not been able to find an attorney and we lost \$200 on the attorney we had hired with no results.) 2) They can assist with the Finance piece with the Treasurer. 3) They can also assist with future development of the HOA, especially with the roads to get a loan to make it happen. He recognizes there will be higher fees to pay the management company and to fund the road repairs. Mary Wright mentioned that Victor Delgado had sent written comments to the Board since he could not attend this meeting. He is concerned about high HOA dues and feels this is a significant change that needs discussion, research and a vote at the annual meeting. Mary Wright concurred with Victor's assessment and also cautioned that we would have to be very

specific about management company responsibilities versus Board member responsibilities to ensure we don't have excessive add-on costs. Wes Jackson said the Board could vote on hiring a HOA management company because we would need a quorum at the annual meeting and that could be problematic. Cathy Reed suggested that we vote to do the research now and will proceed with next steps after we have more information. Mary Wright made a motion to proceed with research of a HOA management company and Mike Lawhorn seconded the motion.

Other Business – HOA cell phone

Wes Jackson expressed concerns about receiving calls at 1:00 a.m. on his personal cell phone and Board members and past Board members receiving calls on their personal phones. He proposed purchasing an HOA cell phone, with a dedicated phone number, being posted for HOA contact and phone calls. He suggested texts could be sent from that phone and texts are read more frequently than emails that have about a 20% chance of being read. It will take due diligence to maintain the line and he proposed that the Board Secretary be in charge of the HOA cell phone by checking it daily, and asked Mary Wright to go purchase an inexpensive phone with a phone and text plan. Mike Lawhorn made a motion to proceed with the HOA cell phone and Tom LaFrenz seconded the motion.

New Business

Todd Foxworth suggested if we hire a contractor for the roads that we consider our HOA neighbor to dump old asphalt that will result from smoothing the humps off of the roads. It would reduce our costs and would be beneficial to the neighbor. Wes said it's a good idea to explore as long as the creeks are not affected by the dumping.

Linda Denning is concerned and wanted to make us aware of the Navarro County Sherriff changing 911 call procedures in April. Local area volunteers are no longer called out to respond. If you make a 911 call, you have to specifically request that the 287 Fire and Rescue volunteers be called to assist as well. They can answer the calls faster than Navarro County services. She is concerned about the long wait for services and the danger associated with it. She has a petition to change the 911 call procedures back to contacting area volunteers for assistance and asked for signatures of support. Several people on the call said they would sign the petition.

Mary Wright said she had sent an email to everyone in the HOA regarding the change in 911 calls as requested by the 287 Fire and Rescue team.

Mary Wright reported that the HOA website is unable to download documents. She has contacted Matt Hubbard twice for assistance and he indicated he would look at it when he gets back in town. This is a problem as there are several properties on the market in the subdivision and people need access to covenants and by-laws. We really need website help. Wes Jackson suggested opening a secure Facebook Page to report HOA information in lieu of a website. It is something to be considered.

Mary Wright also reported that four properties have new owners. Hayoung and HeeSang (Jane) Huh at 150 Stockton Point; Kevin and Heather Ashby at 135 Sweetwater Trail; Kevin Otto at 133 Sweetwater Trail; and Greg and Monica Schoenemann at 265 Jackson Circle. Mary reported that she had updated the contact list and had sent it out to Board members. Wes Jackson asked if Frank Miner had been notified to welcome them to the neighborhood. Mary said she would send the contact information to Frank.

Wes Jackson said he is researching putting a gate up to increase security and to keep unknown big trucks from entering without authorization. If there is any money in the road budget left, he would like to put a gate up and will provide more information as he gathers it. Mike Lawhorn mentioned including battery back-up with the recent power outages.

Recap – Mary Wright provided a recap of the meeting.

Adjourn – Mary Wright made a motion for the Board Meeting to be adjourned at 7:22 p.m. and the motion was seconded by Mike Lawhorn.