

**SWEETWATER RANCH HOA**  
**BOARD MINUTES**  
**August 15, 2023**

**Call Meeting to Order:**

Wes Jackson called the meeting to order at 6:02 p.m. The board meeting took place by conference call. Present were board members Victor Delgado, Cathy Reed, Mary Wright and Jaime Pulaski. Debra Pulaski, Barbara Long, Linda Denning, Frank Miner and Charles Russell also joined the call. A quorum was established for a board meeting to take place.

**Approve minutes of 06-20-23 Board Meeting:**

The minutes had been reviewed by the Board prior to the meeting. Wes mentioned that several of the topics from the last meeting would also be covered in this meeting. Cathy Reed made a motion to approve the minutes, and Wes Jackson seconded the motion.

**Treasurer's Report:**

**SWEETWATER RANCH HOMEOWNERS' ASSOCIATION**  
**Treasurer's Report for Board Meeting Aug 15, 2023**

BEGINNING BALANCE 06/01/2023	\$90,015.33	
DEPOSITS 06/01/2023-07/31/2023	\$ 1,275.00	
EXPENSES 06/01/2023-07/31/2023	\$ 2,680.59	
ENDING BANK STATEMENT BALANCE 07/31/23		\$88,609.74

As of August 15, 2023

AUGUST DEPOSITS	\$2,050.00	
AUGUST EXPENSES	\$ 233.88	
Current Balance		
Vera Bank General Account	\$32,251.86	
Vera Bank Road Account	\$58,174.00	
Total Vera Bank Balance		\$90,425.86

Received 2023 HOA Fees since 06/01/23 \$1,700

Received 2022 HOA Delinquent fees since 06/01/23 \$425.00

Received HOA Road Fees since 06/01/23 \$1,200 Mary and Jesse Wright Lot 71

2023 Delinquent Fees \$4,595.00 Sent text 07/10/2023 requesting payment. Will follow up with a letter.

Actions completed:

- Chase Account closed and all funds transferred to Vera Bank Accounts.
- Updated and changed auto-draft for Navarro Electric to Vera Bank from Chase
- Submitted an auto-draft for Chatfield Water Supply to begin on Sept 5<sup>th</sup>
- Secretary Mary Wright has purchased a cell phone for the HOA and will set up Auto-draft for the monthly billing
- 20K 6 month CD purchase in the Road Fund Account with Vera Bank @ 2.5%

Respectfully submitted,

Cathy Reed  
Sweetwater Ranch HOA Treasurer  
08/15/2023

In addition to items shown in the Treasurer's report, Cathy said the reported expenses related to mowing, spraying, dirt work and neighborhood maintenance. The updating of the electric account from pre-payment to auto pay simplifies the work and ensures the bill is always paid on time. Wes Jackson raised the issue of needing to fill the Treasurer position. Cathy had to step down for business circumstances. He asked for a volunteer to help us get through the rest of the year, and then we would vote in a new Treasurer at the annual meeting. There were no volunteers, Dana Ousley said she would help out in the interim, but is not interested in taking over the position. Wes said he would make some calls, and Linda Denning mentioned one of her neighbors has some financial background and said she would send the contact information to Wes. Mary Wright made a motion to approve the Treasurer's Report, Victor Delgado seconded the motion.

### **Architectural Control Committee Report**

Linda Denning reported that the ACC had one plan submitted and approved since the last Board meeting on June 20th. Jesse and Mary Wright submitted a plan for Lot 71. It's a 2-story, 2358 square foot house with a 2 car garage plus golf storage garage. It's a 3 bedroom, 2 ½ bath. The LaFrenz house on Lot 93 is finished and they moved in last weekend. That plan will be taken off the list for reporting. The fence on Lot 93 is in progress, to be completed soon, and that plan was approved previously.

### **Road Committee Report**

Victor Delgado reported that he had prepared a draft estimate to do road repairs primarily on Jackson Circle and at the corner of Jackson Circle and Arrowhead Point. He has been searching for a paver in Corsicana and cannot find one. He is thinking he may have to look in Dallas. He also needs someone who has the skill to operate the paver. If we cannot locate one, he is considering using oiled sand instead of hot mix and then a paver won't be needed. He plans to start soon on Jackson Circle and Sweetwater Trail. He will provide an updated estimate if using oiled sand. Victor and Wes also met with Thomas to get advice on how they do their community's road repairs. They maintain ¾ of a mile of roads, while we have about 2 miles. Wes mentioned in the meeting with Thomas that they also have a 10-year plan and asked Victor to start putting one together. Wes said he may have a lead on a paver. Victor mentioned that two owners came forward that would allow use of their equipment resulting in some rental savings that can be applied to materials. Kyle Zemlack has a backhoe and Jaime Pulaski has a skid steer. Victor said

it is just too hot to do the road work safely right now. Wes is hoping the first or second week of September will be cooler so they can get started.

Victor asked about an HOA credit card to buy/rent all of the materials and equipment. There is currently no credit card, but maybe they will accept a check or cashier's check. There was further discussion about Mary Wright applying for and maintaining a credit card, Mary expressed concerns about the risk involved with a credit card being passed from member to member. She recommended getting an estimate and writing a check with Victor letting us know if we need to make monetary adjustments. Wes said we may ultimately have to apply for a credit card and then cancel it after the work is complete. Cathy said she could assist if needed.

