Southwyck Community Association

Minutes, Board of Directors Meeting

December 02, 2021

A regular meeting of the Southwyck Community Association Board of Directors was held on December 02, 2021, via teleconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer, Sangeeta Bakshi and Rick Nelson. Residents: Kathleen Blount, Scott Feuless, Gary Martin, Cathie Tydelski. 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 fence repairs. Mr Feuless provided an update on Section 4 and declared his interest in running for the board. Mr Martin & Ms Tydelski had a question about landscaping and progress. Ms Dooley updated them on situation and explained that a meeting has been arranged for January 18th, 2022 with a possible vendor. Ms Tydelski also had a question about tree trimming on Cullen Road and who was responsible for enforcing the trimming. Ms Dooley explained that 2 years ago, the master began sending homeowners a letter reminding them to trim any overgrown branches. It was agreed that it would be better, and more effective, for Section 1 to enforce tree trimming under deed restriction rules. Ms Tydelski will address issue with Crest, Section 1’s management company. Ms Bakshi raised issue of lights not working at Lakecrest/Northfork entrance and Ms Dooley said that it is being looked at.

Secretary’s Report: The November meeting minutes were reviewed. Mr Fisher & Ms Bilyeu requested that a reference to law suit be dropped from the minutes. A motion was made to approve the November board minutes as amended, was seconded and passed.

Treasurer's Report: The October financials were reviewed. A motion was made to approve the October financials, was seconded and passed. Ms Dooley asked the board if they wanted to purchase another CD. The board approved and agreed on a sum of $100,000, with an American bank, and for a maximum 12-month term.

Business: Ms Dooley went through the annual meeting with the board. No candidates have come forward. The board agreed to allow the Fire Chief to talk at the annual meeting for a 15 minutes max time slot.

Fencing update – mixed results with bids. Waiting for all bids to come through. Mr Nelson and Ms Dooley walked fence line and determined that a lot of brick work needed. The Board agreed to get Section 4 done and then shift attention to Section 1.

Irrigation repairs – Water Logic has completed works to upgrade system. Water leak still a problem at Magnolia/Versailles.

Landscape contract coming up for renewal. Ms Dooley wanted direction from board as to whether she should put it out for tender or ask current contractors for renewal bid. The board agreed to get some bids before making any decision.

Committee for landscape design – Ms Dooley suggested getting committee together and the board agreed to send email to Victoria Lind (Section 4 board) to see if she was interested in joining. It was agreed to have a virtual meeting first week of January, just before landscape meeting scheduled for 18th, to discuss expectations etc.

Ms Dooley to send eblast with reminder about Christmas yard decorating competition, and include invitation to residents to join landscaping committee.

Executive session: The Board discussed collections and pending legal actions. The board discussed the Section 4 lawsuit and agreed on course of action regarding a foreclosure. There being no further business, the meeting was adjourned.

Vanessa Helmer, Vice President