

Southwyck Community Association  
Minutes, Board of Directors Meeting  
August 1, 2024

A regular meeting of the Southwyck Community Association Board of Directors was held on August 1, 2024, via videoconference. Board members present: Helen Bilyeu, John Fisher, Kevin Shaw, Vanessa Helmer, and Rick Nelson. Residents: Homer Franklin, and Kendra Thomas. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Homeowner Input: Mr. Franklin reported that the Section IV Board is eager to support an All Boards meeting in October. They are looking at Oct 15, 16, 22, or 23. Potential topics includes trends within HOAs and state of the union. He also discussed the meeting with the adjustor.

Secretary's Report: The June meeting minutes were reviewed. Ms. Williams will be added to the list of those present. The amended minutes were approved by motion made, seconded, and passed.

Treasurer's Report: The May and June financial reports were reviewed. After review, a motion to approve the financial reports was made, seconded, and passed. The audit proposal for 2023 was reviewed and approved by motion made, seconded, and passed. The auditor will be notified that the report must be received by October.

Business: *Storm Damage* – Board members discussed storm recovery. The landscaper has been instructed to collect up the tree debris from common areas and move it to the curb for City pickup. A bid for tree trimming around the community will be prepared and supervised by the landscaper. Board members reviewed the insurance policy statement of values. Perimeter fencing is listed, but there is no park fencing listed under Section IV. There is a 1% deductible on windstorm damage. A copy of the July 11 inspection noting damages was reviewed, as well as a proposal from Pasadena Fence for repairs to storm damaged perimeter fencing. After discussion, a motion was made to drop the stain from the fence proposal, and to approve the replacement/repairs in the amended amount of \$22,720. The motion was seconded and passed.

*Project/Repair Updates – Brick Wall* – The repair map includes areas that do not belong to Southwyck. Ms. Dooley will notify them. *Clubhouse* – The architect has been in the hospital, so plan revisions will be delayed. The Board is considering potential new playground locations, which would allow the clubhouse to be moved farther from the bulkhead. Ms. Dooley will order play equipment catalogs for Board consideration. *Bulkhead at Sunset Park* – Ms. Dooley contacted the attorney to pull deed information. *Pressure Washing* – The project is on hold until fencing repairs are completed. The right-hand side of the Emerald Point entry and the Fite Rd. brick will be added.

Mr. Nelson summarize efforts to create a Treasury Bond account.

*Special Events* – none

New Business: None

Members moved to Executive Session at 7:22 p.m. One payment plan was approved with conditions, one payment plan and waiver request was denied due to history, one account was approved for litigation, and one account was approved for foreclosure. Ms. Dooley was instructed to hold collections requests for meetings instead of emailing the requests.

There being no further business, the meeting was adjourned at 7:44 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary