

Southwyck Community Association
Minutes, Board of Directors Meeting
February 2, 2017

A regular meeting of the Southwyck Community Association Board of Directors was held on February 2, 2017 at the Calvary Baptist Church, 3302 County Road 89, Pearland, Texas. Board members present: Helen Bilyeu, John Fisher, Tony Bowlin, and Steve Bounds. Others present: Residents Cathy Tydelski, Pam Bayer, Kevin Chisum, Bernice Wimbish, Steve and Lisa Charrin, Vanessa and Garette Williams, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6:30 p.m.

Homeowner Input Questions concerning the entry monument refurbishment and sidewalk repairs were discussed. The fountain in the park is leaking again. There are electrical problems at the Section 1 entries.

Calendar Ms. Bilyeu asked each Board member to review the calendar of activities for 2017 and let her know if there are any changes needed.

Secretary's Report The minutes of the November and December Board meeting were reviewed. Mr. Fisher's name is spelled wrong in the November minutes, which will be amended. A motion to approve the minutes as amended was made, seconded and passed. A motion was made to approve the December minutes, was seconded and passed.

Treasurer's Report December financial reports were reviewed and approved by motion made, seconded, and passed. The draft budget for 2017 was approved by motion made, seconded, and passed.

Business – A proposal to stock the lake was reviewed. The proposal was approved minus the catfish by motion made, seconded and passed. The landscape contract and section 1 billing were discussed. The newsletter is approved for mailing. A scope of work for brick repair will be identified and bids solicited.

The status of monument rebuild for South Manor and Lakecrest Estates was discussed. A stone sample was installed at the Covington Way entry and was approved. The project was delayed due to water lines not being marked. They are having to hand dig the job. South Manor should be complete by the end of the month. Ms. Dooley is to get a proposal to change out the light fixtures already removed from the monument repair locations to LED fixtures.

Ms. Bilyeu discussed the open Board positions and passed out an information sheet to any interested residents.

Board members reviewed proposal designs for a new monument at the Sunset Park. Discussion followed concerning powder coating and use of a different font.

The Board moved to Executive Session to discuss collections and pending legal actions. Action taken included approving write off of balances at \$2.29. Accounts at \$900 and over will be sent certified letters, and one account was approved to file suit.

Ms. Dooley is to begin solicitation of bids for reserve study. A list of assets should be approved by each Section. Bids are due in June and the contract will be awarded in July. Officers were elected for 2017 as follows: President, John Fisher; Vice President Helen Bilyeu; Secretary Tony Bowlin, Treasurer Steve Bounds.

Board members will vote by email on the Section 1 electric reimbursement and for the updated landscape contract.

There being no further business, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Kathy Dooley, Recording Secretary