

Sweetwater Homeowners Association of Brazos County, Inc.

Board Meeting Minutes

January 11, 2023

Attending: Dave Mueller (President), Marlene Reinschmidt (Vice-President), Carl McKneely (Treasurer), Kay Barboza (Secretary)
Guests: Lara Lewis (Beal Properties), Paul Gardner, Nancy Gardner
Absent: Colleen Ross (passed away)

A regular quarterly Board meeting of the Sweetwater Homeowners Association was called to order at 3:40 pm by Dave Mueller on Wednesday, January 11, 2023, at 4085 Sweetwater Drive, College Station, Texas.

Minutes of the last Board meeting on October 18, 2022 were approved as corrected.

The fourth quarter financial report (October 1 to December 31, 2022) was presented by Lara Lewis. Sweetwater HOA ended the year with \$9,062.59 in cash. The report was reviewed and accepted.

All homeowners have now paid their dues. Lara reported on three violations (two old and one new one). Beal is following up on them.

An update of the Greens Prairie Road construction was reported. The plans are to move the road 25 inches toward the front of Sweetwater. Utility work is done first but may not start until the summer of 2024. The county has to acquire land from 17 owners for the road to be constructed from Sweetwater to the four-lane road in Meadow Creek. Although the fence along the road in front of Sweetwater does not have to be moved, it may be damaged, so it needs to be in writing that the county should be responsible for any damage.

The Board discussed the new committee soon to be set up to review amendments to the Sweetwater Declaration of Conditions, Covenants, and Restrictions (CCR). Lara talked about how it should work. She is heading the committee and wants homeowners involved since the changes will have to be approved by the homeowners.

The 2023 Annual Meeting will be held on Tuesday, February 21, at 7 pm at Dave Mueller's house, 4085 Sweetwater Drive. There are two Board positions that are open for election this year.

The 2023 Annual HOA Budget was presented showing \$23,392 income, and \$21,099.48 expenses. We discussed that at some point in the near future we will need to replace the fence. To build a reserve toward this known future expense, it was suggested that the per household

cost be raised to \$645, which is a \$57 increase over 2022. The acceptance of the budget was moved by Dave, seconded it by Carl, and passed unanimously.

The next Sweetwater Board meeting is scheduled for 2 pm, Wednesday, April 19, 2023 at Dave Mueller's house, 4085 Sweetwater Drive.

The meeting was adjourned at 5:27 pm.

Respectfully submitted,

Kay Barboza,
Secretary