

Sweetwater Ranch Homeowners Association, Inc.
Annual Meeting Minutes
January 18, 2025

Call to Order:

The meeting was called to order by Acting President Barbara Long at 10:05 a.m. on Saturday, January 18, 2025, at the Kerens Library at 121 S. Colket Street in Kerens, Texas. The meeting was held as outlined and in accordance with the Bylaws of the Association.

Roll Call:

It was determined by sign-in register count that a quorum of the Association members was present in person or by the proxy votes. According to our Amended Bylaws, 40% of the lots are necessary to hold an official annual meeting. This was registered as an official meeting with 46 lots represented and confirmed by Barbara Long.

New members attending the Homeowners Meeting were recognized and welcomed to the meeting: Chuck and Susan McClanahan, Larry and Cheryl Benson, Kevin and Heather Ashby, and David and Beth Ann Johnson.

Proof of Notice:

It was established that a notice of the 2025 Association meeting was sent to each member within the proper period as outlined in Texas Property Code Section 209.0042, Section 209.0056 and Article IV, Section 4.5 of the Bylaws. Several homeowners acknowledged receipt. The notices were sent to members December 5-6, 2024 by the secretary. Susan McClanahan made a motion of proof of notice and Linda Denning seconded. Notice approved.

Reading/Approval 2024 Annual Meeting Minutes:

The reading of the January 27, 2024 annual minutes was waived by a motion made by Tom LaFrenz, Mary Lawhorn seconded and motion carried.

Barbara Long introduced the Officers to the membership.

Treasurer's Report:

Mary Lawhorn

SWEETWATER RANCH HOA 2024 Proposed Budget 2025 Budget

1/10/2025

	<u>2024 Actual</u>	<u>2024 Budget</u>	<u>Difference</u>	<u>2025 Budget</u>
Income				
Collected				
Dues	80,356.64	39,925.00	40,431.64	116,600.00
Collected Road Fees	1,225.00	1,200.00	1,200.00	1,200.00
Lot Mowing Fees Collected	950.00			1,000.00
Other Income	16,000.71		16,000.71	1,500.00
Total Income	<u>\$98,532.35</u>	<u>\$41,125.00</u>	<u>\$57,632.35</u>	<u>\$120,300.00</u>
Expense				
<u>Common Areas</u>				
Culverts	1,000.00	1,000.00	0.00	1,000.00
Dock	0.00	1,000.00	-1,000.00	1,000.00
Maintenance	0.00	1,000.00	-1,000.00	1,000.00
Mower Repairs	383.22	500.00	-116.78	750.00
Mowing	5,920.00	5,920.00	0.00	5,920.00
Road Repairs	70,079.00	45,000.00	25,079.00	70,000.00
Spraying	1,629.22	1,200.00	429.22	1,700.00
Sprinkler System	0.00	250.00	-250.00	500.00
Website	0.00	0.00	0.00	0.00
Total Common Areas	<u>\$79,011.44</u>	<u>\$55,870.00</u>	<u>\$23,141.44</u>	<u>\$81,870.00</u>
<u>Miscellaneous</u>				
Bank Exp	26.00	0.00	26.00	26.00
Fidelity Bond	376.03	380.00	-3.97	380.00
Legal	285.00	7,000.00	-6,715.00	7,000.00
Liability Insurance	2,266.00	2,000.00	266.00	2,400.00
License Fees	50.00	50.00	0.00	50.00
Meeting Expenses	115.00	50.00	65.00	120.00
Entrance Care/Décor	95.34	0.00	95.34	400.00
Office	87.62	100.00	-12.38	100.00
Postage	70.85	120.00	-49.15	400.00
Post Office Box Fee	84.00	0.00	84.00	84.00
Utilities - Electric	664.00	800.00	-136.00	800.00
Utilities - Water	913.00	1,100.00	-187.00	1,100.00
Utilities-Water Credit	0.00	0.00	0.00	0.00
Due Overpayment	50.00	0.00	50.00	0.00

	HOA Cell Phone	189.77	120.00	69.77	66.61
	Individual Lot				
	Mowing	2,150.00	0.00	2,150.00	1,500.00
	Welcome				
	Packages	0.00	0.00	0.00	200.00
	Total Miscellaneous	<u>\$7,422.61</u>	<u>\$11,720.00</u>	<u>-\$4,297.39</u>	<u>\$14,626.61</u>
Total	Expense	<u>\$86,434.05</u>	<u>\$67,590.00</u>	<u>\$18,844.05</u>	<u>\$96,496.61</u>
NET Income		<u>\$12,098.30</u>	<u>\$26,465.00</u>	<u>\$38,788.30</u>	<u>\$23,803.39</u>

SWEETWATER RANCH HOA
1/5/2025

Assets	12/31/2024	
Cash	71,530.98	
Accounts Receivable		
2024 Dues not received	1,275.00	
Lawn Mower	2,000.00	
Total Assets	<u>\$74,805.98</u>	
Liabilities	0	
NET WORTH	<u>\$80,682.68</u>	

