

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

**Date:** Thursday, October 2, 2014

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


**Attendees:** Ricki Willoughby, President  
Bruce Fink, Secretary  
Kenton Heider, Treasurer  
Allan Darnell, Director  
Lou Bruce, Vice President  
  
Sussan Martinez , RealManage

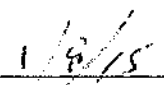
**Absent:**

- The meeting was called to order at 7:03 pm.
- The minutes from the August 4, 2014 were reviewed by the Board. Kenton Heider made a motion to approve the minutes as prepared. Allen Darnell seconded the motion, all in favor, motioned carried.
- Review/Approval regarding financial aspects
  - a. July and August 2014 Financials: The Board reviewed the July and August 2014 Financials as prepared by management. As of the end of August 2014 there was \$5,003 in the operating account, \$90,511 in an Operating fund CD and \$529,703 in the replacement account. Ricki Willoughby made a motion to approve the July and August 2014 as prepared. Mr. Heider seconded the motion, all in favor motion carried.
  - b. \$30,000 money transfer from the reserve to the operating account to pay back the operating account for repairs done to the pool. Ricki Willoughby signed the transfer form and it was approved by all.
  - c. Delinquency status: There are 119 homeowners that are delinquent with a combined total of \$89,636. The Board reviewed the delinquency report. There were 3 homes the board approved the authorization to file a lawsuit. These were homes that owed over \$1,300 to \$5,000. They will continue to pursue collections for the community.
  - d. 2015 Budget will be prepared at the same rate of \$168.00. There is no need for an increase at this time.



- Discussion items:
  - a. Landscape updates: Reminder to get with Chris to have the boulder placed differently, this year for winter color can ornamental cabbage and mums be used.
  - b. Maintenance items: swings set seats need to be replaced
  
- New Business:
  - a.. Pool Contract Proposals: the Board reviewed the 4 proposals for lifeguard service next summer. The Board asked management to obtain references, new plaster quote for the pool and to check the BBB to see if they had any complaints. We will discuss further at the December meeting.
  
- Adjournment: The next meeting Board Meeting will be December 4, 2014. Mr. Heider made a motion to adjourn the meeting at 8:05 pm. Mr. Fink seconded the motion, all in favor motion carried.

  
\_\_\_\_\_  
Bruce Fink, Secretary  
Bruce

  
\_\_\_\_\_  
Date

