

Southwyck Community Association  
Minutes, Board of Directors Meeting  
February 4, 2021

A meeting of the Southwyck Community Association Board of Directors was held on February 4, 2020 via teleconference. Board members present: Helen Bilyeu, John Fisher, Sangeeta Bakshi, Vanessa Helmer and Rick Nelson. Residents: Kathleen Blount, Kathy Davis, Scott Feules and Jason Willis. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Ms Blount had a query about some poles on Cullen and also wanted to mention that a cheque her sister had sent to pay assessments was returned. Mr Feules had several questions about the lawsuit and was looking for clarification regarding the nature of the lawsuit. Ms Dooley gave Mr Feules a comprehensive overview of the situation to date.

The Board appointed its officers for 2021 and agreed on the following titles: Rick Nelson – President, Vanessa Helmer – Vice-President, Helen Bilyeu --Treasurer, Sangeeta Bakshi - Secretary and John Fisher – Director. A motion was made to approve the appointments, was seconded and passed.

Secretary's Report: The December 2020 and January 2021 minutes were reviewed. A motion was made to approve the December board minutes, was seconded and passed.

A motion was made to ratify the email vote to choose Big Boys Landscaping, was seconded, and passed. The Board then discussed the BB contract, asked Ms Dooley to make an amendment and a motion was made to appoint Big Boys Landscaping as contractor, with revised contract, to commence Feb 1, 2021, which was seconded and passed.

Treasurer's Report: The December financials were reviewed. A motion was made to approve the December financials, was seconded and passed. Ms Dooley then asked the Board about booking excess income to reserves for repairs or reserves for capital improvements. The Board agreed to book some to each and a motion was made to approve the financials with the change, was seconded and passed.

Business:

Projects for 2021 – new electricals at lake park already in motion and to commence next week. Ms Bilyeu suggested next priority was to sort out pavilion/clubhouse at Southwyck Lake Park and start by getting an engineer to survey. Priority number 3 – replacement/ fixing of perimeter fence. It was agreed to start exploring options and costs, including possibility of soundproofed fencing along Morgan section of SCA and bids for replacement of Cullen fencing.

Fite Road fence needs to be re-stained. Ms Dooley to call contractor.

New Business – Problem with playground swings. Ms Dooley has already contacted someone to come and fix.

Thalerfield light repairs should be complete and working. Mr Nelson will drive by to check situation and report back. Lights at Lakecrest (Northfork entrance) also need to be fixed. Ms Helmer to take a look at Morgan entrance lights, as they have also been problematic, and report back.

Ms Bilyeu suggested a meeting with all the section boards, as several new board members appointed to the various boards. Also suggested that Ms Dooley look at meeting with section boards and their management companies to go over what the Master does versus each section.

Fountain still broken but LakePro are going to look into it and try and fix.

Ms Bilyeu asked about Christmas decorations and what the company was going to do about disappointing display – will be giving us a credit for next year.

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

Vanessa Helmer, Secretary