

Sweetwater Creek Property Owners Association

Board of Directors – Monthly Meeting Minutes

January 20, 2025

General Session Minutes

Called to Order: 7:02 PM

Quorum: Confirmed

Approval of Prior Minutes

- Motion made and seconded to waive reading and approve prior meeting minutes.
- **Motion Passed.**

Annual Meeting Recap

- Board appointments and staggered terms reviewed.
- Membership-approved actions:
 - **Dues increase to \$1,250 approved.**
 - Rental restriction language clarified and approved.
- Proposal to allow annual dues adjustment tied to CPI **failed** by a narrow margin.

Financial Report

- Financials reviewed.
- Variance from budget attributed primarily to attorney fees.
- Reserves deemed adequate.
- Board discussed exploring **low-risk interest-bearing options** (e.g., money market or CDs) for reserves, subject to safety and insurance requirements.

- Review of tax filing options (HOA vs. standard corporate filing) to be evaluated for potential savings.

Old Business

1. Landscaping

- Board confirmed intent to fund landscaping at budgeted levels for 2025.
- Emphasis placed on restoring quality seen earlier in the prior year.

2. Entrance & Common Area Maintenance

- Board discussed need for maintenance of entrance walls, gates, fountain, signage posts, and removal of dead vegetation.
- **Action:** Management to obtain bids for painting and repairs.

3. Traffic Flow at Exit

- Board discussed potential striping or markings to improve traffic flow.
- No decision made; matter to be explored further.

4. Community Engagement

- Discussion held on reinstating:
 - Social Committee
 - New homeowner welcome baskets
 - Quarterly newsletter
- Volunteers identified for newsletter creation and welcome baskets.
- **Action:** Board to solicit additional volunteers from the community.

New Business

- Board reaffirmed intent to hold **monthly meetings on the second Tuesday** of each month.

- **Annual Meeting Date Set:** November 10, 2025.
- Management to explore sending calendar-style meeting invites to residents.

Homeowner Forum

- No homeowner comments raised.

Adjournment

- Motion made and seconded to adjourn.
- **Meeting Adjourned.**