

Sweetwater Homeowners Association of Brazos County, Inc.

Board Meeting Minutes
April 20, 2020

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

A regular quarterly meeting of the Sweetwater Homeowners Association board was called to order by president Jerry Ransom at 2:04 p.m. Monday, April 20, 2020. Because of the coronavirus crisis, directors participated in the meeting electronically from their homes.

Minutes of a regular homeowners board meeting held January 13, 2020, were approved as presented.

Board officers were re-elected on a motion made by Dave Mueller and seconded by Kay Barboza: president Jerry Ransom, vice president Kay Barboza, treasurer Dave Mueller, and secretary Marlene Reinschmidt.

Financial statements presented by treasurer Dave Mueller were reviewed and accepted. As of this meeting date, annual Sweetwater fee payments have not been received from eight homeowners.

Annual meeting review.

Sweetwater bylaws require 3/10 of the number of homeowners, or 10, to form a quorum and conduct Association business. At this past February's annual meeting, 9 homeowners were physically present and 2 represented by proxies for a total of 11 homeowners. While this meets the quorum requirement, board directors expressed concern for the future. Discussion ensued for ways to increase homeowner involvement.

- Two directors offered the opinion that homeowners are so satisfied with the positive way the board's performance affects living in Sweetwater that they do not see any need to become involved or attend annual meeting.
- Put more emphasis on receiving proxies. It was suggested an email request be made by the board president to all homeowners and each director personally speak with neighbors regarding submitting proxies.
- Send a draft copy of the minutes to homeowners promptly following annual meeting instead of waiting one year until the minutes have been approved at the next annual meeting. The board concurred on this action, and the board secretary will send a copy of the minutes to the board president for distribution to homeowners.

Sweetwater maintenance.

An above ground spigot was installed behind the entryway brick wall for access to the water hose, the below ground hole in which the hose had previously been located was capped with a lid, and a new hose was purchased. Cost of this project was \$301.

Colleen Ross will apply reflective paint that she has purchased as an "eyebrow" along the entryway curbs for better visibility into Sweetwater.

Sweetwater maintenance, continued.

Mr. Ransom will change out the lights at the entryway.

A cracked board has been observed at the east end of the Greens Prairie Road fencing. It will be necessary to repair or replace this.

Greens Prairie Road will be shut down to the west for widening to four lanes. It has not been determined whether the expansion project will affect the roadway portion by Sweetwater. Mr. Ransom will monitor construction developments with the county road supervisor.

The next regular board meeting has been scheduled for 2 p.m. Tuesday, July 14, 2020.

The meeting was adjourned at 2:47 p.m.

Respectfully submitted,

Marlene Reinschmidt (computer facsimile)
Secretary