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**Sweetwater Ranch Homeowners Association, Inc.
Board of Directors
Minutes of Bi-Monthly Meeting
February 18, 2025**

The bi-monthly meeting of the Board of Directors of Sweetwater Ranch Homeowners Association, Inc. was held by conference call at 6pm on February 18, 2025.

Call to Order

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

Roll Call

Board Members Present:

Barbara Long, President
Barbara Stevens, Secretary
Mary Lawhorn, Treasurer
Thomas LaFrenz, Member-at-Large
Board Member Absent
Matt Hubbard

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

Others Present:

Mike Lawhorn
Linda Denning
Ronnie Sullins
Susan McClanahan
Gregory Kelm
Charles Russell
Pat Kennamore
Kathy Reed
Mary Snyder
Frank Miner
Billy Weaver

Approval/Review of Minutes of Previous Meetings

HOA Board Meeting 12.27.2024

Motion to waive reading and approve the minutes was made by Tom LaFrenz, seconded by Mary Lawhorn.

Motion approved unanimously.

Post Annual Meeting 01.18.2025

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

Motion approved unanimously.

Treasurer's Report – Mary Lawhorn

VERA BANK SUMMARY

BEGINNING BALANCE 12/31/2024	\$ 71,530.98
Deposits as of 1/31/2025	\$ 36,887.00
Cash Expense as of 1/31/2025	\$ <u>936.60</u>
Checking Account Balance \$107,481.38	

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VERA Bank Accounts	
SWR Road Account as of 1/31/25	\$ 11,022.09
SWR General Account as of 1/31/25	<u>\$ 96,459.29</u>
Total	\$107,481.38

Pending Income	
2025 HOA Dues	
Outstanding for 2025	\$ 26,290.00
Not expected to be received	<u>\$ 3,600.00</u>
Dues expected to be paid	\$ 22,690.00
2025 Budgeted Expenses	\$ 96,496.61

2025

INCOME

- HOA Fees - Since 1/31/25 received and deposited \$13,298.00.
- Total HOA Fees Collected to date \$89,310.00; The 2025 budgeted amount was \$116,600.00. 2025 HOA fees outstanding \$26,290.00 (This does not include Leins or Outstanding Mowing Assessments)
- The delta between the Budgeted \$116,600 and total Dues to be collected \$115,600 is Lot 42 & 43 were grandfathered and the budget had two separate lots in the budget calculation.
- The HOA wants to thank the Joslin family for their onetime donation to the front entrance and boat dock repairs in the amount of \$500.
- February 8, 2025 \$62,000 was transferred from the General Account to the Road Account. Details to be included in the next board meeting minutes.
- There are 3 lots with outstanding mowing assessments for 2024.
- There are 7 lots that chose payment plans for 2025. 12 Lots outstanding for 2025. Of the 12 lots 3 will be lien filings in 2025.

While calculations for the remaining lien updates have not been completed, lien letters for the amounts due through December 31, 2024, need to be composed, updated and lien process initiated and/or filed.

EXPENSES

- Expense through Jan 31. 2025 \$936.60
- Received State Farm Insurance Policy for 2025. Payment will be made in March 2025 in the amount of \$2,266. There was no change from 2024.
- Received USPS PO Box invoice \$84 no change from 2024.
- Received the Bond Invoice in the amount of \$376.03 will be paid in March 2025. No change from 2024.

Other

The financial audit for the years 2023 and 2024 was conducted on January 18, 2025, by Mary Wright. The audit concluded on January 28, 2025 with no findings. Thank you, Mary Wright, for supporting this effort.

Filed the annual federal tax return on February 5, 2025.

Items to be completed in 2025:

File Liens for delinquent dues 2024 and prior.

- File Texas franchise tax return.
- Send out reminder letters to those who have not paid their 2025 dues and are not on a payment plan.
- Pay PO Box annual fee.
- Pay Fidelity Bond

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- **Pay Insurance Policy**

There were mistakes in the original budget that was presented, bank account amounts were reversed. Mary Lawhorn corrected this and that corrected budget has been used in the minutes. Motion to approve the Treasurer's Report with corrections was made by Barbara Stevens, seconded by Barbara Long. Motion carried unanimously.

