

Southwyck Community Association
Minutes, Board of Directors Meeting
June 3, 2021

A regular meeting of the Southwyck Community Association Board of Directors was held on June 3, 2021, via teleconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer, Sangeeta Bakshi and Rick Nelson. Residents: Kathleen Blount, Victoria Lind and Scott Feules. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: None

Secretary's Report: The May meeting minutes were reviewed. A motion was made to approve the May board minutes, was seconded and passed.

Treasurer's Report: The April financials were reviewed. A motion was made to approve the April financials, was seconded and passed. Ms Bilyeu suggested waiting a month before investing in another CD, given the quantity of outstanding repairs required around Southwyck.

Business: Ms Blount had a query some fencing along Cullen but the section she was referring to is not Southwyck's responsibility.

Insurance values – the board to review figures and discuss at next meeting. Ms Dooley stressed that it is critical that insurance values are up to date and correct, as insurance underwriters are cracking down on issue of whether you're carrying enough insurance or not. Need to cover, at an absolute minimum, 80% of replacement cost otherwise insurance companies are entitled to deduct from the claim amount whatever percentage the claim is underinsured by, even if it is less than the amount insured.

Ellis Electric has now received all the parts needed to make repairs so weather allowing, all outstanding electrical issues should be fixed over the next couple of weeks.

Mold and mildew at various section entryways – after some research and discussion, it was agreed that Ms Dooley should get a bid for a soft wash followed by an application of Wet and Forget, as this was more effective than simply applying Wet and Forget without washing first.

Brick repairs – deadline for bids is 11th June and once a contractor chosen, likely to be one month or so before work can begin because of scheduling issues.

Fence staining – contractor’s recommendation is to re-stain entire sections along Cullen, Magnolia and Fite but as Fite was done so recently, the board asked Ms Dooley to get bids for re-doing Cullen & Magnolia and touching up only for Fite.

Landscape design – Ms Dooley has contacted 15 companies with varying success. The board clarified the scope of the work – freshen the look and use plants/materials that are best suited to the climate and environment. Ms Dooley will work on getting bids.

Feedback on meeting of section boards – Ms Lind appreciated the opportunity to get together and it was agreed that meeting up maybe twice a year would be a positive thing. October suggested for second meeting.

Update on assessment bills – Order has been submitted for July payments but not yet released, as mistakes found on three of the proofs to date. Ms Dooley expects them to be released by Monday, barring any further mistakes.

Proposed Clubhouse – still no feedback from engineering firm. Ms Dooley believes that until we submit, at the very least, an outline of our proposal, we are unlikely to get any feedback. Ms Bilyeu suggested getting a survey of park to determine property lines, before anything else, and then to also hire an engineer to look at site of proposed clubhouse. Ms Dooley to get bids for both matters.

Discussion about clubhouse so that Ms Dooley can submit outline of idea to relevant parties – structure, design/interior content, parking facilities etc. Ms Dooley to also include proposed upgrade to small patio on other side of park.

No update on community event plans.

Footwashing station leaking – Ms Dooley to arrange for plumber to investigate.

New business – Ms Bilyeu would like to put up a sign about children playing (Northfork/Morgan), in addition to proposed No Parking and Private Park signs discussed in previous meetings. Ms Dooley to find out from County exactly who would be responsible for such a sign and to see if they would be prepared to put up such a sign and maybe paint some lines on the road.

Fish stocks in lake - Ms Dooley to ask LakePro for their assessment of health and fish population in lake so board can decide if re-stock is required at some point.

Executive session: The Board discussed collections and pending legal actions. There being no further business, the meeting was adjourned.

Vanessa Helmer, Vice President