

Southwyck Community Association
Minutes, Board of Directors Meeting
August 5, 2021

A regular meeting of the Southwyck Community Association Board of Directors was held on August 5, 2021, via teleconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer and Rick Nelson. Residents: Armando Trevino, Ruben and Dolores Fitzgerald, Kathleen Blount. Others: Kathy Dooley of Community Management Solutions, Doak Brown of The Brownstone Group Inc and Jennifer Evans of Signature Companies. A quorum was verified and the meeting called to order at 6.30pm.

Mr Brown and Ms Evans gave a presentation about a proposed development at intersection of FM 1128 and Magnolia, next to Emerald Pointe, and answered questions from homeowners.

Homeowner input: Ms Fitzgerald wanted clarification about access to amenities, specifically Silverlake amenities and Morgan pool. Ms Dooley advised Ms Fitzgerald that this is a section board issue and for answers, she would need to speak to the Section 4 board and their management company. Ms Blount announced that Section 4 in processes of appointing a new management company. Mr Trevino had a query about notice letters he was receiving to move his table and chairs from front yard. Ms Bilyeu explained that it is a section board issue and advised Mr Trevino to raise the issue with Section 1. Mr Fitzgerald highlighted increase in dangerous and antisocial driving around his home and asked if speed bumps could be installed. It was explained that the Master had no authority to do so and Ms Bilyeu advised Mr Fitzgerald to contact the relevant City/County authorities to complain about the problem, encourage neighbours to do so too and be very persistent.

Secretary's Report: The July meeting minutes were reviewed. A motion was made to approve the July board minutes, was seconded and passed.

A motion was made to ratify the board's email approval to pay the Nichols Firm PLLC mediation fees invoice, was seconded and passed.

Treasurer's Report: The June financials were reviewed. A motion was made to approve the June financials, was seconded and passed.

Business: A request to reserve Southwyck Lake Park for a back-to-school event was approved.

Quote from vendor, for re-staining and fixing relevant sections of fence along Emerald Pointe and Southglen, has been withdrawn. Ms Dooley will look for another quote.

Still only one bid submitted for survey of park. Ms Dooley will keep trying to get quotes. The board agreed that a comprehensive survey was needed, rather than one that simply outlined the borders of the park.

Landscape designers – Ms Dooley still waiting on any concrete bids.

New perimeter fencing – Ms Dooley ran through the various companies that have provided information so far on fencing options. Mr Nelson queried the wisdom of the project given the seemingly excellent state of the perimeter fence around Southfield. The board discussed the issue at length. It was agreed that an appraisal should be done to assess condition on both sides of fence and get a quote for fixing, re-staining fence and cleaning. The board would then be in a better position to judge best course of action.

The board agreed to cancel proposed Movie in the Park due to rising Covid numbers and unpredictability of situation, but agreed to go ahead with Christmas and Halloween decorating competition.

Ms Bilyeu suggested that Brick Restoration could look to start work on Lakecrest fence mid-September, as road works on Morgan almost done. Ms Dooley said the vendor had already been out to look at situation and say they can start work right away.

Light pole at park still leaning. Ms Dooley has already contacted Ellis about it. Ms Bilyeu also asked Ms Dooley to let Ellis know that lights at Cullen and Duesenberg still permanently on – likely problem with sensor.

Ms Dooley to contact power washing vendor about a small section left unclean and Ms Dooley confirmed that Wet & Forget it was applied.

Ms Bilyeu noted that vegetation along perimeter fence on Cullen very overgrown again. Suggested that every year, around June/July, growth should be looked at to be sure that fences clear of overhanging branches and ivy. Homeowners to be sent letter asking them to clear fences of vegetation. Alternatively, Master will get it done and bill homeowners for work.

Board on Fite in need of repair which can be done when re-staining gets done.

Ms Bilyeu suggested that some light tree trimming be done, where necessary, along sidewalks bordering perimeter fence as there are quite a lot of low-hanging branches.

Ms Bilyeu asked Ms Dooley to increase chemical budget for lake in next year's budget.

Executive session: The Board discussed collections and pending legal actions. There being no further business, the meeting was adjourned.

Vanessa Helmer, Vice President