

*Sweetwater
Homeowners Association,
Inc.*



*2022 Annual Meeting
Informational Packet*



3363 University Drive East Suite 215
Bryan Texas 77802
(979)764-2500 www.bealbcs.com

Sweetwater Owner's Association requests your virtual or in person attendance at the **2022 Annual Meeting** to be held in person at 4110 Sweetwater Drive on **Monday, February 7th, 2022 @ 7:00 pm.**

If you cannot attend and would like to have your vote counted should there, be a quorum, complete & sign the proxy form below & return it by 5:00 pm, February 7, 2022. You can return this proxy via email to hoa@bealbcs.com, mail or bring it into our office. The address is listed above or give the Proxy form to your Proxy to bring in person to the meeting.

Agenda

- I. Welcome
- II. Introduce Beal Properties Representative
- III. Consider minutes of Annual Meeting February 18, 2021
- IV. Financial Report
- V. Presentation of 2022 Budget
- VI. Election – Member, HOA Board Member
- VII. Update on Greens Prairie Rd Expansion.
- VIII. New Business
- Questions & Answers from the floor
- IX. Adjourn

A Special Board Meeting will be held directly after adjourning the Annual Meeting for the Board to appoint the new Officers for 2022.

2022 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____
Or (circle one)

Jerry Ransom Dave Mueller Kay Barboza Colleen Ross Marlene Reinschmidt

As agent for me, and in my name and stead to vote as my Proxy at the 2022 Annual Meeting of the Sweetwater Owners Association, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the February 7th, 2022 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Address

Email address

Current Phone Number

This proxy form must be received by 5:00 pm, February 7th, 2022, or delivered in person to the meeting

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Sweetwater Homeowners Association of Brazos County, Inc.

Annual Meeting Minutes

February 18, 2021

An annual meeting of the Sweetwater Homeowners Association of Brazos County, Inc. was called to order by board president Jerry Ransom at 7:00 p.m. February 18, 2021, in a telephone conference. The following homeowners were in attendance or submitted proxies:

Perry and Kay Barboza
Mark Beny
Bert Canella
Dave Ebner, proxy
Paul Gardner, proxy
Wade and Kayleigh Gilchrist
Boe Martin, proxy

Carl and Susan McKneely
Dave Mueller
Jerry and Glenda Ransom
Marlene Reinschmidt
George Richardson and Debbie Voorhees
Jim and Colleen Ross

Total representation was 13 homeowners which meets the Sweetwater bylaws requirement of 3/10 of the number of homeowners, or 10, to form a quorum and conduct Association business.

Minutes of the annual meeting held February 11, 2020, were accepted as presented.

Board of Directors election.

Dave Mueller and Marlene Reinschmidt were unanimously re-elected to a 3-year term on a motion made by Bert Canella and seconded by Colleen Ross.

Financial statements for the year ending December 31, 2020, and a fiscal year 2021 budget were presented by treasurer Dave Mueller. There is \$8,556 in reserve funds at the end of 2020. The 2021 homeowner fees have been set at \$555 per lot which is an increase of \$30 over the 2020 amount.

Sweetwater entrance maintenance.

A junction box was replaced and relocated into a bed to shield from further damage. A landscaper is needed to replace Jan Carlton who is no longer available to plant and maintain the entryway beds.

In response to homeowners' requests for more lighting at the entryway, it has been suggested to install uplights on trees.

President Ransom will seek landscapers and cost estimates for installing tree uplights.

Appreciation was expressed to Jan Carlton for beautifying and caring for the plantings at the Sweetwater entrance and to Mr. Ransom for his oversight and guidance as president of the Sweetwater Homeowners Association.

Greens Prairie fence, which is 26 years old, will need to be replaced in the next few years. Failing boards have been replaced but now the posts are rotting. An amount for fence replacement and painting determined from multiple estimates will be included as a capital project in the 2022 Sweetwater budget.

Greens Prairie Road expansion that was expected to begin in spring 2020 has been delayed. Mr. Ransom will continue monitoring construction developments with the county road supervisor.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Marlene Reinschmidt, Secretary

(computer facsimile)

Sweetwater homeowners Association of Brazos County, Inc.
 Approved Annual Budget Comparison - Fiscal Years 2022 and 2022
 January 1, 2022

	2021 Budget	2021 Actuals	2021 Difference	2022 Budget
Income				
Association Maintenance Fee	12,467.46	12,467.46	0.00	13,589.46
Association Garbage Fee	6,402.54	6,402.54	0.00	6,402.54
Total Income	18,870.00	18,870.00	0.00	19,992.00
Expenses				
Management Company Fee				3,900.00
Insurance & Tax	1,601.75	1,431.44	(170.31)	1,502.00
Postage	80.00	106.00	26.00	120.00
Services: Garbage	6,402.48	6,402.48	0.00	6,402.48
Services: Landscaping	6,495.03	6,495.03	0.00	6,495.03
Services: Maintenance	2,500.00	1,031.57	(1,468.43)	1,050.00
Supplies: Materials	350.00	448.89	98.89	600.00
Utilities: Electricity	384.00	265.82	(118.18)	300.00
Utilities: Internet	57.00	30.80	(26.20)	35.00
Utilities: Water	740.00	706.25	(33.75)	575.00
Total Projected Expenses	18,610.26	16,918.28	(1,691.98)	20,979.51
Annual Net Income	259.74	1,951.72		(987.51)
Beginning Balance	8,555.81			
Year End Bank Balance	8,815.55	10,507.53		9,520.02
Monthly Homeowners Fee				
Association Maintenance Fee	366.69			399.69
Association Garbage Fee	188.31			188.31
Total Annual Homeowners Fee	555.00			588.00



