

**SWEETWATER RANCH HOA
BOARD MINUTES
October 17, 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 Wes Jackson, Victor Delgado, Mary Wright and Mike Lawhorn. Cathy Reed, Linda Denning, Thomas LaFrenz, Ashley and Michael Robbins and Mary Jane Morris also joined the call. A quorum was established for a board meeting to take place.

Approve minutes of 08-15-23 Board Meeting:

The minutes had been reviewed by the Board prior to the meeting. Minutes were approved. 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 Oct. 17th, 2023**

BEGINNING BALANCE 08/01/2023 (Chase & Vera Accounts)	\$88,609.74
DEPOSITS 08/01/2023-09/30/2023	\$ 2,475.00
INTEREST EARNED (Money Mkt)	\$ 47.96
EXPENSES 08/01/2023-09/30/2023	\$30,116.98
ENDING BANK BALANCE 09/30/23 Vera General, Road and CD accounts)	<u>\$61,015.72</u>
Expenses paid in October 2023	\$ 8,642.08
Current HOA Bank Balance 10/16/23	\$52,373.64 ⁽¹⁾

Account Summary as of 10/16/23

Chase account closed and moved money to Vera Bank

Vera Bank Accounts:

HOA General Account	\$22,180.26
HOA Road Account	<u>\$30,193.38</u> (includes a \$20,000.00 CD)
Current HOA Bank Balance	\$52,373.64 ⁽¹⁾

Major Expense Summary

Road Repair Cost \$27,996.58 Deducted from Road Account
Culvert Work \$ 8,000.00 Deducted from General Account

2023 Delinquent Fees \$ 4,125.00

Respectfully submitted,
Cathy Reed
10/16/2023

Cathy Reed reviewed the contents of her report. She sent a gentle reminder on the 2023 delinquent fees that are due and noted that 2024 is about to be sent out. She called Vera Bank to remove bank fees and link our accounts. There will be no future bank charges between accounts, and the transfer fee we recently incurred will be removed. Mary Wright made a motion to approve the Treasurer’s Report, and Victor Delgado seconded the motion.

Architectural Control Committee Report

Linda Denning reported that there were no new plans submitted to the ACC since the last Board meeting on August 15th. Lot 71 plans on Sombrilla Ln. were approved on 7/12/23 for Jesse and Mary Wright. It’s a 2-story, 2358 square feet house with a 2 car garage plus golf cart storage. It’s a 3 bedroom, 2 ½ bath. Linda asked Mary Wright to give an update on the build. The house is framed, plumbing and everything is roughed out. Siding and exterior work is being done. Roofing will start after the exterior paint. The LaFrenz’s house and fence on Lot 93 are complete and will be removed from reporting.

Road Committee Report

Victor Delgado thanked everyone for the words of encouragement and confidence as he led the completion of the road project. Jaime Pulaski helped tremendously with his equipment and time from day one. Work took place the second and third weeks of September. There was rain that delayed the project. The project totaled \$28K which included 108 tons of asphalt and a minimal amount for labor. Most of the repair work was done on west side of Sweetwater Trail and on the east side of Jackson Circle from Gary Frank’s house to Sombrilla Ln. Large areas of road were replaced. Other holes in the neighborhood were filled. Joe Reed also assisted with patching some holes with asphalt bags that he purchased to complete the project on Sweetwater Trail. Wes Jackson made a motion to waive Victor Delgado and Jaime Pulaski’s 2024 homeowner fees for their neighborly and substantial work on this project. Mike Lawhorn seconded the motion. (Note that this gesture of thanks was not made to these members for Board activities, it was strictly to thank them for their substantial work on the roads which saved the subdivision a lot of money since it was not contracted out.)

Thomas LaFrenz asked if there were plans for Arrowhead Point. That road needs major attention and dues are paid by the neighbors on this road too. Something should be done for them. Wes had inquired with Victor about repairs. Mike Lawhorn indicated it needs entire replacement. Victor Delgado contacted a contractor to completely replace the road. He indicated that the cost to totally repair Arrowhead Point was too high. There is approximately 900 linear feet in need of repair at a cost of \$60-70K on the low end. There was discussion about taking the road down to rock for a while and addressing the repair in sections.

Other Business – Update on culvert installations

Wes Jackson reported that the culvert work is complete. The aesthetic work at the front entrance is costly (quoted at \$3,000) and was not completed. Wes is looking for more estimates. Thomas LaFrenz asked what that work entailed. Wes Jackson responded that they would like to make the concrete look more beautiful, more like rock, similar to the Reed's culvert. Mike Lawhorn mentioned we could mortar some rocks in ourselves for better curb appeal. His suggestion was duly noted, but with everything else going on, Wes will look for a better estimate.

Other Business – Mowing of overgrown lots

Wes Jackson reported that lots were mowed today. Lots 1,86,88,89 were mowed for \$145 each at the expense of the HOA. Lots 52, 53 and 66 were also mowed for \$95 each. Total was \$865. Wes Jackson will send the contractor's invoice to Cathy Reed for payment and will work with Mary Wright to prepare an invoice to be sent to the affected Lot owners with 30 days to pay for the mowing expense or a lien will be filed. Mary indicated she will work on this when she returns from vacation in two weeks. Thomas LaFrenz and Mike Lawhorn expressed appreciation for the mowing of the lots as it had become an eyesore for the neighborhood.

