

Sweetwater Homeowners Association of Brazos County, Inc.

Board Meeting Minutes

April 26, 2023

Attending: Dave Mueller (President), Marlene Reinschmidt (Vice-President), Kay Barboza (Secretary), Harry Moore
Guests: Lara Lewis (Beal Properties), Paul (P.K.) Carlton, Jan Carlton
Absent: Carl McKneely (Treasurer)

A regular quarterly Board meeting of the Sweetwater Homeowners Association was called to order at 2:03 pm by Dave Mueller on Wednesday, April 26, 2023, at 4085 Sweetwater Drive, College Station, Texas.

Minutes of the last Board meeting on January 11, 2023, were approved as corrected.

The first quarter financial report (January 1, 2023 to March 31, 2023) was presented by Lara Lewis. The income from HOA dues was \$12,348.00, expenses were \$2,757.53 and carry over from last year was \$9,062.59. Sweetwater HOA ended the quarter with \$18,653.06 in cash which exceeds projected costs for the year. The report was reviewed and accepted.

A discussion followed on reserve accounts. A reserve account cannot be used for anything new. They can be used for repairs, emergencies, legal fees, etc. and can be invested in CDs. Dave Mueller made a motion to open a second account at Chase Bank and transfer \$7,500 from the checking account to this new reserve account. Signature power will be the President and the Vice President. The Board approved the motion.

Ten homeowners have not paid their HOA 2023 dues which are due May 31st. Dave asked that Beal send out reminder letters by May 1.

Lara Lewis reported that there were no new violations. Existing violations were discussed and Beal will look into these.

Expansion of Greens Prairie Road between Etonbury Ave. and the entrance to Meadow Creek is still under negotiations between the County and private property owners to acquire land for easements. Construction will be held up until acquisitions are resolved.

A new No Outlet sign has been installed at the entrance to Sweetwater. However, installing two new speed limit signs (from 40 MPH to 30 MPH) needs a petition signed by 80% of the property owners on Sweetwater Drive. Lara has a petition form we can use and Dave Mueller will ask for signatures.

Board Member, Carl McKneely, plans to resign from the Board before his term is up and needs to be replaced. A replacement in the middle of a term is appointed by the Board. When Carl officially resigns, an email from Beal needs to go out to all HOA members asking for possible replacements.

Maintenance of the front entrance was discussed. Dave will contact an electrician to repair the light on the right side of the road as you enter. The fence in the front has been fixed.

Marlene Reinschmidt made a motion to create a new committee to review deed restrictions for Sweetwater and recommend additions and amendments to be voted by HOA Association members. It was seconded by Dave Mueller. All HOA Board members passed it.

The next Sweetwater Board meeting is scheduled for 2 pm, Wednesday, July 26, 2023 at Dave Mueller's house, 4085 Sweetwater Drive.

The meeting was adjourned at 3:20 pm.

Respectfully submitted,

Kay Barboza,
Secretary