

# *Sweetwater Homeowners Association of Brazos County, Inc.*

## Board Meeting Minutes

January 11, 2022

Attending: Kay Barboza, Dave Mueller, Jerry Ransom, Marlene Reinschmidt, Colleen Ross  
Guests: Toni Myers, James Ross

A regular quarterly meeting of the Sweetwater Homeowners Association board was called to order by president Jerry Ransom at 2 p.m. Tuesday, January 11 2022, at 4149 Shadowbrook Circle.

Minutes of a regular homeowners board meeting held October 14, 2021, were approved.

Financial statements for the year ending September 30, 2021, presented by treasurer Dave Mueller, were reviewed and accepted.

Front entrance. It was suggested that a “No Outlet” sign be posted.

The annual SWHOA meeting was scheduled for 7 p.m. Monday, February 7, 2022, at 4110 Sweetwater Drive on a motion by Mrs. Ross, seconded by Mr. Mueller, and passed unanimously. Attendees will be required to wear masks.

Budget for 2022 was presented showing \$19,992 income, \$20,979.51 expenses, and a per household cost of \$588 which represents a \$33 increase over 2021. It was moved by Mrs. Ross, seconded by Mrs. Barboza, and passed unanimously to accept the budget. Discussion ensued including the need to show reserve funds as a separate account in the financial statements. The board treasurer and Beal Properties manager will determine the format for accomplishing this.

Beal Properties management proposal. It was moved by Mr. Mueller, seconded by Mrs. Barboza, and passed with four ayes and one abstention to accept the bid proposal from Beal Properties to provide management services to Sweetwater.

Executive Session. The board adjourned into executive session at 3:27.

Open Session. The board reconvened into open session at 3:40.

Executive session action. Mr. Mueller moved that the one-year contract submitted by Beal Properties to provide services to Sweetwater Homeowners Association effective February 11, 2022, at the rate of \$325 per month and a startup fee of \$500, with a limit of \$500 for a single contracted repair of common area and \$1,000 limit for emergency repairs without specific authority or direction of the Association be approved, and that Mr. Terry Thigpin, Owner of Beal Properties, be made a signatory on the Sweetwater bank account and that Mr. Ransom be authorized to sign the contract. The motion was seconded by Mrs. Ross and approved unanimously.

Feral hog damage has been observed on homeowner properties once again.

The meeting was adjourned at 4:25 p.m.

Respectfully submitted,

*Marlene Reinschmidt*, Secretary