

**SWEETWATER RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
NOVEMBER 1, 2022**

NOTICE OF MEETING

Upon due notice given, a meeting of the Board of Directors for the Sweetwater Ranch Homeowners Association was held on November 1, 2022 at the hour of 5:00 p.m. via Zoom.US.

ATTENDANCE

Directors Present: Matthew Leyden and Scott Brown.

Directors Absent: None

Representing Encore Property Management: Elizabeth Mefford

CALL TO ORDER

The meeting was called to order at 5:02 p.m. by Matthew Leyden, President.

HOMEOWNER FORUM

None.

CONSENT CALENDAR

- A. Review/Approve Minutes of May 3, 2022
- B. Review/Approve Management Report of May 3, 2021.
- C. Review/Approve Financials from August of 2022
- D. Ratify Financials from April 2022 through July 2022
- E. Review/Approve Lien Resolution. Parcel #'s 480-530-047, 480-530-054, 480-540-009, 480-541-001, 480-541-007.

The Board reviewed and approved consent calendar as submitted.

INVESTMENT RECOMMENDATIONS

Operating Account

Operating account has an excess of \$24,000.
Recommend to purchase one (1) CD in the amount of \$12,000 for June to Aug 2023 and one (1) CD in the amount of \$12,000 for Jan to Mar 2024.

Motion made by Matthew Leyden to approve the CD Recommendations. Seconded by Scott Brown.

LANDSCAPE REPORT/PROPOSALS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Encore Property Management Increase.

The Board reviewed and approved Encore Property Management Increase of \$113.00 (10%).

Reserve Data Analysis

The Board reviewed as submitted.

Draft Budget

Motion made by Scott Brown to approve the Budget Increase from \$34 to \$36 monthly. Seconded by Matthew Leyden.

Board of Directors Resignation Letter

The Board reviewed resignation letter from board member.

NEXT MEETING DATE

The next meeting date is tentatively scheduled for April 11, 2023 at the hour of 5:00 p.m. for General and Executive to follow, TBD

EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session on November 1, 2022 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 5:21 p.m.

Submitted by: Elizabeth Mefford
Community Manager

Approved by:



Authorized Board Member

04/13/2023

Date