

**Sweetwater Ranch Homeowners Association, Inc.**  
**Board of Directors**  
**Minutes of Board Executive Session**  
**May 08, 2024**

An Executive Meeting of the Board of Directors of Sweetwater Ranch Homeowners Association was held at 227 Jackson Circle, Kerens, TX 75144 at 5pm on May 08, 2024. Notice of the meeting was emailed to Board Members on May 05, 2024.

**Call to Order**

Victor Delgado called the meeting to order at 5:05 pm.

**Roll Call**

Board Members Present:

Victor Delgado, President  
Jaime Pulaski, Vice-President  
Barbara Stevens, Secretary  
Mary Lawhorn, Treasurer  
Thomas LaFrenz, Member-at-Large

Other Member Present:

Barbara Long

**Agenda**

1. Discussion with Barbara Long about placing her name into consideration for the position of Secretary being vacated by Barbara Stevens. All Board members introduced themselves with a brief history of their life experience. Barbara Long introduced herself with her history which includes experience on the SWR HOA as a Board member, experience in legal firms editing documents similar to our covenants, and experience as a Board member/Executive in a rental property organization where she did a complete re-do of their covenants. Barbara Long's nomination will be made at the next Board meeting on June 18, 2024.
2. Discuss progress on the amendment process of the CC&R document. Victor Delgado presented a Covenant document that he said was 80 percent complete. The Board did not agree to go forward with the document as written. Barbara Long offered to edit the document so that only those changes needed to meet state regulations were added the SWR HOA Covenants. Jaime Pulaski made a motion that a document be created by Barbara Long that rewrites our current covenants to bring them into state compliance, motion was seconded by Mary Lawhorn. Vote was 3 to 1 to approve the motion.
3. Victor Delgado presented a draft schedule of fines to be voted on by the Board at the next meeting on June 18, 2024. The Board felt that some of the offenses were unenforceable, some were excessive, and that all fees needed to be a set amount. The schedule was changed so that all the Board members agreed to the schedule as amended. This fee schedule will be presented for approval at the June 18, 2024 meeting.

**Adjourn**

Victor made a motion to adjourn the meeting at 6:36pm; Mary Lawhorn seconded. Motion passed unanimously.

Submitted by:

Barbara Stevens  
Secretary, SWR HOA  
May 10, 2024