

# Sweetwater Homeowners Association of Brazos County, Inc.

## Annual Meeting Minutes

February 11, 2020

An annual meeting of the Sweetwater Homeowners Association of Brazos County, Inc.

was called to order by board president Jerry Ransom at 7:05 p.m. February 11, 2020, at the home of Perry and Kay Barboza, 4110 Sweetwater Drive. The following homeowners were in attendance or submitted proxies:

Perry and Kay Barboza  
Bobby Boenigk, proxy  
Jan Carlton  
Boe Martin, proxy  
Fain and Janie McDougal

Carl and Susan McKneely  
Phil and Ann Medlin  
Dave Mueller  
Jerry and Glenda Ransom  
Marlene Reinschmidt  
Jim and Colleen Ross

Total representation was 11 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 5, 2019, were accepted as presented on a motion made by Dave Mueller and seconded by Jan Carlton.

### Board of Directors election.

Colleen Ross and Kay Barboza were unanimously re-elected to a 3-year term on a motion made by Susan McKneely and seconded by Jan Carlton.

Financial statements for the year ending December 31, 2019, and a fiscal year 2020 budget were presented by treasurer Dave Mueller. With approximately \$8,900 in reserve funds at the end of 2019, the 2020 homeowner fees have been lowered by \$50 per lot over the 2019 amount. The 2020 annual maintenance fee has been set to \$337 for Sweetwater Homeowners operations and \$188 for garbage and trash removal for a total fee of \$525 per lot.

### Sweetwater entrance maintenance.

Colleen Ross has purchased reflective paint which will be applied as an "eyebrow" along the entryway curbs for better visibility into Sweetwater.

The board will receive contractor bids to install an above ground spigot among the yaupons behind the brick wall for the entryway water hose which is currently difficult to reach because it is located in a below ground hole.

Appreciation was expressed to Jan Carlton for beautifying and caring for the plantings at the Sweetwater entrance.

Greens Prairie Road expansion is expected to proceed east past the ranches in spring 2020 while bypassing the road portion in front of Sweetwater. Mr. Ransom will monitor construction developments with the county road supervisor.

Feral hogs have continued to visit and damage Sweetwater homeowners' grounds. Mr. Ransom reports that the Brazos county game warden discussed installing a large hog trap on the Windham Ranch with its owner as was done several years ago. The game warden will revisit with Mr. Windham.

One Sweetwater homeowner installed a sheep and goat fence which successfully warded off the feral hogs. It is estimated the cost to fence the perimeter of the entire Sweetwater community would be approximately \$30,000 and would not afford the protection of enclosing individual properties.

Recognition and appreciation were given to Jerry Ransom for his oversight and guidance as president of the Sweetwater Homeowners Association.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

*Marlene Reinschmidt, Secretary*

(computer facsimile)