

Sweetwater Homeowners Association of Brazos County, Inc.

Board Meeting Minutes

January 12, 2021

Attending: Kay Barboza, Dave Mueller, Jerry Ransom, Marlene Reinschmidt, Colleen Ross

Guests: Paul Gardner, Kayleigh Gilchrist

A regular quarterly meeting of the Sweetwater Homeowners Association board held electronically was called to order by president Jerry Ransom at 2:05 p.m. Tuesday, January 12, 2021.

Minutes of a regular homeowners board meeting held October 6, 2020, were approved as presented.

Financial statements for the fiscal year ending December 31, 2020, presented by treasurer Dave Mueller, were reviewed and accepted.

Sweetwater entryway maintenance.

A junction box was replaced and relocated into a bed to shield from further damage.

A shrub on the west side has overgrown one of the lights.

A landscaper is needed to replace the Sweetwater resident 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.

Greens Prairie fence will need to be replaced in the next few years. A bid of \$7720 has been received from Knight Fencing to tear down, haul away, and replace but not paint. It was moved by Mr. Mueller, seconded by Mrs. Barboza, and passed unanimously to include an amount for fence replacement and painting determined from multiple estimates as a capital project in the 2022 Sweetwater budget.

Sweetwater roads, which are maintained by Brazos county, have developed cracks and weeds.

Mrs. Ross will contact Brazos county maintenance for repair when the weather warms up.

Greens Prairie Road widening. The city of College Station has requested a plan of the Sweetwater sprinkler lines for consideration. It is expected that construction bids will be accepted soon and the work begun in the summer.

Fiscal year 2021 budget was presented by treasurer Dave Mueller. Based on estimated expenses, the 2021 total homeowners fee is \$555 which represents a \$30 increase over the 2020 amount. It was moved by Mrs. Ross, seconded by Mrs. Reinschmidt, and passed unanimously to accept the budget as presented.

The annual homeowners meeting has been scheduled for 7 p.m. Thursday, February 18, 2021. It will be held by telephone conference with all related documents distributed in advance of the meeting. Proxy and nomination submittal forms will be sent out with the meeting announcement.

The meeting was adjourned at 3:42 p.m.

Respectfully submitted,

Marlene Reinschmidt, Secretary