

Sweetwater Homeowners Association of Brazos County, Inc.

Board Meeting Minutes
July 16, 2020

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

Guests: Mark Beny, Paul Gardner, Carl McKneely

A regular quarterly meeting of the Sweetwater Homeowners Association board was called to order by president Jerry Ransom at 2:11 p.m. Thursday, July 16, 2020. The meeting was held electronically with attendees participating from their homes.

The regular meeting adjourned at 3:15 and an executive session meeting convened pursuant to Texas Property Code, Title 11, Section 209.0051 C, that was attended only by board members.

The executive session was adjourned at 4:07 and the regular meeting session reconvened.

The following minutes pertain to the regular meeting.

Minutes of a regular homeowners board meeting held April 20, 2020, were approved as presented.

Financial statements presented by treasurer Dave Mueller were reviewed and accepted. All 2020 annual Sweetwater fee payments have been received.

Sweetwater maintenance.

Thanks were extended to Carl McKneely for power washing the Sweetwater entryway wall, to Jan Carlton for hand watering the plantings, and to Colleen Ross for applying white reflective paint on the curbing.

Repairs were made to a broken pipe in the entryway sprinkler system.

Dead limbs in the first tree behind the entryway were removed by Mr. Ransom.

Repairs to fence boards blown off by high winds were made by Mr. Ransom. He observes the fence is well worn and may eventually require replacement.

Mr. Ransom is holding off on changing out the lights at the entryway until Greens Prairie widening is completed.

Greens Prairie Road widening will be performed by Brazos county. Mr. Ransom will monitor construction developments with the county road supervisor.

Dry fire hydrant and fire protection. The floatation device on the dry fire hydrant at the lake came loose in high winds. It will be reconnected by the Brazos county fire chief.

Additional fire protection service will be available from a fire hydrant to be installed by Wellborn Special Utility District at the entrance when they relocate the water line that services Sweetwater. This is being done as part of the Greens Prairie Road expansion.

Damage to a plastic culvert pipe at the southwestern lake area has been observed. More investigation needs to be done. If repair is necessary, Mr. Ransom will contact the county engineer.

Road deterioration complaint was received from a homeowner. Mrs. Ross will contact county maintenance for possible repair.

Website revisions will be made by Mr. Mueller. A link to the website will be included in future neighborhood mailings.

It was moved by Mr. Mueller, seconded by Mrs. Ross, and passed unanimously to take the actions for handling deed restrictions that were recommended in the executive session.

The next regular board meeting has been scheduled for 2 p.m. Tuesday, October 6, 2020.

The meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Marlene Reinschmidt (computer facsimile)
Secretary