



*Minutes away. A world apart.*

5710 Ogeechee Road, Suite 200-262  
Savannah, GA 31405  
(912) 417-9617  
info@swshoa.com

**February 3, 2020**

**Dear Sweetwater Station HOA Member,**

Our next scheduled annual HOA meeting will be **Tuesday, February 25, 2020, 6:30 to 8:30 PM**, at the **Hampton Inn Conference Room located at 591 Al Henderson BLVD., Savannah, GA 31419**. This year, there are 5 board seats up for election. Of those 5, 4 have expressed interest in continuing to serve. The HOA will need at least one additional board member. If you would like to volunteer to become a board member, please email us at **info@swshoa.com** by **February 21, 2020**. We will then make sure that your name is on the ballot at the meeting. Otherwise, the members will write-in their selection at the meeting.

### **ATTENTION: VERY IMPORTANT!**

Please be sure to join us at this meeting or provide us with your ballot/proxy. Completed ballots/proxies (attached in this letter) can be either emailed or mailed to the addresses listed above by **February 21, 2020**. And, as usual, if you cannot attend, you can also give your ballot to a neighbor who will be attending. **We need proxies to meet our quorum requirement!**

This will be a very important meeting as we are looking to increasing dues again this year by 20%. We are considering a pause in increases until amenities construction begins. We are also looking for volunteers to be part of the Capital Improvement Committee, which will be looking at the future installation of amenities. Attendance is very important as we need to establish a quorum. We need as much participation as possible. We look forward to seeing you on **Tuesday February 25, 2020 at 6:30 PM**.

Sincerely,

**The Sweetwater Station HOA Board of Directors**

Enclosures:

Agenda

Budget

Proxy

Ballot

# **AGENDA**

## **2020 Sweetwater Station HOA**

### **Annual Meeting**

- I. Call to Order
- II. Approval of Prior Meeting Minutes
- III. Annual Reports
  - A. President's Report
  - B. Treasurer's Report
- IV. Business
  - A. Capital Improvement Committee
  - B. New Business
- V. Election of Board Members
- VI. Adjournment

## Sweetwater Station Homeowners Association 2020 Proposed Budget

Income

4110	Association Income (252 homes x @288 x 90%)	65,318.40
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Total Income

65,318.40

Expense

6031	Meeting Expenses	155.00
6041	Web Services	175.00
6042	Postage	285.00
6043	PO Box Rental	300.00
6044	Office Supplies	475.00
6074	Landscaping	22,440.00
6077	Lake Management Fees	5,520.00
6095	General Liability	1,460.00
6096	Directors and Officers	1,360.00
6098	Fidelity/Crime	380.00
6101	Legal	5,000.00
6102	Accounting/Appfolio Software	3,000.00
6105	Lien Fees	120.00
6106	Corporation Fees	50.00

Total Expense

40,720.00

Retained Earnings to Reserve Funds

24,598.40

**Bank Statement Total as of 2/1/2020**

153,814.38

**This budget is proposed without any increase in dues. Based on feedback from the membership through the meeting, the dues for 2020 may increase. Another increase would add approximately \$13,000 to reserves this year.**



5710 Ogeechee Road, Ste 200-262, Savannah, Ga. 31405

**PROXY FOR 6:30 pm – 8:30 pm, February 25, 2020  
2020 ANNUAL MEETING OF THE SWEETWATER STATION  
HOMEOWNERS ASSOCIATION, INC.**

The undersigned member of Sweetwater Station Homeowners Association, Inc.  
hereby appoints

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*(Fill in the name of your choice as Proxy OR write President to act as Proxy)*

As the true and lawful proxy of the undersigned (hereinafter the "Proxy Holder") to attend and represent the undersigned at the annual meeting of the members of the Association to be held on **Tuesday, February 25, 2020 at 6:30 PM** or any adjournment thereof. This proxy may be used toward a quorum at the meeting or any adjournment thereof. This proxy shall be automatically revoked if the undersigned member attends the meeting or any adjournment thereof.

Discretionary authority is hereby conferred as to all matters that may come before the meeting, as well as authority to vote for the 2019 Board of Directors.

Instructions: Only one proxy per lot may be used. Only one member is necessary to sign the proxy. The signature of each co-owner is not required. Please either have a friend or neighbor deliver your signed proxy to the Association before the start of the meeting, OR you may mail your signed proxy to **5700 Ogeechee Road, Suite 200-262, Savannah, GA 31405**; OR e-mail your Proxy to **info@swshoa.com**.

The undersigned has executed this Proxy this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Address of Member

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Signature of Member

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Print full name of Member

## Ballet for 2020 Election of Directors

Resident Name:		
Address:		
Email:		
	<b>Candidate:</b>	
Current	Nina Chernyak	
Current	Paula Connelly	
Current	Wei Deng	
Current	Lisa Miller	
Write in Candidate		
Write in Candidate		
Write in Candidate		
Write in Candidate		
Write in Candidate		

In 2019, the number of board members was increased to nine. The following board members have one year left, Kenneth Craven, Mark Kelso, Robert Donlon, and Walter Baker. Four prior board members have volunteered to serve for one additional year and are listed above on the ballot. **Please vote for five board members.**