

SOUTHDOWN COMMUNITY ASSOCIATION
MEETING MINUTES

MEETING DATE: May 4, 2023

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

BOARD MEMBERS:

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

OTHERS IN ATTENDANCE:

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

1. CALL TO ORDER: The Board meeting was called to order at 7:04 p.m. by Ricki Willoughby
2. Homeowner Forum: owners present asked about the tennis courts and their use. There were complaints about speeding in the community and about a rehab house.
3. APPROVAL OF MINUTES
 - a. The minutes from March 4, 2023, were presented to the Board for consideration. Kenton Heider made a motion to approve the March 4, 2023, meeting minutes, Kenneth Martin seconded the motion, all in favor, motion carried.
4. FINANCIAL REPORT: March 31, 2023
 - a. The Board of Directors reviewed the financial statements for the periods ending March 31, 2023. As of the end of March the association had \$246,511.03 in the operating account and \$706,048.86 in the reserve accounts. The outstanding delinquent account totaled \$124,939.74. Kenton Heider made a motion to approve the financials as presented, Ricki Willoughby seconded the motion, all in favor, motion carried.
5. COMMUNITY PROJECTS
 - a. Community Events – this summer we will do 2 movie nights in the pool, June and August
 - b. Tennis court windscreens – windscreens have been installed
 - c. Playground replacement by the pool – equipment has been ordered, waiting for install
6. LANDSCAPING UPDATES
 - a. Monument upgrades: waiting on an update from Chris – Big Boys Landscaping and the inspections for the monuments
7. NEW BUSINESS
 - a. Reserve Study- in board review

- b. Pearland Outreach-
 - c. Flock Cameras- Flock Cameras were discussed at the Annual meeting by the officers that attended. Since that time some research has been done on them. This will be added to that June agenda for further discussion.
 - d. Trash cans – this has been a topic of discussion at the meetings. The trash cans belong to the City of Pearland and fall under their jurisdiction. They are the ones that have the enforcement ability. Management will report them to the City of Pearland and advise homeowners to do the same.
8. SCHEDULE OF NEXT MEETING:
- a. The next regular board meeting will be held on June 1, 2023
9. ADJOURN OPEN SESSION
- a. There being no other business to discuss, Kenton Heider made a motion to adjourn the meeting. Kenneth Martin seconded the motion, all in favor, motion carried. The meeting was adjourned at 7:34 p.m.

Respectfully Submitted:
MONTAGE COMMUNITY SERVICES

Signature and Title

Date