

Sweetwater Ranch Homeowners Association, Inc.
Board of Directors
Minutes of Executive Board Meeting
March 19, 2024

An Executive Meeting of the Board of Directors of Sweetwater Ranch Homeowners Association, scheduled by Victor Delgado, was held at 227 Jackson Circle, Kerens, TX 75144 at 5pm on March 19, 2024. Notice of the meeting was emailed to Board Members on March 12, 2024.

Call to Order

Victor Delgado called the meeting to order at 5 pm.

Roll Call

Board Members Present:

Victor Delgado, President arrived at 4:45 pm.
Jaime Pulaski, Vice-President meeting was held at his home.
Barbara Stevens, Secretary arrived at 4:50 pm.
Mary Lawhorn, Treasurer arrived at 5:01 pm.
Thomas LaFrenz, Member-at-Large arrived at 5:01 pm.

Purpose of Meeting

Discuss progress on search for an attorney and/or template for by-laws and covenants.

1. Victor Delgado gave an update on his efforts to find an attorney to provide assistance with updating the by-laws and covenants. From this point forward, Victor called the Covenants CC&Rs (Covenants, Conditions, and Restrictions).
 - a. Sent email to Casey Meyers of Manning & Meyers Law Firm asking for a single item engagement agreement. Mr. Meyers responded by declining to represent us if we were unwilling to sign the original agreement. Mr. Meyers did recommend two other attorneys.
 - b. One did not respond; the other represented homeowners not HOAs. The second attorney recommended another HOA law attorney, but he never responded even after email and phone call.
 - c. After further research, Victor tried to contact three real estate attorneys. They never returned any calls.
 - d. After these efforts, Jaime Pulaski gave Victor the name of the HOA President for the Shores, Ron Hathcock. The Shores changed their documents themselves with amendments to the original document.
2. Barbara Stevens reported that she had gone on-line and found a template for by-laws and covenants specifically for Texas law. The cost for the by-law template was \$34.99 and the cost of the covenant template was \$27.99. She offered to order both for the Board to review.
3. Victor talked to a homeowner named Duane Fangman living in Azure Bay. This is a small community of about 60 homes, 70% built out, 3 Board Members. They amended their CC&Rs with the help of a couple who are attorneys and residents in 2022.
4. Victor reviewed documents from several local communities including Chambers Points and Arrowhead. Their CC&Rs were changed by amendment. They did not rewrite their documents.
5. Victor downloaded free CC&R and by-law from a website called hoamanagement.com. They were not Texas law specific but both have good information.
6. Victor proposed he would create a basic Sweetwater Ranch CC&R in the next 30 days. He wants to concentrate on the CC&R.
7. There was a discussion about how combined lots would be handled. No action was taken.
8. Thomas LaFrenz said he would like to see the templates that Barbara Stevens found on the internet.

Jaime Pulaski made a motion to order those documents, Thomas LaFrenz seconded the motion. Motion passed unanimously. Barbara Stevens will order and distribute.

Victor made a motion to adjourn the meeting at 5:44pm; Mary Lawhorn seconded. Motion passed unanimously.

Submitted by:
Barbara Stevens
Secretary, SWR HOA
March 20, 2024