

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)