

Sweetwater Ranch Homeowners Association, Inc.
Board of Directors
Minutes of Bi-Monthly Meeting
December 17, 2024

The bi-monthly meeting of the Board of Directors of Sweetwater Ranch Homeowners Association, Inc. was held by conference call at 6pm on December 17, 2024.

Call to Order

Barbara Long formally called the meeting to order at 6:00 pm.

Roll Call

Board Members Present:

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

A quorum was established for a board meeting to take place.

Others Present:

Jack Perritt
Ronnie Sullins
Michael Lawhorn
Cecelia LaFrenz
Danny Williams
Mary Jane Morris
Charles Russell

Approval/Review of Minutes of Previous Meetings

HOA Board Meeting 10.29.2024

Motion to waive reading and approve the minutes was made by Barbara Stevens, seconded by Thomas LaFrenz.

Motion approved unanimously.

Treasurer's Report for October December 17, 2024 (Read by Barbara Long)

VERA BANK SUMMARY

BEGINNING BALANCE 9//30/2024	\$ 104,030.39
Deposits as of 11/30/2024	\$ 650.00
Cash Expense as of 11/30/2024	<u>\$ 70,895.00</u>
Checking Account Balance	\$ 33,785.39

VERA Bank Accounts

SWR General Account as of 11/30/24	\$22,763.30
SWR Road Account as of 11/30/24	\$11,022.09

Pending Income

2024 HOA Dues

Outstanding for 2024	\$ 1,700.00
Not expected to be received	\$ 850.00
Dues expected to be paid	\$ 850.00

2024 Budgeted Expenses \$67,590.00

2024

INCOME

- HOA Fees – Oct 27 \$50 to be applied to Lot 96 2025 dues. This was an electronic check testing the electronic payment process via Vera Bank by the Treasurer, Nov 7 received and deposited \$200 for Lot 97 payment applied to previous years interest owed. Total HOA dues deposited \$250.
- Mowing Reimbursement Deposit – Oct 18 Lot 55 & 56 in the amount \$400
- Total 2024 HOA Fees Collected through November 30, 2024 \$38,392.50; The 2024 budgeted amount was \$39,925.00. 2024 HOA fees outstanding \$1,700.00 (This does not include Leins and fees)

EXPENSES

- Expense through November 30,2024 \$70,895 as follows:
 - Road Repair L & S Paving for invoice 172130 dated 10/15/24 in the amount of \$70,079.
 - Electric Oct & Nov \$289
 - Water Oct & Nov \$101
 - Weed Spraying \$400
 - Check Reorder \$ 26
 - Total \$816

Oct & November Accomplishments:

- Lot 97 made a partial payment of \$200, balance remaining \$5,456.63.
- Lot 53 sent delinquent dues notice on December 3 to Houston address awaiting response.

- Outstanding HOA fees by lot as follows:

Lot 53	\$2,014.93	Lien will be filed in 2025 once contact information is verified.
Lot 88	\$ 467,50	Lien will be filed in 2025 if dues are not paid by Dec 31, 2024
Lot 89	\$3,958.74	Lien filed.
Lot 94	\$ 467.50	Lien will be filed in 2025 if dues are not paid by Dec 31, 2024
Lot 97	\$5,456.63	Lien filed.

- Outstanding mowing fees by lot as follows:

Lot 1	\$400
Lot 54	\$200
Lot 65	\$350
Lot 88	\$400
Lot 89	\$400

If mowing fees are not paid by December 31, 2024, Lien process will be initiated.

Items to be completed in 2024:

- Continue to pursue collection of delinquent dues and mowing fees.
Prepare 2025 worksheets and budget information for 2025

Motion to approve budget as reported was made by LaFrenz, seconded by Jaime Pulaski.
Motion carried unanimously.

Architectural Control Committee Report (Read by Barbara Long)

The following action was reported:

- Submission for approval of house plan by Wayland Smith on Lot 34, Jackson Circle. Committee will meet on December 28, 2024 to review plans.
- Lot 30, Sweetwater Trail, construction is ongoing at 68% complete. Javier Silva is homeowner of 2 story, 3933 sq.ft, 3 car garage, 4 bedroom, 4 bath house. Septic will be installed this week, indoor painting is complete and cabinets are installed.
- Lot 55 & 56 is a boathouse to be built after seawall is completed. Scott Goransson is the owner.

Road Committee Report

Ronnie Sullins reported that the rebuilding of Arrowhead Point is complete. There were some repairs done as well. He is looking forward to additional repairs in 2025.

Safety Committee Report

At the present time we do not have anyone on the Safety Committee. The duties of this committee are checking on high weeds and grass, reporting this information to the Secretary so that notices can be sent to lot owners, securing contractor to do the mowing, if necessary, notify Secretary of Burn Bans so the notices can be sent to owners. Other duties may be working with the Sheriff's department to learn of any criminal activity in the area.

Landscape/Beautification Committee

Cathy Reed was not on the call but Barbara Long wanted to commend that committee for the great work that they do with flags and other decorations at the entrance. We really appreciate the work they do. Mike Lawhorn said he noticed one the electrical warning signs had blown down at the dock. He said he would replace that in the next few days.

Welcoming Committee

Frank Miner was not on the call but Barbara Long had spoken to him this week and he said that there were no new homeowners. One of the homeowners had a family member die and the Welcoming Committee sent a plant to the homeowner.

Document Update Committee

Barbara Long said there was no new actions. She explained what we were trying to do with the changes. Most of the changes were just trying to bring us in to compliance with state law. She touched on rentals and why we needed something definitive in the covenants. She hopes that homeowners will be forthcoming about what they want at the annual meeting. We will continue to work on this project next year.

Old Business

- Road Repairs on Arrowhead Point Complete
- Credit Card to Pay Phone Bill
The bank declined the application for a credit card. The bank wants an individual to sign and guarantee payment. This is not practical since our board potentially changes officers every year. Barbara Long and Mary Lawhorn are searching for other solutions.

New Business

- Volunteer for Safety Committee
Volunteer(s) are needed for this committee.
- Volunteer for Architectural Control Committee
At least one Volunteer is required for this committee.
- Discuss annual meeting and budget
The meeting will begin at 10 a.m. This is an hour earlier than the previous time.
- Discuss HOA Board member terms

President Term	2024 - 2025
Vice-President Term	2023 – 2024
Treasurer Term	2023 - 2024
Secretary Term	2024 - 2025
Member-at-Large Term	2024 – 2025

Since Jaime Pulaski will be leaving the board, there will be a vacancy. Mary Lawhorn has agreed to stay on for another 2 year term.

- Discuss Dues Increase
Barbara Long explained why the dues were increased. She talked about the reactions that she has received. She mentioned she had sent a letter explaining the reasoning behind the increase which is to rebuild the roads in the community.

Open Forum

- Thomas LaFrenz thanked Barbara Long for sending out the explanation for the dues increase.
- Barbara Long asked that everyone who is not able to attend the annual meeting, please send in their signed proxy with the name of their proxy.

Adjourn

Motion to adjourn at 6:28 pm was made by Barbara Long, seconded by Mary Lawhorn.
Motion passed unanimously.

Submitted by:
Barbara Stevens
Secretary, SWR HOA
December 19, 2024

DRAFT