

Sweetwater Creek Property Owners Association

Board of Directors – General Session Minutes

Date: September 8, 2026

Time: 7:01 PM

Location: Virtual (Zoom)

Call to Order

The General Session of the Board meeting was called to order at **7:01 PM**.

A **quorum was confirmed** with three Board members present at the start of the meeting. A fourth Board member joined remotely during the meeting.

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 **July financial statements**. August financial statements had not yet been received.

Key points:

- July expenses were approximately **\$3,000 under budget**.
- Overall expenses remain in line with the approved budget.
- Legal expenses continue to run above budget, while other expenses have generally

remained below budget.

- Association finances and reserve balances remain strong and in line with budget.
 - The Board noted that the ongoing homeowner litigation continues and that the homeowner has retained new legal counsel.
 - Trial remains scheduled for **February 2027**, and the Association anticipates continued legal expenses related to the matter.
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Old Business

Landscaping Improvements

The Board discussed efforts to improve landscaping at the community entrance.

Key points:

- **Taia** has volunteered to return to the landscape committee and assist with overseeing entrance landscaping.
 - The Board will communicate the remaining landscaping budget for this year and the budget for next year.
 - Competitive bids may be solicited for future plantings to obtain favorable pricing.
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Landscape Lighting

The Board discussed needed repairs and maintenance to landscape lighting at the community entrance.

Key points:

- Several lights have not been operating properly, including lights remaining on during daylight hours.
 - **Mike** volunteered to coordinate restoration of the lighting maintenance program.
 - The Board intends to reinstate periodic inspections and maintenance of the lighting system.
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Electronic Communications

The Board discussed renewing the effort to obtain homeowner consent for electronic Association communications.

Key points:

- Previously collected authorization forms could not be located.
 - **Debbie Robbins** volunteered to coordinate the renewed authorization effort.
 - Homeowners will receive an electronic communication containing the required consent form.
 - All owners of a property must sign the authorization.
 - Increased use of electronic communications is expected to reduce Association mailing expenses.
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Crosswater Common Area Improvements

The Board recognized **Alice Addis** for coordinating improvements to the Crosswater common area.

Work completed included:

- Pressure washing and cleanup of the fencing and sidewalk area.
 - Installation of ornamental grasses near the lift station.
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New Business

Annual Meeting

The Board discussed the location and scheduling of the Association's annual meeting.

A motion was made and seconded to hold the annual meeting at the **Rocky Point Golf Course Clubhouse**.

Vote:

All in favor – Motion passed.

The **Annual Meeting** is scheduled for:

November 10, 2026 at 6:30 PM

The Board also noted that **two Board positions** will be available for election at the annual meeting. Homeowners will receive information regarding opportunities to become candidates for the Board.

Annual Dues Payment Options

The Board discussed a possible amendment to the governing documents that would permit annual assessments to be paid in **two installments**, at the Board's discretion.

Discussion included:

- Providing homeowners additional payment flexibility.
- Potential additional administrative and collection costs.
- The Association's cash-flow requirements.
- Prior experience with installment payments.

The Board agreed to move forward with preparing the issue for consideration by homeowners at the annual meeting.

CPI-Based Dues Adjustment

The Board revisited a proposed governing document amendment that would permit future dues increases up to a maximum based on the **Consumer Price Index (CPI)**.

Discussion included:

- A similar proposal was presented but not approved at the previous annual meeting.
- The amendment could reduce the need and associated legal expense of amending the governing documents each time a modest dues increase is required.
- Additional homeowner information will be prepared to explain the proposal before voting.

The Board agreed to place the proposed amendment before homeowners for consideration at the annual meeting.

Rental Restriction Amendments

The Board discussed several potential changes and clarifications to the Association's rental restrictions.

Rental Re-Leasing Period

The Board discussed changing the current **30-day period to 90 days** for an owner within the existing rental cap to secure a new tenant following termination of a lease.

Discussion also included:

- Determining when the 90-day period begins.
- Whether a new rental application must be fully approved within the 90-day period.
- Providing a process for exceptional circumstances that may prevent an owner from meeting the deadline.

Proposed language will be drafted for further Board review before presentation to homeowners.

Rental Hardship Provision

The Board discussed clarification of the existing rental hardship provision, including whether the governing documents should change the term “**shall**” to “**may**” to clarify Board discretion when considering requests.

Discussion also considered an alternative approach that could provide homeowners a limited rental period of up to **12 months** without extensions.

The Board agreed that revised language will be developed and reviewed before a proposal is presented to homeowners at the annual meeting.

Rental Waiting List

The Board discussed a request involving exchanging positions on the rental waiting list.

The Board agreed that homeowners should **not be permitted to exchange or transfer positions on the waiting list**. A homeowner who declines an available rental opportunity may reapply for placement on the list.

Pending Rental Application

The Board reviewed the status of a pending rental application for a property on Saltwater.

The Board reaffirmed its prior decision to **deny the submitted applicants** based on the documentation provided. The property owner will be advised to continue seeking qualified renters.

Rules and Regulations

The Board discussed the draft Rules and Regulations previously circulated among Board members.

The Board intends to continue refining the document and make it available to homeowners for review and comment. The Rules and Regulations will be handled separately from the annual meeting amendment package to avoid additional mailing costs.

Homeowner Comments

Homeowners raised questions regarding:

- Whether the details supporting rental hardship requests should be available to homeowners.
- Privacy concerns regarding personal, financial, or medical information submitted as part of a hardship request.
- The current number of rental properties within the Association.

The Board agreed to **seek advice from Association counsel regarding disclosure and privacy requirements for rental hardship requests.**

The Board confirmed that there are currently **six rental properties**, which represents the Association's existing rental cap.

Adjournment

With no further business, the meeting was adjourned.