

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

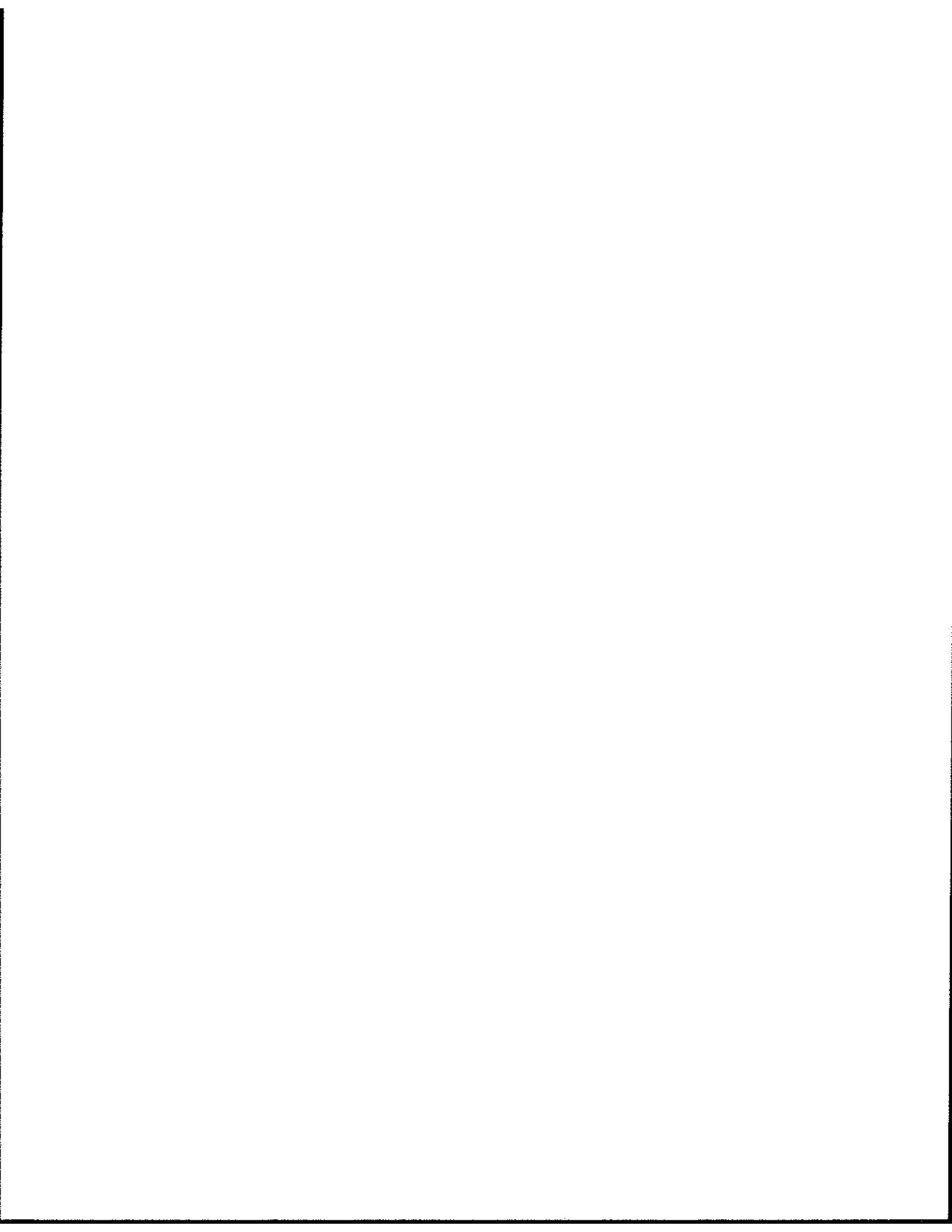
**Date:** Thursday, December 2, 2014

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


**Attendees:** Ricki Willoughby, President  
Bruce Fink, Secretary  
Kenton Heider, Treasurer  
Allan Darnell, Director  
Lou Bruce, Vice President  
  
Sussan Martinez , RealManage

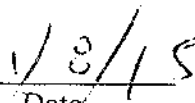
**Absent:**

- The meeting was called to order at 7:00 pm.
- The minutes from the October 2, 2014 were reviewed by the Board. Kenton Heider made a motion to approve the minutes as prepared, with the a changed noted on the second page. Allen Darnell seconded the motion, all in favor, motioned carried. Management will make the change and have the board sign at the next meeting.
- Review/Approval regarding financial aspects
  - a. September and October 2014 Financials: The Board reviewed the September and October 2014 Financials as prepared by management. As of the end of October 2014 there was \$39,123 in the operating account, \$90,542 in an Operating fund CD and \$466,286 in the replacement account. Kenton Heider made a motion to approve the September and October 2014 as prepared. Allen Darnell seconded the motion, all in favor motion carried.
  - b. Delinquency status: There are 56 homeowners that are delinquent with a combined total of \$94,947.19. The Board reviewed the delinquency report. There is no action needed at this time.
  - c. 2015 Budget will be prepared at the same rate of \$168.00. There is no need for an increase at this time. The Board signed the 2015 Budget resolution and the statements will be generated.
- Discussion items:



- a. Landscape updates: Reminder to get with Chris to have the boulder placed differently.
- b. Maintenance items: lights at the tennis courts need to be replaced as the majority of them have burnt out. Management is working on quotes for this
- New Business:
  - a.. Pool Contract Proposals: tabled until the January Meeting
  - b. Pool Plaster bids: tabled until the January Meeting
- Homeowner open forum: 5 homeowners were in attendance
  - a. Had questions and suggestions for the pool plastering bids about asking for performance bond, scheduled payments and dates.
  - b. Explained the collections policy and why the professional fees were so high.
  - c. Dog park, has there been any additional discussion on installing a dog park? The owner was asked to bring back feed back from the City of Pearland on requirements and management was asked to get the cost on the insurance.
- Adjournment: The next meeting Board Meeting will be January 8, 2015. Mr. Heider made a motion to adjourn the meeting at 8:23 pm. Mr. Fink seconded the motion, all in favor motion carried.

  
\_\_\_\_\_  
Bruce Fink, Secretary  
Lou

  
\_\_\_\_\_  
Date

