

**Southwyck Community Association  
Minutes, Board of Directors Meeting  
April 6, 2023**

A regular meeting of the Southwyck Community Association Board of Directors was held on April 6, 2023, via videoconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer, and Rick Nelson. Residents: Scott Feuleless. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Mr. Feuleless asked about replacement checks for Section IV as a result of the bank fraud issues.

Secretary's Report: The March Board meeting minutes were reviewed. The minutes will be amended to add reference to the outlet for the Meadowhurst entry lighting. A motion to approve the minutes as amended was made, seconded, and passed. A motion to ratify the email votes approving the electrical repair to the lamp post underground wiring at the Lake Park at a cost of \$2870 was made, seconded, and passed.

Treasurer's Report: The February financial reports were reviewed. A motion to accept the February financials was made, seconded, and passed.

Business: *Project/Repair Updates* – The bid from Ellis Electric for the proposed outlet additions in the park was tabled for more detailed information. Reserve Study bids from 3 companies have been received and emailed to Board members separately. Ms. Dooley was asked to re-send all 3 bids together.

Board members reviewed a legislative summary update dated April 3 and briefly discussed potential problem bills. The April inspection report was reviewed. A request was made to add the Dryberry entry to the list. Problems with brickwork were discussed. Locations included Magnolia near Dryberry (cap loose), cracks in the brickwork along Northfork and Morgan, and horizontal cracking along Morgan. There is also a problem with the brick panel behind the commercial center on Cullen. When BRI does a walkthrough on the repairs, they should be accompanied by a Board member. Mr. Nelson volunteered to walk with them.

A complaint was received that the water fountain at the park was not working. Ms. Dooley reported that the button cover was missing, but that the fountain still worked. A work order was issued to replace the lock and broken boards on the pump station. The same contractor is repairing the broken swing and installing the new trash cans. They are coordinating the work to occur all in one visit.

Executive session: The Board discussed the problems with the bank account created by vendor check fraud. Positive Pay software had been approved but the bank has not been able to execute the program. A motion was made to open a new account at Chase Bank. Authorized signers will be Helen Bilyeu, John Fisher, Rick Nelson, Vanessa Williams, and Kathy Dooley. The motion was seconded and passed. Delinquent account statuses were reviewed.

There being no further business, the meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Kathy Dooley, Recording Secretary