

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

Date: August 5, 2021

Location: Join Zoom Meeting
<https://zoom.us/j/92685237998?pwd=Tnp6TkxkNTFNV3U3Skp1NWozYTk2QT09>

Meeting ID: 926 8523 7998
Passcode: 179016
One tap mobile
+13462487799

Attendees: Ricki Willoughby – President
Lou Bruce – Vice President
Bruce Wilson – Director

Absent: Kenton Heider- Treasurer
Dante Milton – Secretary

Sussan Martinez, Montage Community Services and 4 homeowner was also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:01 p.m.
- Homeowner Forum: Homeowner present asked about the possibility of adding a basketball goal to the park area. It was discussed and declined because of noise and lack possible locations.
- Approval of the minutes: The Board reviewed the minutes from July 1, 2021, as prepared by management. Lou Bruce made a motion to approve the minutes with the correct noted. Bruce Wilson seconded the motion, all in favor, motion carried.
- Approval of the June 2021 Financials: the board reviewed the financials as presented. As of June 30, 2021, the association had \$347,508.49 in the operating account and \$552,209.49 in the reserve account. The outstanding delinquent accounts totaled \$92,172.77 Ricki Willoughby made a motion to accept the financials as prepared. Bruce Wilson seconded the motion, all in favor, motion carried.

- The board reviewed the delinquent accounts and will continue with collective action until the accounts are paid in full. There are 62 homes that will receive certified letters with regards to their outstanding past due balances.
- The Board reviewed the violation report, noted the force mows (which are billed back to the individual accounts) and provided management with the numbers for the City of Pearland compliance divisions to aide with some of the deed restrictions.
- Sidewalk Leveling/Swimming Pool and Tennis Courts: the board is looking at extending out the patio area by the kiddie pool, putting in new sidewalks around the outside of the pool and tennis court areas. We will do this in the fall after the pool has closed. Management is working on getting bids for this work.
- Landscaping update: The landscapers suggested waiting until the fall to replace the dead plants. The board asked management to have the pull all the dead plants out and keeps the areas clean until the new planting in the fall.
- AED: Automatic Defibrillator Device- this is a new law that goes into place by the time the pool needs to open next year. Lou Bruce made a motion to approve the costs, Bruce Wilson seconded the motion, all in favor, motion carried. Ricki Willoughby did ask to get some more details as to what it will look like and where it will be placed.
- The next meeting is scheduled for September 16, 2021 via ZOOM
- Adjournment: Bruce Wilson made a motion to adjourn; Lou Bruce seconded; all in favor, motion carried. The meeting was adjourned at 7:52 pm.

Signature

Date

Printed Name: