

Sweetwater Ranch Homeowners Association, Inc.
Post Membership Board Meeting Minutes
January 27, 2024

Call to Order:

The meeting was called to order by Victor Delgado at 12:57 p.m. following the 2024 Annual Meeting.

Roll Call:

Victor Delgado, Jaime Pulaski, Mary Lawhorn, Barbara Stevens, Wes Jackson, Cathy Reed, Mike Lawhorn, Debra Pulaski and Mary Wright were present.

Reading of Minutes:

The reading of the December 19, 2023 board minutes was waived by a motion made by Victor Delgado and seconded by Mary Wright. Mary Wright indicated the approval of the December board minutes will occur at the board meeting on February 13, 2024 and she will email the minutes to the new members so that they can get up to date on recent board activities.

Election of Board Members/Officers:

During the Annual Meeting Victor Delgado agreed to serve another term and agreed to accept the position of President. Jaime Pulaski volunteered to be Vice President, Mary Lawhorn volunteered to be Treasurer, Barbara Stevens volunteered to be Secretary, and Cecilia LaFrenz let us know that Thomas LaFrenz volunteered to be Member-at-Large.

Mike Lawhorn volunteered to remain as Member-at-Large, but Victor Delgado said it would be a conflict of interest for two people under one household to be on the Board. Mike understood and stepped down as Member-at-Large.

Victor Delgado made a motion that each of the Board Members as outlined directly below be voted in as members of the Board, and all voted aye.

Board for 2024-2025

Victor Delgado – President (Term 2024 & 2025)

Jaime Pulaski – Vice President (Term 2023 & 2024)

Barbara Stevens – Secretary (Term 2024 & 2025)

Mary Lawhorn – Treasurer (Serving remainder of Cathy Reed's Term 2024)

Thomas LaFrenz – Member-at-Large (Term 2024 & 2025)

Approve 2024 Budget:

Cathy Reed reminded the Board that there were several action items that needed to be completed including deleting Wesley Jackson, Cathy Reed, and Mary Wright as signatories on Accts. [REDACTED], [REDACTED], and 1024010801; adding Mary Lawhorn and Barbara Stevens as signatories on Accts. [REDACTED], [REDACTED], and 1024010801; transferring CD [REDACTED] to Acct. [REDACTED]. Mary Lawhorn is to be the administrator of the accounts.

Mary Lawhorn made a motion to approve the 2024 budget. Barbara Stevens seconded the motion. Motion passed.

Mary Wright said we need to establish a motion by the Board to remove Mary Wright as signatory for the HOA's General Account, Road Account and CD Account at Vera Bank. Victor Delgado made a motion to remove Mary Wright as signatory for the Sweetwater Ranch HOA General Account, Road Account and CD Account at Vera Bank, and Jaime Pulaski seconded the motion.

Mary Wright indicated the Board also needed to make a motion to add Mary Lawhorn, Treasurer, and Barbara Stevens, Secretary, as signatories for the bank accounts. Victor Delgado made a motion to add Mary Lawhorn, Treasurer, and Barbara Stevens, Secretary, as signatories for the Sweetwater Ranch HOA General Account, Road Account and CD Account at Vera Bank, and Jaime Pulaski seconded the motion.

Prior to adjourning, Victor thanked everyone for the vote of confidence and said he will do his best to serve. We have a lot of work to do with the Covenants and By-Laws, and he is retired and will do his best to help with documenting, but some special meetings may be necessary to accomplish this task. It will not be the normal 4 to 8 hours a month as the Board works through the process of updating the Covenants and By-Laws. Mary Wright suggested the Board consider sub-committees to help with all of this board activity.

Victor let the new Board members know that Board meetings will start in February on the second Tuesday of the month at 6 p.m. and continue every other month. At the end of the year things get busier with the December meeting, and preparing for the Annual meetings in January, closely followed by the February meeting.

Victor requested the predecessors of the Board call in for the February board meeting to assist in transitioning responsibilities.

Barbara Stevens asked if Mary Wright will do the minutes for the Annual Meeting and this Post Membership Board meeting. Mary said she will prepare the minutes and will send them out for review as quickly as possible this week. She will also post the approved 2023 Annual Meeting minutes to the website.

Victor Delgado wants the minutes from the 2024 Annual Meeting to be posted and/or distributed to the homeowners when they have been reviewed and preliminary approved as DRAFT by the Board instead of waiting an entire year to present them to the homeowners for official approval at the Annual Meeting and then post them to the website. Mary Wright expressed concern about posting or distributing minutes that had not been officially approved. Barbara Long has indicated that we cannot post or distribute minutes until they are Board Approved or in the case of the Annual Meeting approved by the homeowners in the Annual Meeting. Victor Delgado said he had not seen anything in the By-Laws that prevented us from posting the annual minutes prior to approval. He suggested stamping regular board meeting minutes as APPROVED before we post them to the HOA web site and that annual meeting minutes be marked as DRAFT before we post them to the HOA web site. Victor will contact Barbara Long to see if there are any HOA laws that prevent us from posting or distributing the Annual Meeting minutes as "Draft." We all agreed it would be better for homeowners to receive the minutes in a timely fashion.

Mary Lawhorn asked about the transition of duties. Mary Wright suggested Mary L. contact Cathy Reed, and Mary Wright will call Barbara Stevens to arrange a time this week to transfer responsibilities.

Call to Adjourn:

Victor Delgado made a motion to adjourn the meeting at 1:16 p.m. Jaime Pulaski seconded the motion.