
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTHWYCK COMMUNITY ASSOCIATION, INC. HELD ON NOVEMBER 6, 2014 AT 3302 COUNTY ROAD 89 PEARLAND, TEXAS 77584 AT 6:30 PM.

DIRECTORS PRESENT

John Fisher, President
Larry Smith, Secretary

Helen Bilyeu, Vice President
Steve Bounds, Director

Kurt Evanson was not present.

IN ATTENDANCE

FirstService Residential representative Tami Smith, community manager.

PRESENTATION FROM WATER LOGIC

Troy Goodell and John O'Donnell presented a proposal for saving water with a new and improved irrigation system.

CALL TO ORDER

Due notice of the meeting was given and a quorum being present, the meeting was called to order. The president, John Fisher, presided and Tami Smith, managing agent assisted in recording the minutes.

ADOPTION OF AGENDA

On a motion duly made and seconded, the agenda was adopted.

CONSIDERATION OF MINUTES

On a motion duly made and seconded, the minutes of the meeting of the Board of Directors held October 2, 2014 were approved.

TREASURER'S REPORT

Upon a motion duly made and seconded, financials for September 2014 were approved.

Tami Smith presented a copy of the Audit for the board to review. The last page of the audit will be included in the Annual Meeting handout.

Upon a motion duly made and seconded, the 2015 Budget with an assessment of \$306.00 per home annually, was approved with the condition that the budget be reviewed in July of 2015.

PRESIDENTS REPORT

John Fisher announced that Donna Crawford has resigned from the Board.

Upon a motion duly made and seconded, Steve Bounds was appointed to fill the vacant Director seat on the Board.

Upon a motion duly made and seconded, a \$2,000 donation will be sent to Silverlake supporting the Breakfast with Santa event.

MANAGEMENT REPORT

Tami Smith reported on the inspection report and monthly projects.

Upon a motion duly made and seconded, the Spark Lighting proposal for installing LED fixtures in the Acorn lights for the amount of \$28,794.50 was approved.

Upon a motion duly made and seconded, the Water Logic proposal for replacing the rain gauge irrigation system in the amount of \$33786.00 was approved.

Upon a motion duly made and seconded, the Certified Landscape proposal for plants around the Lake Park monument in the amount of \$1935.50 was approved with modifications.

Upon a motion duly made and seconded, the All Play proposal for Shade Sails above the play structure at the Lake Park in the amount of \$19,775.22 was approved.

Upon a motion duly made and seconded, the All Play proposal for two Dog-i-stations in the amount of \$836.72 was approved.

Tami Smith will order 21 double sided Annual meeting signs from Eagle Digital Press at a cost of \$483.00.

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual Owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

RECONVENE OPEN SESSION

ADDITIONAL BUSINESS

Discussion of the agenda for the Annual meeting:

Attorneys will be invited to attend.

John Fisher will preside over the meeting and present the duties of the board.

Larry Smith will prepare the report for the Associations accomplishments for 2014.

Tami Smith will present the financial status of the HOA and the budget for 2015.

Each candidate will be asked to give a two minute summary of their willingness to serve information.

Helen Bilyeu will prepare the incentive letter to go out to the homeowners with the proxy ballots.

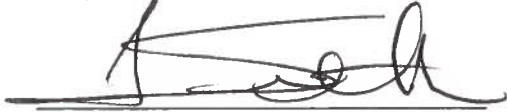
SCHEDULE NEXT MEETING

The next meeting of the Board of Directors will be held on December 4, 2014 at 6:30 P.M. The meeting will be held at the Calvary Baptist Church, located at 3302 County Road 89, Pearland, Texas 77584.

ADJOURNMENT

There being no further business the board adjourned at 9:35 pm

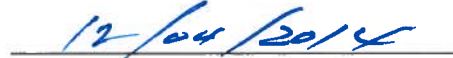
Respectfully Submitted by Tami Smith



Approved by Chairman



Recording Secretary



Date