BEAL
Properties

3363 University Drive E. Suite 215
College Station, TX 77840
(979)764-2500 www.bealbcs.com

Sweetwater Homeowners' Association

Member name: _____

Member signature: _____

Address: _____ Date: _____

ELECTION BALLOT

There is (1) open seats on the Sweetwater Homeowners Association Board of Directors. The Elected candidate will serve the association for a three (3) year term. Put a check mark (✓) on the blank corresponding to the candidate you wish to vote for.

Note: Do not vote for more than one (1) candidates, otherwise your ballot will be deemed invalid.

_____ Carl McKneely

_____ (write-in candidate)

_____ (write-in candidate)

_____ (write-in candidate)

RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for SWEETWATER HOMEOWNERS ASSOC
 Policy Number 90-GF-1920-2

Special Deductibles:



Money and Securities	\$250	Employee Dishonesty	\$250
Equipment Breakdown	\$1,000		

The Inflation Coverage provision may change your deductible. Refer to page 17 of your policy.

0208 ST-1-1001

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See Schedule." If a coverage does not have a corresponding limit shown below, but has "Included" indicated, please refer to that policy provision for an explanation of that coverage.

COVERAGE	LIMIT OF INSURANCE
Collapse	Included
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit
Debris Removal	25% of covered loss
Equipment Breakdown	Included
Fire Extinguisher Systems Recharge Expense	\$5,000
Glass Expenses	Included
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	\$100,000
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	\$250,000
Ordinance Or Law - Equipment Coverage	Included
Preservation Of Property	30 Days
Water Damage, Other Liquids, Powder Or Molten Material Damage	Included

Prepared
 APR 19 2021
 CMP-4000

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for SWEETWATER HOMEOWNERS ASSOC
Policy Number 90-GF-1920-2



0308-ST-1-1001

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

COVERAGE	LIMIT OF INSURANCE
Back-Up of Sewer or Drain	Included
Employee Dishonesty	\$25,000
Loss Of Income And Extra Expense	Actual Loss Sustained - 12 Months

SECTION II - LIABILITY

COVERAGE	LIMIT OF INSURANCE
Coverage L - Business Liability	\$1,000,000
Coverage M - Medical Expenses (Any One Person)	\$5,000
Damage To Premises Rented To You	\$300,000
Directors And Officers Liability	\$1,000,000
AGGREGATE LIMITS	LIMIT OF INSURANCE
Products/Completed Operations Aggregate	\$2,000,000
General Aggregate	\$2,000,000
Directors and Officers Aggregate	\$1,000,000

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Coverage Form and any attached endorsements.

Prepared
APR 19 2021
CMP-4000

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Bob Walker
 Real Properties
 bobw@beatrics.com
 Ph



Need a REALTOR? What About BOB?
 CMA 1 - Line

Prepared By: Bob Walker

Listings as of 02/05/22 at 3:51 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Sold' Status Contractual Search Date is 02/05/2022 to 01/06/2021 Status is 'Option Contract' Status Contractual Search Date is 02/05/2022 to 08/09/2021 Status is 'Under Contract' Status Contractual Search Date is 02/05/2022 to 08/09/2021 Subdivision Code is one of 'Sweetwater', 'Sweetwater Forest #1'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSPS/Sqft	Sold Date	SP%LP	DOM
21001939	4145 Sweetwater Drive	4	5/1	3PLUS	Sweetwater	1999	5,178	\$154.48	\$799,900	\$803,000	\$155.08	04/30/2021	100.39	49	
21005191	4033 Stillforest	5	4/1	2	Sweetwater	1995	5,748	\$217.45	\$1,249,900	\$1,175,000	\$204.42	07/14/2021	94.01	84	

# LISTINGS:	2	Medians:	1997	5,463	\$185.97	\$1,024,900	\$989,000	\$179.75	97.20	67
		Minimums:	1995	5,178	\$154.48	\$799,900	\$803,000	\$155.08	94.01	49
		Maximums:	1999	5,748	\$217.45	\$1,249,900	\$1,175,000	\$204.42	100.39	84
		Averages:	1997	5,463	\$185.97	\$1,024,900	\$989,000	\$179.75	97.20	67

Under Contract Properties

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	DOM
21001819	4150 Shadowbrook	4	5/1	3PLUS	Sweetwater	1995	5,420	\$257.38	\$1,395,000	341	

# LISTINGS:	1	Medians:	1995	5,420	\$257.38	\$1,395,000	341
		Minimums:	1995	5,420	\$257.38	\$1,395,000	341
		Maximums:	1995	5,420	\$257.38	\$1,395,000	341
		Averages:	1995	5,420	\$257.38	\$1,395,000	341

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$799,900	\$1,395,000	\$1,148,267	\$1,249,900
Sold Price	\$803,000	\$1,175,000	\$989,000	\$989,000

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

Basic descriptive info only; Not guaranteed; Sizes and taxes are approximate.