Architectural Control Committee Report – Linda Denning

1. New Submissions since last meeting: 5 Plans
 - a. Lot 34, submitted 12.28.2024 – house plans for Peggy and Wayland Smith. One story, 2165 sq ft, 3 bedroom, 2 ½ bathrooms, 3 car garage.
Question was raised about payment of optional \$1,200.00 building fee. It has not been paid.
 - b. Lot 20, 150 Stockton Point, submitted 1.27.2025 by Larry & Cheryl Benson - fence plans.
 - c. Lot 56, Arrowhead Point approved plans on 1.27.2025 for Scott & Ronda Goransson – retaining wall and boat dock. Retaining wall will be done first. There is a lot of backfill on that and then the boat dock will be built.
 - d. Lot 17, 151 Stockton Point, submitted 1.27.2025 by Ann & Randy Stewart – pool.
 - e. Lot 42, 265 Jackson Circle, submitted 2.18.2025 by Monica & Greg Schoenemann – pickle ball court.
2. Ongoing Approved projects:
Approved 2/2/2024 – Lot 30 -Javier Silva – House Plans. This is a 2-story, 3933 sq ft house with 3 car garage, 4 bedrooms, and 4 baths.

Road Committee Report – Ronnie Sullins

Ronnie Sullins made suggestions to the Board on where the next section of rebuilds will be. Ronnie said as soon as he has direction from the Board, he will get contractors out to bid. Barbara Long sent that information to the Board and wanted the Board to make a decision during the meeting. The original plans call for the next rebuild to start at the intersection of Sweetwater Trail and Jackson Circle and finish at Bernice King's property. Thomas LaFrenz asked if the bad spot on Jackson would be included in the repair. It would. At this point Linda Denning reminded the Board that Lot 34 had a new house about to be built that probably won't be completed until the end of the year. It was decided that the work would begin at Bernice's house and go to the mailbox at Lot 98. Ronnie was asked to get the contractor to look at the cost of that. There is approximately \$70,000 to spend on the rework with \$5,000 reserved for patches.

Safety Committee Report – Brent Truitt

Brent Truitt accepted the position of Safety Committee Chairman after the last meeting but was not present to report at this meeting. Barbara Long had spoken to him to answer questions about what the responsibilities of the position were. Barbara Long said she told him that the position notes what lots need to be mowed relaying that information to the Board Secretary so that notices are sent out, note when burn bans are put into effect so the Board Secretary can send out a notice to all lot owners, notify the owners of any activities such as thefts or vandalism in the area. Thomas LaFrenz asked if it was possible to get a burn ban sign to be posted at the entrance of the neighborhood. Barbara Stevens suggested we ask the county for a sign. Barbara Long said she would ask Brent to contact the county and request a sign. Brent would be responsible for putting the sign up and taking it down. Frank Miner suggested that Brent check to make sure the boat ramp area is in safe condition, relocate the speed sign so that it is seen when entering the community, and make sure all signage such as stop signs are in good repair.

Beautification Committee – Cathy Reed

Cathy Reed and Mary Snyder have been maintaining the entrance area. The water has been turned off until May. Cathy asked about planting a crepe myrtle of the south side of the entrance. Barbara Long said there was \$500 for landscaping. Cathy said a 35 gal. plant was approximately \$150. A crepe myrtle will be purchased and planted.

Thomas LaFrenz said he thought the boat dock needed maintenance. Mike Lawhorn was going to try to match the paint color so that the dock that has a small dent could be painted. Mike said he also needed to repair the light.

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Welcoming Committee – Frank Miner

The only new business is a condolence plant for Matt Hubbard's family for his father's death. Frank Miner said he planned to deliver it on 2.19.2025.

Document Update Committee – Barbara Long

The committee is Barbara Long, Barbara Stevens and Mary Jane Morris. The committee will meet in the next month to discuss using a poll to determine what things people want concerning rental in the community so that the committee can produce an amendment to the covenants that will be passed. Barbara brought up that we need forms and a process in the event that more than candidate is presented for a position on the Board. State requirements say that voting must be in writing. Proper ballots and proxies need to be created.

Old Business

- Discontinued cell phone.
It was decided that there is no need for a HOA cell phone. No HOA calls were ever received on the phone. HOA calls will be accepted on Board Members personal phones.

New Business

- Volunteer for Architectural Control Committee needed.
Billy Weaver volunteered for the position.
- Start looking for a new website under Sweetwater Ranch domain.
A website is mandated by the state. Matt Hubbard owns the current website. We would like for the HOA to own the website. Barbara Long has done some research on creating our own website. There are multiple functions that would be very useful in a new system. Barbara Long was asked to put together a list of things we would like to have on our website for the Board's consideration.

Open Forum

Several members asked about an updated Member List. Barbara Stevens as Secretary maintains the list. It is sent to any member who requests it.

Adjourn

Meeting was adjourned at 7:01pm.

Submitted by:
Barbara Stevens
Secretary, SWR HOA
February 22, 2025