#### **Other Business – Culvert repairs and installation**

Wes Jackson obtained bids for a contractor to address the 10 culverts that are holding water. There are two at the front entrance, one that flows into Victor's pond, and 7 more in the neighborhood. The one at the end of Jackson Circle by Jaime Pulaski's house is of particular concern. The bid came in at a total cost of \$8,500 to cement the culverts and do rockwork at the front entrance. Cathy Reed verified that budget was available and will move it to the budget for culverts. The work should start in a couple of weeks. Cathy raised concern about severe soil erosion along the road easement by Mike Lawhorn's house that needs to be corrected. We'll move ahead with the culverts.

#### **Other Business – Front gate installation**

Wes Jackson discussed gate installation with 3 companies. This expense is not in the budget for this year, but he wanted to get appropriate background for future consideration. Right now, the cost would be about \$25 thousand. There is 30 foot of pavement that will have to be torn up at the front entrance for concrete to go in. If we do not move the pavement ourselves the cost will increase to \$29 thousand. Their scope of work would include tearing up the pavement, adding sand, rock and concrete and installing the actual gate. Wes wants to plan to get it done in the next year or two as it will address safety issues and control heavy loads that come into the neighborhood. Wes will take this issue to the annual meeting for discussion and possible approval to proceed.

#### **Other Business – Contract for mowing of subdivision**

Wes Jackson researched other contractors to mow the subdivision and found that contracting with Todd Foxworth would be the best option. He asked for help preparing the actual contract, and Victor Delgado volunteered to draft one for Board review, and then we will get it over to Todd.

#### **Other Business – Mowing of overgrown lots**

Lots 1, 52-56, 65-67, 86, and 88-90 have still not been mowed. Mary Wright will prepare a letter to go out to these lot owners, but Wes will send them a text message first using the HOA cell phone (if we have a phone number for them). Mary will send letters out as needed. Wes found a contractor that will mow these lots for \$150 for 1 acre or less, and \$250 for 2 acres or less.

Jaime Pulaski said the The Shores uses a mow program that works well. Owners can prepay for lot mowing or mow themselves. There are 4 or 5 mow dates, inspections are made, a notice is sent for lots that have not been mowed and they are billed \$50 to \$300 depending on acreage mowed. Wes asked Jaime to send information on the program and the idea can be presented at the annual meeting.

### **Other Business – Status of HOA cell phone**

Wes Jackson said he is currently programming the HOA cell phone and adding all contact information. The HOA phone number is 903-519-6814. He will send a communication out about the new phone. Mary Wright purchased the phone for the HOA and kept the phone plan simple and inexpensive with text and calls only, no data. He linked the phone to his computer to use his own data and may maintain the phone unless it gets to be too much. Mary will add the HOA phone number to the HOA website's contact information when Wes completes his set up. She will also take over phone responsibilities, if needed.

### **Other Business – Burn ban in effect as of July 20, 2023**

Fabi and Wes Jackson tried to install a burn ban sign at the front grate, but the ground is too dry and hard to install it right now. There are numerous signs spread throughout the county regarding the burn ban and in areas surrounding the subdivision. Wes also noted that small enclosed fires, such as in a fire pit, are allowed if they are supervised and small.

### **.New Business**

Mary Wright reported that she had completed a resale certificate for Lot 66 which is scheduled to close in early October and for Lot 70 which has sold. We have a new neighbor on Sombrilla Ln.

Mary Wright also mentioned that she sent out an HOA email on 7/18/23 about the Fueling the Firefighter's Poker Run on 7/22/23 as requested. Linda Denning gave an update on the event. The \$100 thousand goal was met to help 5 volunteer fire departments that serve the North and South sides of Richland Chambers Reservoir. There will be a presentation of the \$100,000 check on August 29, 2023.

Linda is also gathering signatures for the petition to have the local area volunteers contacted when 911 calls are made by the Navarro County Sheriff's office. This petition will be taken to the Commissioner's Court on August 28<sup>th</sup>. The petition has about 400 signatures, and they are trying to get about 500. Linda is still trying to get signatures and will stop by Wes and Victor's after work to get signatures.

Victor Delgado asked Wes about changing the lock combination for the community boat dock and possibly purchasing a new lock. Wes said he has not seen any outsiders so he did not see a need to change the combination, and the lock does not need to be replaced yet. Victor mentioned the combination had not been changed in about 2 years to his knowledge and it needed to be changed. Wes agreed to change the combination in December prior to the annual meeting. Mary Wright can send the new combination code out at that time and it can be given out at the annual meeting

Jaime Pulaski reported that the billboard on 287 was defeated. There will be no billboards within 2 miles from the lake.

Jaime Pulaski asked that there be some changes to the By-Laws and Covenants to allow owners free use to use their property. He said The Shores allowed lot owners to camp for a week once a month with their RV on their property, and it actually resulted in more owners wanting to build on their lot. Jaime also proposed changes for owners with multiple acres to be allowed a larger accessory building to store the necessary equipment/vehicles to maintain their acreage and use it to its full potential. He also mentioned the no bird policy, and mentioned chickens should be allowed (no roosters) for multi-acre properties. The Shores has policies for owners with over 2 acres, over 5 acres and over 11 acres that allow free use for owners to use their property. Wes Jackson said we need to find an HOA lawyer to update and address changes to our By-Laws and Covenants, and some of these proposals could be considered and addressed

at the annual meeting. He asked Jaime for assistance in finding an attorney. Mary Wright provided clarification that while the annual meeting requires 40% of owners for a quorum, any changes to the By-Laws and Covenants require a 60% quorum. Proxies and further changes to these specific requirements were also discussed for the next annual meeting.

**Recap** – Mary Wright provided a brief recap of the meeting.

**Adjourn** – Jaime Pulaski made a motion for the Board Meeting to be adjourned at 7:09 p.m. and the motion was seconded by Wes Jackson.