Other Business – Status update of HOA cell phone

Wes Jackson reported that he has completed adding the contacts to the cell phone and the phone is fully operational. He said we cannot establish auto pay without a HOA debit card, and he will use his debit card for monthly \$10 cards to operate the phone and will invoice the HOA for repayment every 3 to 6 months. Since the phone is fully operational, Mary Wright will add the phone number to the HOA's website. The HOA phone number is 903-519-6814. Wes will update phone numbers as new members come to the neighborhood.

Other Business – Annual HOA Meeting Discussion

Wes indicated we normally have the annual meeting in January and need to prepare for it. Wes asked if the Kerens Library was still acceptable for everyone to meet there. All agreed. Mary Wright indicated that according to the updated By-Laws we can have the meeting on the 3rd or 4th Saturday at 11:00 am. Mary suggested January 27th, the 4th Saturday in January, and all agreed. Mary Wright will book the Kerens Library meeting room. Written notices for the annual meeting are required to be mailed out no earlier than 60 days before the meeting and have to be sent at least 10 days before the meeting. Since notices to pay dues and proxies are also sent out with this annual meeting notification, Mary Wright will send the entire package out in late November or by December 1st. Wes asked about the agenda and had planned to detail the annual meeting agenda in December's Board meeting. Mary indicated the annual meeting notice that is mailed out is fairly broad. We can decide on more agenda detail at the December Board meeting. A reminder is required to be sent in mid-December about dues and the annual meeting. She will provide more agenda details as needed with that reminder.

.New Business

Wes Jackson asked Mary Wright to send out a notification to mow lots before the winter break. This will help with controlling damage by hogs. We will target mid-November as a deadline to mow prior to the holidays. Mary said she would send out a notification when she returns in a couple of weeks.

Mary Wright reported that she had completed resale certificates for Lots 86 and 33. Mary Wright also mentioned that she sent out letters, emails and texts to all lots that Wes Jackson had identified to be mowed. Some responses were received and mowing action taken on a few of them. Mary questioned why the safety committee had not handled the mowing concerns with identification, sending notifications, and arranging for mowing. Wes Jackson indicated that he is the safety committee and took responsibility at the first of the year. Mary was not aware that Wes had that responsibility.

Victor Delgado mentioned that a new coat of gravel was installed on the driveway to the HOA boat dock. He used some material left over from the road repair project. He spread most of it and it needed a final touch-up, but his tractor broke down and couldn't finish it. Victor also stated that he purchased a new wheel (at no cost to the SWR HOA) for the boat dock gate. The wheel has been damaged for several months. Ronnie Sullins helped Victor with the installation process.

Victor Delgado requested to buy a wind sock for the HOA's boat dock at a cost of \$60 or less. Victor made a motion for the purchase and Wes Jackson seconded the motion.

Victor Delgado indicated a little more money is needed to get rid of the debris from the road repair project. He needs to hire a truck to move the debris that was moved to Keith Denning's property along County Road 3240. There is also debris on Jackson Circle close to Jaime Pulaski's house which Victor will move to places where the culverts are eroding. His tractor is currently being repaired and then he will proceed. He is also waiting for Jaime to return from vacation so they can use Jamies' skid steer for the debris task. He's hoping it will cost about \$1,000 to finalize the project. If needed, Wes indicated Victor can store some of the debris on his adjoining lot.

Linda Denning indicated the house on Jackson Circle that is going up for sale has had issues with selling due to the road issues. In a meeting with the buyer's agents, they were reluctant to bring buyers because County Road 3240 being a caliche road is a real problem. There is dust and other concerns with the road not being paved. It is hurting our property values and resale values. She suggested putting together a road subcommittee to come up with an estimate to pave the road and address the County Commissioners to get the road paved. From past experience, Linda has learned that physical presence in attending the Commissioner's meetings makes a real difference. Linda would like to have this issue discussed at the annual meeting. Wes Jackson said he will address the issue and will get to the Commissioner's meeting and will send a notification out a few days ahead for anyone that would like to join him at the meeting. Mary Wright reminded everyone that this was an issue from the last annual meeting that still needs action. Wes acknowledged it is an outstanding issue and said he will go to the meeting and look for volunteers to go with him. Cathy Reed suggested that Wes take pictures to the meeting of the road conditions, cars driving with the dust, etc... Wes will take pictures. As a government worker he knows what needs to be done and will put it on his schedule and will send out a notification prior to attending the meeting.

Wes Jackson asked that we personally thank Joe Reed for donating bags of asphalt and for filling the last few holes in the roads. Thank you, Joe!!

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

Adjourn – Mary Wright made a motion for the Board Meeting to be adjourned at 6:51 p.m. and the motion was seconded by Mike Lawhorn.