

**SOUTHDOWN COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION**

Date: January 7, 2021

Location: ZOOM

<https://zoom.us/j/92236385470?pwd=OUpQK3RSaTFXdURhNTN2UVhjUHlvZz09>

Attendees: Ricki Willoughby - president
Kenton Heider- Treasurer
Bruce Wilson – Secretary
Dante Milton – Director

Absent: Lou Bruce – Vice President

Sussan Martinez, Montage Community Services and 5 homeowners were also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:07 p.m.
- Homeowner Forum: Homeowners present did not have any comments at this time
- Approval of the minutes: The Board read the minutes for October 1, 2020 as prepared by management. Kenton Heider made a motion to approve the minutes. Dante Milton seconded the motion, all in favor, motion carried.
- Approval of the October and November 2020 Financials: the board reviewed the financials as presented. As of November 30, 2020, the association had \$223,036.24 in the operating account and \$543,785.63 in the reserve account. The outstanding delinquent accounts totaled \$81,371.78. Kenton Heider made a motion to accept the financials as prepared. Bruce Wilson seconded the motion, all in favor, motion carried.
- The board reviewed the delinquent accounts and will continue with collective action until the accounts are paid in full.
- The Board reviewed the violation report, noted the force mows (which are billed back to the individual accounts) and provided management with the numbers for the City of Pearland compliance divisions to aide with some of the deed restrictions.

- Landscape Contract Review/Approval: Big Boys Landscape and Irrigation, Inc. The board reviewed the contract as proposed. There is a 30 day mutual cancellation clause in the contract should services not be performed as anticipated. Dante Milton made a motion to accept the Big Boys Landscape and Irrigation contract for 2021. Kenton Heider seconded the motion, all in favor, motion carried.
- Community Projects for 2021
 - Leveling the sidewalk by the swimming pool: the board asked management to get proposals for the sidewalk repairs as they would like to have this done by the time the pool opens.
 - New access system for the swimming pool to replace the need for wrist bands: Management has been working with a system called Brivo and recommends it. Sussan will send information to Kenton.
 - New trash cans: the board would like Mckenna to give a bid for a couple of new doomed trash cans for the pool area.

- The next meeting is scheduled for March 4, 2021 – if the Westside Events Center is not open, we will have a ZOOM meeting.

- Adjournment: Ricki Willoughby made a motion to adjourn; Kenton Heider seconded; all in favor, motion carried. The meeting was adjourned at 7:40 pm.

Signature

Date

Printed Name: