

Southwyck Community Association  
Minutes, Board of Directors Meeting  
July 6, 2017

A regular meeting of the Southwyck Community Association Board of Directors was held on July 6, 2017 at the Calvary Baptist Church, 3302 County Road 89, Pearland, Texas. Board members present: Helen Bilyeu, John Fisher, and Tony Bowlin. Others present: residents Cathy Tydelski, Dinesh and Sangeeta Bakshi, Gary Martin, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6:30 p.m.

Homeowner Input Ms. Tydelski asked about the status of entry light repairs. The electrician has found a number of bad junction boxes and gfi receptacles that need to be replaced. Complaints were received about a rusty bench in the park, and about the water fountains not draining again.

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

Treasurer's Report May financial reports were presented. A motion to accept the financials was made, seconded, and passed. Ms. Dooley is to contact Section V about a check that still hasn't cleared.

Business –*Repair Updates* – The plumber is still having trouble getting parts for the footwash station. The monument for the Sunset Park should be done by mid-August. We are still waiting on repairs for the shade sail over the playground. Additional damaged was incurred over the July 4 holiday, probably from fireworks. Electrical upgrades for entryways where monuments have not been replaced/repared will be put on hold until monuments are complete. New LED uplighting for the trees at South Manor and replacement of junction boxes light sensors, and GFCI receptacles is approved. There is also a gray electrical box near the walking path in the lake park that needs repair. *Pavilion Signage* – Board members reviewed a proposal for new signage at the lake park designed by Ms. Bilyeu and related to facility use. We are still having trouble with people using the pavilion for functions without proper reservations. A motion to approve the proposal for 3 signs was made, seconded, and passed. They will be installed on metal posts, 1 in front of the nearby squirrel sign, 1 on the left side of the ½ moon, and 1 on the other side of the pavilion.

*Reserve Study* – Bids for a new reserve study were reviewed. After discussion, a motion was made to approve the bid from Capital Reserve Analysts at \$3500. The motion was seconded and passed. *Special Events* – Movie night in the park is scheduled for December 2. Plans are to have food trucks, serve bottles water and soft drinks, and collect for a food pantry. Silverlake, Silvercreek, and Lakes of Edgewater Estates will also be invited to participate. CMSI will loan tables and a tent for the event. *Trees Trim on Fite Rd.* – A number of homeowner trees are on the perimeter fence along Fite. CMSI will contact the owner to have them trimmed.

The action list was reviewed and Ms. Tydelski shared a report from a guest in the park who was harassed by an individual identifying themselves as a Board member (they are not). She will forward the information to Ms. Dooley for follow-up.

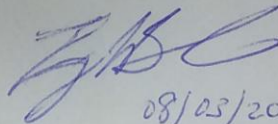
The Board moved to Executive Session to discuss collections and pending legal actions. Approval to file suit for collections was given on 21 accounts.

The Board returned to regular session.

There being no further business, the meeting adjourned at 8:00pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary

  
08/03/2017