

Sweetwater Homeowners Association of Brazos County, Inc.

Board Meeting Minutes

April 26, 2022

Attending: Dave Mueller (President), Marlene Reinschmidt (Vice-President), Carl McKneely (Treasurer), Kay Barboza (Secretary), Colleen Ross
Guests: Toni Myers (Beal Properties), Jan Carleton

A regular quarterly Board meeting of the Sweetwater Homeowners Association was called to order at 2:01pm by Dave Mueller on Tuesday, April 26, 2022, 4085 Sweetwater Drive, College Station, Texas.

The minutes of the quarterly Board meeting on January 11, 2022 were approved.

The first quarter financial report (from January to March 2022) was presented by Toni Myers. A total of \$16,378 came in and a total of \$3,103 went out. We currently have \$13,275 in cash. The report was reviewed and accepted. The financial reports can be viewed on the Beal Properties portal online by the Board at any time.

Toni discussed 3 items on the Beal Management Report for Sweetwater.

- Four homeowners had not paid their HOA dues (totaling \$2,352). Beal is trying to collect those dues. The matter of charging late fees was discussed and will be considered if necessary.
- Enforcing property violations such as overgrown lawns was discussed. If a Board member (or Sweetwater homeowner) sees a violation, that person should report it to Toni Myers at Beal via their portal. She will send a letter out to the violator.
- There is currently one work order to fix the front fence along Greens Prairie Road. Beal is working with Dave Mueller to get estimates.

An update on the Greens Prairie Road Repair was reported by Dave Mueller. Although the county said they were looking for money to extend the 4-lane road, there was nothing about it found online. Dave Mueller is also trying to find out more about the pipes currently being put in the ground. The pipes are going to be coming to the surface at the entrance of Sweetwater. There is concern that during rainstorms, there will be flooding in the front of Sweetwater.

Vendor interactions and prices for the front entrance planting and the repair to the front fence were discussed. Colleen Ross made a motion to approve a maximum of \$600 for the front entrance planting. Carl McKneely seconded it and it passed unanimously. Dave Mueller made a motion to approve a maximum of \$600 for the repair of the front fence. Kay Barboza seconded it and it passed unanimously.

The Architectural Committee (members are the same as the Board) discussed the letter from Mickey Ohlendorf about constructing a wooden fence in her backyard. Toni Myers of Beal said they checked it and it followed the HOA's rules. Carl McKneely made a motion to approve it and Colleen Ross seconded it. It passed unanimously. Toni Myers will send Mickey a letter of approval.

New Business.

- Beal will send out notices of upcoming meetings with the agenda to homeowners via email as it has been done in the past. The Board president will send out emails on topics of interest to homeowners throughout the year.
- The Secretary will continue take minutes of the meetings. They will be made available to the other Board members before the next quarterly meeting for corrections and comments.
- Beal will update financial reports monthly and will put them on the portal after the Treasurer reviews them. They should be on the Beal Sweetwater portal on the 6th business day of the month.
- Requests for a No-Outlet and two lower speed limit signs (currently 40 MPH) on Sweetwater Drive will be made to the county administrators by Toni Myers. There are concerns about the safety of children and walkers in response to increased traffic from expanded neighboring developments.
- An updated directory of all Sweetwater residents was asked about. Toni Myers said that legally you can only have a list of property owners and their addresses and not their phone numbers or email addresses without permission. Accordingly, no directory will be issued by the Board at this time.

The next meeting is scheduled for July 12th, Tuesday, at 2pm at Dave Mueller's house, 4085 Sweetwater Drive.

The meeting was adjourned at 3:40pm.

Respectfully submitted,

Kay Barboza, Secretary