

SOUTHDOWN COMMUNITY ASSOCIATION
MEETING MINUTES

MEETING DATE: March 2, 2023

LOCATION: Westside Events Center, 2150 Country Place Center Parkway, Pearland TX 77584

BOARD MEMBERS:

Ricki Willoughby – President

Lou Bruce – Vice President

Kenton Heider – Treasurer

Dante Milton – Secretary - absent

Bruce Wilson – Director

OTHERS IN ATTENDANCE:

Sussan Summers, representing Managing Agent: Montage Community Services

(5) homeowners present

1. CALL TO ORDER: The Board meeting was called to order at 7:00 p.m. by Ricki Willoughby
2. Homeowner Forum: owners present asked about the tennis courts and their use. There has been someone using our courts to teach tennis lessons, this is not permitted. When this is happening owners are allowed to call the police to have them removed. There were complaints about speeding in the community and about a rehab house.
3. APPROVAL OF MINUTES
 - a. The minutes from January 5, 2023, were presented to the Board for consideration. Kenton Heider made a motion to approve the January 5, 2023, meeting minutes, Lou Bruce seconded the motion, all in favor, motion carried.
4. FINANCIAL REPORT: November 30, 2022
 - a. The Board of Directors reviewed the financial statements for the periods ending December 31, 2022, and January 31, 2023. As of the end of January the association had \$249,279.72 in the operating account and \$703,399.22 in the reserve accounts. The outstanding delinquent account totaled \$165,732.22. Kenton Heider made a motion to approve the financials as presented, Ricki Willoughby seconded the motion, all in favor, motion carried.
5. COMMUNITY PROJECTS
 - a. Community Events – the Easter Egg event will be held on April 8th from 9 am to 11 am at North Hampton Park. Management will send out an email to the community asking for additional volunteers. On the day of the event set up will be at 8 am.

- b. Tennis court windscreens – the board received the proposal for windscreen replacements at the tennis courts. Kenton Heider made a motion to approve the expenditure. Bruce Wilson seconded the motion, all in favor, motion carried.
 - c. Playground replacement by the pool – this is for the small little tykes structure closest to the tennis courts. The board received the proposal submitted and chose the Activity City (10-130622) with the colors to match the big play structure. Kenton Heider made a motion to approve the new structure. Lou Bruce seconded the motion, all in favor, motion carried.
6. LANDSCAPING UPDATES
- a. Monument upgrades: waiting on an update from Chris – Big Boys Landscaping
 - b. Pool house planting: this has been completed.
7. NEW BUSINESS
- a. Reserve Study- review has been tabled.
 - b. Pearland Outreach- Office Cohen will be invited to the annual meeting.
 - c. The Annual Meeting is going to be Friday April 14, 2023 – there are 2 positions up for election. Kenton Heider and Bruce Wilson.
8. SCHEDULE OF NEXT MEETING:
- a. The next regular board meeting will be held on May 4, 2023
9. ADJOURN OPEN SESSION
- a. There being no other business to discuss, Bruce Wilson made a motion to adjourn the meeting. Lou Bruce seconded the motion, all in favor, motion carried. Meeting was adjourned at 7:52 p.m.

Respectfully Submitted:
MONTAGE COMMUNITY SERVICES

Signature and Title

Date