

Sweetwater Homeowners Association of Brazos County, Inc.

Board Meeting Minutes

October 18, 2022

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

A regular quarterly Board meeting of the Sweetwater Homeowners Association was called to order at 1:30pm by Dave Mueller on Tuesday, October 18, 2022, at 4085 Sweetwater Drive, College Station, Texas.

Toni Myers introduced Lara Lewis who will be taking over as Sweetwater's liaison with Beal Properties.

Minutes of the last Board meeting on July 12, 2022 were approved as corrected.

The third quarter financial report (July 1 to September 30, 2022) was presented by Toni Myers. Sweetwater currently has \$14,137.76 in cash. The report was reviewed and accepted.

Toni Myers reported that one homeowner had not paid their HOA dues. Sweetwater cannot charge late fees but they can charge 1% interest per month. Dave will get in touch with that homeowner and if that does not work, Beal will contact them.

Toni presented three property violations. One violation was for long grass that needed mowing, one for mulch bags in driveway, and one for several trailers and miscellaneous items stored around garage. It was decided that a Board member would talk to the owner needing to mow and Beal would send out a friendly note to the other two.

Dave made a motion to set up a committee to review amendments to the Sweetwater Declaration of Conditions, Covenants, and Restrictions (done every 10 years). Lara Lewis will head the committee. A request for volunteers will be sought within the Sweetwater community. Marlene seconded the motion and it was passed unanimously.

There is one ACC (Architectural Control Committee) review pending presented by Toni. The wrong drawings were sent with the request and when that is corrected the Board has 30 days to approve it or not (via email).

The street sign on Stillforest Circle that fell a few weeks ago was put back up by Brazos County. Toni has called the County to fix a large pothole near the front entrance. It has been coned off but not yet fixed.

Toni reported that the “No Outlet” sign is currently not in stock by the County. Sweetwater will be put on a waiting list to have it put up when it comes in. The County will also change the two speed limit signs to 30 miles per hour.

Marlene wanted the Board to send a thank you note for keeping the big ditch next to Sweetwater Lake mowed. Beal will find out who to send it to.

The front entrance is being changed because of the road widening project. It is being moved closer to the front of Sweetwater.

Colleen asked that Beal send a notice to all property owners to keep their trees located next to the main road (especially around corners) trimmed so that drivers can see more easily around them.

The request for a current list of home owners was discussed. Lara said she would send an email to all home owners in November to ask permission to share their information (name, address, email, and phone numbers only).

The next meeting is scheduled for January 18, 2023, Wednesday, at 2pm at Dave Mueller’s house, 4085 Sweetwater Drive.

The meeting was adjourned at 3:00pm.

Respectfully submitted,

Kay Barboza,
Secretary