

Sweetwater Homeowners Association of Brazos County, Inc.

Board Meeting Minutes
October 14, 2021

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

A regular quarterly meeting of the Sweetwater Homeowners Association board was called to order by president Jerry Ransom at 2 p.m. Tuesday, October 14, 2021, at 4074 Whippoorwill Drive.

Minutes of a regular home owners board meeting held July 13, 2021, were approved as revised.

Financial statements for the year ending September 30, 2021, presented by treasurer Dave Mueller, were reviewed and accepted. It is anticipated that approximately \$10,000 will be available in treasury funds at the end of fiscal year 2021.

A special telephone meeting of the board was called to order by president Jerry Ransom at 2:04 p.m. Tuesday, September 10, 2021. In attendance were Kay Barboza, Dave Mueller, Jerry Ransom, Marlene Reinschmidt, and guest attorney Culley Lipsey; Colleen Ross was absent. The purpose of the meeting was to discuss a request for SHOA to sign a Subordination of Association Assessment Lien on property located at 4050 Sweetwater Drive to a Deed of Trust Lien Agreement. After general discussion among the board and consultation with Mr. Lipsey, it was moved by the undersigned, seconded by Mr. Mueller, and unanimously passed authorizing Mr. Ransom to sign the subordination agreement.

Mowing and landscaping maintenance. Mr. Mueller reported that the HOA does not issue an IRS Form 1099-NEC to the mowing contractor because he is organized as a limited liability corporation (LLC).

Discussion of retaining a professional homeowners association management company.

The board discussed the benefits of obtaining the services of a HOA management company and the impact the cost of such services would have on Sweetwater HOA's budget and financial reserve. The board agreed that Mr. Ransom will develop and submit a request for proposal (RFP) to known local management companies interested in providing services to Sweetwater HOA. Mrs. Barboza and Mrs. Ross will draft a letter to all homeowners informing them that the board is considering hiring a management company.

The next meeting was scheduled for 2 p.m. Tuesday, January 11, 2022, at 4149 Shadowbrook Circle. The meeting was adjourned at 3:50 p.m.

Respectfully submitted,

Marlene Reinschmidt, Secretary