

SOUTHDOWN COMMUNITY ASSOCIATION
MEETING MINUTES

MEETING DATE: November 9, 2023

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

BOARD MEMBERS:

Ricki Willoughby – President
Lou Bruce – Vice President
Kenton Heider – Treasurer
Kenneth Martin– Director
Dante Milton – Secretary -absent

OTHERS IN ATTENDANCE:

Sussan Summers, representing Managing Agent: Montage Community Services
(3) homeowners present.

1. CALL TO ORDER: The Board meeting was called to order at 7:12p.m. by Ricki Willoughby
2. Homeowner Forum: H/O had questions regarding updates for the monument and Flock cameras.
3. APPROVAL OF MINUTES
 - a. The minutes from September 14, 2023, were presented to the Board for consideration. Kenton Heider made a motion to approve the September 14, 2023, meeting minutes, Kenneth Martin seconded the motion, all in favor, motion carried.
4. FINANCIAL REPORT:
 - a. The Board of Directors reviewed the financial statements for the period ending September 30, 2023. As of the end of September the association had \$23,177.91 in the operating account and \$775,106.24 in the reserve accounts. The outstanding delinquent account totaled \$75,719.87 Kenton Heider made a motion to approve the financials as presented, Lou Bruce seconded the motion, all in favor, motion carried.
 - b. Delinquent accounts- the board reviewed the delinquent accounts.
 - c. Violations- the board reviewed the violations. The board will work with Montage and the City of Pearland to cure violations.
5. COMMUNITY PROJECTS
 - a. Flock Cameras- The project was delayed due to the City of Pearland permitting process. However, if the camera poles were attached to the monuments, which the association owns there would be no permit needed and if cameras were to be placed at North Hampton and Southdown Drive intersection it would remove the need for a permit for that entrance as well.

- b. JQ Brick proposal for the fixture of monuments was discussed, Kenton Heider made a motion to approved in the amount of \$5680.00, Kenneth Martin second the motion, all in favor, motion carried.
- 6. LANDSCAPING UPDATES
 - a. Tree trimming – management has requested proposals from the landscaper to have all the community trees trimmed- in progress.
- 7. NEW BUSINESS:
 - a. no new business
- 8. SCHEDULE OF NEXT MEETING:
 - a. The next regular board meeting will be held on January 4, 2024
- 9. ADJOURN OPEN SESSION
 - a. There being no other business to discuss, Kenton Heider made a motion to adjourn the meeting. Ricki Willoughby seconded the motion, all in favor, motion carried. The meeting was adjourned at 7:57p.m.

Respectfully Submitted:
MONTAGE COMMUNITY SERVICES

Signature and Title

Date