

**SOUTHDOWN COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION**

Date: October 5, 2017

Location: Westside Events
21050 Country Place Center Parkway
Pearland TX 77584

Attendees: Ricki Willoughby - president
Kenton Heider- treasurer
Bruce Fink – Secretary
John Castle – Director

Absent: Lou Bruce – Vice President

Sussan Martinez, Montage Community Services and 7 homeowners were also in attendance for this meeting

- Ricki Willoughby called the meeting to order at 7:03 p.m.
- Approval of the minutes: there were no current minutes presented from the prior management company.
- Approval of the July and August 2017 Financials were reviewed by the Board. As of August 31, 2017 the association has \$134,085.02 in the operating account and \$496,797.95 in the replacement account. The outstanding delinquent owners owe a combined total of \$66,807.96 this includes the 2017 assessments. Kenton Heider made a motion to approve August 31, 2017 Financials as prepared. Ricki Willoughby seconded the motion, all in favor, motion carried.
- Recap of the action taken in the executive session regarding delinquent accounts. The Board reviewed the delinquent owners and have advised management to follow the delinquency policy.
- Pool Electrical bids: Kenton is still working with contractors on the pricing for the upgrades that are needed for the pool and tennis courts.
- New Business:

- John Castle discussed with the Board about having exercise stations installed around the jogging trail in Hampton Park. The board asked him to get information as to what type, costs and placement and this can be discussed at the next meeting and presented at the Annual meeting in April.
- Transition update:
 - a. Owner Contact forms: owner contact forms were sent out with the welcome letter. We are receiving a ton of them back and have been able to increase the percentage of correct emails.
 - b. Vendor Updates: all vendors have been notified of the change and all invoices have been paid.
 - c. Budget Prep: the 2018 budget will be completed and sent over for review next month
- Homeowner Forum: the homeowners present talked about the need to be stricter on the deed restriction violations in the community. They talked about speeding and the construction in the area.

Adjournment: Ricki Willoughby made a motion to adjourn; Bruce Fink seconded; all in favor, motion carried. The meeting was adjourned at 8:26 pm. The next meeting will be scheduled, and meeting notice emailed out when confirmed.



Bruce Fink- Secretary

KENTON HEIDER

12-14-17

Date