

Southwyck Community Association
Minutes, Board of Directors Meeting
March 7, 2019

A regular meeting of the Southwyck Community Association Board of Directors was held on March 7, 2019 at the Calvary Baptist Church, 3302 County Road 89, Pearland, Texas. Board members present: Helen Bilyeu, John Fisher, Sangeeta Bakshi, Sylvia Nguyen and Vanessa Helmer. Residents: Kathleen Blount, Larry Romero and Gary Martin and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Mr Romero wanted to discuss legal fees incurred due to non-payment of HOA fees but also said he had not received the bill. Further discussion with Ms Dooley revealed that he had missed 2 billing cycles and had a number of unpaid bills. Mr Romero apologized and assured the Board that he wanted to sort everything out. He also queried legal fees imposed by Section 1 but it was explained that the Master was not responsible for those fees and that he should contact First Service to clarify situation. Ms Blount raised issue of missing HOA bills again and Ms Dooley reassured Ms Blount that she's looked into it. Mr Martin requested an update on Southglen signage. Ms Bilyeu explained that getting permit proving to be a lengthy process but it is in hand. Ms Blount asked about lift station on Cullen and it was explained that AT&T responsible for upkeep, not Master.

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

Treasurer's Report: The January financials were reviewed. A motion was made to approve the January financials, was seconded and passed.

Business: Ms Bilyeu made a motion to ratify and approve the installation of a fountain, along with required electrical work, at Sunset Park, which had already been voted on by the Board via email. The motion was seconded and passed. Ms Dooley informed the Board that John's Plumbing could not source concrete fountain proposed for Southwyck Park so alternatives would need to be considered. Ms Dooley confirmed that the gate to the lake pump at Southwyck Park now fixed. Discussion of perimeter fence designs and pricing – Ms Dooley highlighted that the bid put forward by one of the companies Fencrete, does not include many costs so quote is deceptively competitive. Ms Bilyeu suggested creating a check list of jobs/work that should be included in fencing quotes to avoid unexpected costs once a contractor appointed. Ms Dooley raised the option of pre-

cast fences as choice and designs are much better now. General discussion about fencing, time frame, quality, durability etc. Community event options discussed, possibly a band or picnic in the park. The question of when to remove the dead trees along Morgan was discussed again. Ms Dooley explained that before getting quotes, she wanted to wait till around mid-April, when it would be clear which, and how many, trees were dead and should be removed. The job would likely be carried out sometime in May.

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

Vanessa Helmer, Secretary