3 lot owners are delinquent 3+ years

Banking Summary

Bank Balance 01/01/2024	59,432.68	Bank Balance 01/10/2025	71,530.98
2024 Income as of 12/31/24	98,532.35	Income as of 01/10/2025	13,175.00
2024 Expenses as of 12/31/24	<u>-86,434.05</u>	Expenses as of 01/10/2025	<u>274.67</u>
BANK BALANCE 12/31/2024	<u>\$71,530.98</u>	BANK BALANCE 01/10/2024	<u>\$84,431.31</u>

SPECIAL NOTE:

Total Liens	\$12,915.30
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Expenses to be discussed:

- Gate at Entrance
- Road Repairs

Floor was opened for questions.

Bernice King opened a discussion about the recent annual dues increase. There was discussion about the Board's right to increase dues. Other concerns were the amount of the increase and the shortness of the notice of the increase. The Board explained that the increase would all be going to road repairs. Ronnie Sullins, head of the Road Committee explained how they arrived at the estimated cost of the road repairs as well as the scope of the work. Ronnie explained how the roads were being repaired by grinding and re-using the existing road as base, adding more base, then adding two layers of chip seal on top of that. The plan is to redo all the roads and maintain them after that.

Owners have the option of scheduling a payment plan if they choose.

Billy Weaver made a motion to approve the Budget, Chad LaFrenz seconded and the budget was approved.

Architecture Control Committee Report:

Another member is needed for the ACC. Linda Denning explained some of the duties of committee members.

Linda gave a report on the activity of the ACC:

5 Plans were reviewed-2 house plans, 1 storage building, 1 fence, 1 solar panel

Lot 30 – house plan – Javier Silva – 2 story, 3900 SF, 4 bedrooms, 4 baths, 3 car garage

Lot 34 – house plan – Waylon & Peggy Smith – 1 story, 2165 SF, 2 bedroom, 2 ½ bath, 3 car garage

Lot 93 – Thomas & Cecelia LaFrenz - storage building

Lot 45 – Beth Anne Johnson - Fence Plan

Lot 99 – Wes & Fabi Jackson - Solar Panel

Brent Truitt suggested that the \$1200 building fee for a new home is too low. Matt Hubbard said the \$1200 is voluntary and we have to be careful about making it mandatory because most homeowners have not paid a fee.

Road Committee

Ronnie Sullins gave his report earlier in the open discussion but updated on the paving on CR 3240. Ronnie suggested the homeowners call Eddie Perry, County Commissioner, to encourage paving to the 4 way stop.

Beautification/Landscape Committee

Cathy Reed was not present. Mike Lawhorn needs to fix the light at the dock. Cathy and Mary Snyder are weeding and planting at the entrance. They decorate at the major holidays. New decorations may be needed due to wear on the current decorations.

Safety Committee

Need volunteer for Safety Committee. (Brent Truitt volunteered after the meeting.)

Security Committee

Wes Jackson was not present.

Welcome Committee

Penny and Frank Miner bring welcome gifts to new full-time homeowners and bereavement flowers for families who lose family members. There were 4 new owners and 2 bereavement plants.

Ratification of Board Activities

Mike Lawhorn made a motion to ratify the Board's activities for the year, Todd Foxworthy seconded the motion and it carried.

Nomination and Election of New Board Members

Barbara Long reviewed Board Member's terms as:

President ends December 2025

Vice-President ends December 2025 – leaving Board

Treasurer ends December 2024 – staying on the Board

Secretary ends December 2025

At Large ends December 2025

Dana Ousley said she would serve on the board if no one else volunteered but she has a conflict with the meeting time. Matt Hubbard volunteered to be a Board Member. Mike Lawhorn made a motion to approve Matt Hubbard for the Board, seconded by Dewey Stevens, motion passed.

New Business

Todd Foxworthy asked if we could restrict 18 wheelers from coming into the neighborhood. Todd suggested signage stating "No 18 Wheelers".

Barbara Long commented on the Update Document Committee's activities. We updated the Management Certificate required by Texas Property Code 209.004. We created several documents required by state statutes which included Email Consent (Texas Property Code Sec. 209.0042), Authorization to Collect Regular Assessments (Texas Property Code Sec. 202.006), Collection and Alternative Payment Plan (Texas Property Code Sec. 209.006), Document Retention Policy (Texas Property Code Sec. 209.005(m)), Records Production and Copying Policy (Texas Property Code Sec. 209.005(i)), and Resolution for Resale Certificate Fee (Texas Property Code Sec. 207.003). These documents were approved by the Board and filed with the Navarro County Clerk. These documents can be viewed on our website at sweetwaterranchhoa.org.

Thomas LaFrenz made a motion to adjourn the meeting, seconded by Linda Denning at 11:50 am. Motion carried.

DRAFT