

**SWEETWATER RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
APRIL 13, 2021**

**NOTICE OF MEETING**

Upon due notice given, a meeting of the Board of Directors for the Sweetwater Ranch Homeowners Association was held on April 13, 2021, 2021 at the hour of 5:00 p.m. via Zoom.US.

**ATTENDANCE**

Directors Present: Scott Brown and Grace Britton.

Directors Absent: Mathew Leyden.

Representing Encore Property Management: Shelley Seay, CCAM,-PM-CID®.

**CALL TO ORDER**

The meeting was called to order at 5:06 p.m. by Scott Brown, Vice President.

**HOMEOWNER FORUM**

Two Homeowners were present for Homeowner Forum.

**CONSENT CALENDAR**

- A. Review/Approve Minutes of January 12, 2021
- B. Review/Approve Organizational Minutes of January 12, 2021
- C. Review/Approve Management Report of October 13, 2020.
- D. Review/Approve Financials from Dec, 2020 and Jan - Feb 2021
- E. Review/Approve Lien Resolution 480-542-001

A motion was made by Grace Britton to approve the Consent Calendar as submitted. Seconded by Scott Brown. Motion carried unanimously.

**INVESTMENT RECOMMENDATIONS**

Board discussed the excess Reserve of \$47,762.61 and if they would like to start investing some of that money. They would like Ameritrade to offer recommendations for their next meeting.

**LANDSCAPE REPORT**

None.

**UNFINISHED BUSINESS**

Board acknowledged and accepts the ratified Auto Renewal of the D & O policy with LaBarre Oksnee in the amount of 1350.00 for 4/11/21-4/11/22.

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**NEW BUSINESS**

Board unanimously approved the Frisbey & Assoc. Proposal in the amount of 275.00 to prepare taxes for 2021 FYE.

The Board acknowledged and reviewed the Annual Certified manager Disclosure.

Board discussed the number of times per year they would like to have meetings, per the By-Laws they can reduce to 2 x per year. Board would like to reduce to 2 x per year. In April & October.

**NEXT MEETING DATE**

The next meeting date is tentatively scheduled for October 12, 2021 at the hour of 5:00 p.m. for General and Executive to follow, via Zoom. Annual Meeting Prior to, and also BUDGET meeting.

**EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive Session on January 12, 2021 to review the Executive Session Minutes, collection accounts, violations and hearings.

**ADJOURNMENT**

There being no further business to bring before the Board at this time, the meeting was adjourned at 5:18 p.m.

Submitted by: Shelley Seay, CCAM-PM-CID® Certified Community Manager

Approved by: SK Brown  
Authorized Board Member

10/20/2021  
Date