

Sweetwater Creek Property Owners Association

Board of Directors – General Session Minutes

Date: May 12, 2026

Time: 7:02 PM

Location: Virtual (Zoom)

Call to Order

The General Session of the Board meeting was called to order at **7:02 PM**.
A **quorum was confirmed** with all five Board members present.

Approval of Prior Meeting Minutes

A motion was made and seconded to **waive the reading of the previous meeting minutes and approve them**.

Vote:

All in favor – Motion passed.

Financial Report

The Board reviewed the Association financials.

Key points:

- Financial performance remains generally **in line with the approved budget**.
- Account receivables decreased by approximately **\$4,700** due to recent collections.
- Legal expenses related to ongoing litigation continue but have slowed compared to prior months

- The homeowner lawsuit involving the Association and a Board member is currently scheduled for **trial in February 2027**.
- Reserve balances remain stable and appear adequate

The Board reaffirmed the importance of continued collection efforts on delinquent accounts.

Old Business

Entrance Wall and Gate Painting Project

The Board reviewed proposals for repainting and repairing the community entrance, including:

- Front entrance walls
- Side walls
- Gates
- Columns

Management reported receiving two bids:

- One proposal for approximately **\$13,475**
- One proposal for approximately **\$24,200**

Board discussion included concern regarding the pricing and interest in obtaining additional estimates before proceeding. Additional bids are being pursued.

Landscaping Improvements

The Board discussed restoring landscaping at the community entrance to previous standards.

Key points:

- Prior landscaping quality declined after irrigation issues and plant loss.
 - The Board discussed updating irrigation scheduling to ensure future plantings are maintained properly.
 - The Board authorized continued coordination with the community landscaping volunteer to solicit planting proposals and coordinate improvements within the approved landscaping budget.
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ARC Administration

The Board confirmed that **Nikki** will continue serving as the Board representative for Architectural Review Committee (ARC) requests.

Residents should continue submitting ARC requests through the normal process.

Gate Operations and Repairs

The Board reviewed issues involving synchronization and operation of the front entrance gates.

Management and Board representatives met with the gate contractor and identified needed adjustments to:

- Gate arm configuration
- Timing synchronization
- Infrared sensor operation

Motion

A motion was made and seconded to authorize up to **\$1,000** for gate repairs and adjustments.

Vote:

All in favor – Motion passed.

New Business

Potential Future Deed Restriction Amendments – Dues Adjustments

The Board discussed whether to again pursue a deed restriction amendment allowing annual dues increases tied to the Consumer Price Index (CPI), subject to Board approval and limited to CPI levels.

Discussion included:

- Rising operating costs
- Legal expenses associated with repeated document amendments
- Clarification that increases would not be automatic, but capped by CPI

The Board expressed unanimous support for considering this proposal again at the next annual meeting.

Rental Restriction Discussion

The Board discussed current rental restrictions and hardship exception provisions.

Topics included:

- Existing rental cap limits
- Waiting list management
- Hardship exception language
- Enforcement consistency
- Long-term rentals versus short-term rentals
- Potential clarification of rules and procedures

Management confirmed that a waiting list currently exists for rental requests.

The Board discussed possible future clarification of rental procedures and regulations but took no formal action.

Parking and Dumpster Concerns

The Board discussed concerns regarding:

- Overnight street parking
- Excessive numbers of vehicles parked on streets
- Dumpsters and construction trailers remaining on streets for extended periods

The Board agreed to solicit homeowner feedback regarding possible future rules or clarifications addressing these issues.

A community survey may be distributed prior to the next meeting.

Homeowner Comments

A homeowner attending via Zoom participated in discussion regarding:

- Potential CPI-based dues increases
- Rental restrictions and hardship provisions

Board members clarified that any change in future dues increases would be subject to the Board's discretion, but only up to and not more than the CPI and not automatic.

Next Meeting

The Board agreed there will be **no June meeting**.

The next regular Board meeting is scheduled for:

July 14, 2026

Adjournment

A motion was made and seconded to adjourn the meeting.

Meeting adjourned.