

Sweetwater Creek Property Owners Association

Board of Directors – General Session Minutes

Date: August 3, 2026

Time: 6:00 PM

Location: Virtual (Zoom)

Call to Order

The General Session of the Board meeting was called to order at **6:00 PM**.

A **quorum was confirmed** with all four remaining Board members present. The Board acknowledged the resignation of Board member **Nikki** due to relocation out of state.

Approval of Prior Meeting Minutes

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

Vote:

All in favor – Motion passed.

Financial Report

The Board noted that **July financial statements were not yet available**.

Key points:

- Based on the most recent available (June) financials, expenditures remain **in line with the approved budget**.
- The Association remains in sound financial condition.
- The Board continues to investigate whether Wise Property Management failed to collect

- required **capital contributions** on multiple home sales over the past several years.
 - Preliminary research indicates the amount of uncollected capital contributions could exceed **\$20,000** if additional omissions are confirmed.
 - The Board will continue working with Wise Property Management to obtain a complete accounting before determining next steps.
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Old Business

Rules and Regulations Review

The Board continued its review of proposed Rules and Regulations intended to clarify existing deed restrictions.

Discussion included:

- Rules and Regulations may clarify existing deed restrictions but may not create new restrictions or conflict with governing documents.
 - The Board intends to continue reviewing the draft over the next several meetings.
 - Prior to adoption, the proposed Rules and Regulations will be distributed to homeowners for review and comment.
 - Homeowners will be given approximately **30 days** to provide feedback before the Board considers final approval.
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Community Standards and Covenant Enforcement

The Board reviewed current property maintenance and covenant enforcement efforts.

Discussion included:

- An updated violations report was requested from management.
 - The Board intends to increase enforcement of property maintenance standards, including:
 - Lawn maintenance
 - Overgrown weeds
 - Roof maintenance
 - General property appearance
 - The Board reaffirmed its commitment to preserving neighborhood standards and property values.
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New Business

Rental Hardship Exception Request

The Board considered a request from the owner of **4109 Crosswater** for a **12-month hardship exception** to the Association's rental cap.

Following Board discussion, a motion was made and seconded to approve the request.

Vote:

- Yes – 2
- No – 1
- Abstain – 1

Motion Passed.

The Board approved a **12-month hardship exception** for the property located at **4109 Crosswater**.

Gate Access Stickers

The Board discussed purchasing additional gate access stickers for residents.

Key points:

- Existing inventory is running low.
- Replacement stickers cost approximately **\$10–15 each**.
- Interior windshield-mounted stickers were favored over exterior mirror-mounted stickers.

Action

The Board authorized the purchase of approximately **50 additional interior gate access stickers**.

Homeowner Comments

Homeowners raised the following topics:

- Status of the community entrance painting project.
- Follow-up regarding inspection of a potentially hazardous tree near the community entrance.
- Fence approval requirements and the Architectural Review Committee (ARC) process.

Board Responses

- Management has been directed to proceed with the approved entrance wall, gate, and common area painting project using the previously selected contractor, pending confirmation of the proposal.
 - The Board will follow up with management and the landscaping contractor regarding inspection of the tree near the entrance.
 - The Board confirmed that ARC approval is required before installing fences and reminded homeowners that fence materials and design must comply with Association standards.
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Adjournment

A motion was made and seconded to adjourn the meeting.