

Southwyck Community Association  
Minutes, Board of Directors Meeting  
4 August, 2022

A regular meeting of the Southwyck Community Association Board of Directors was held on 4 August, 2022, via teleconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer and Rick Nelson. Residents: Gary Martin, Cullen, Homer Franklin. Others: Patrick Kohleffel of LakePro. Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Cullen (joined meeting around 6.45pm) had a question about noise pollution from Magnolia and whether a sound barrier fence was being considered. Ms Dooley explained that noise reducing fence options had been explored but expense did not justify build. Mr Fisher also added that a City of Pearland study had concluded fencing would not help reduce noise because of large expanse of land around.

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

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

Business: Fence repairs update – One quote so far from Pasadena Fence for Emerald Point (Cullen/Magnolia) fence repairs, Ms Dooley awaiting more. Board agreed that fence should have clear shield so Ms Dooley to add to work bid specifications.

Some brick work still outstanding at Southfield Village, along Morgan, but almost complete.

Ms Bilyeu asked about lake park lift station fence– Ms Dooley has asked for bids for repairs although she feels it needs a complete replacement and not just repairs.

Irrigation and wiring damage. More wiring damage and Ms Dooley trying to get contractors who damaged it to repair it. More cracks in pipes. Gary mentioned that irrigation at Thalerfield seemingly not working and requested that it be looked into.

Entry landscape project – Bay Area Design having trouble getting some of the plantings but going ahead with what they do have.

Lake park electrical update – no news from Ellis.

Patrick Kohleffel from Lake Pro joined the meeting to discuss lake issues. Ms Bilyeu requested that Lake Pro run the pump every month just to make sure it's all in order. Mr

Kohleffel assured the board that the algae problem is under control. Ms Bilyeu also asked Mr Kohleffel to help schedule a zoom meeting with Silverlake Board - they have several queries they want answered before agreeing to pay any more for lake maintenance.

Clubhouse project – Ms Dooley confirmed that Southwyck Lake Park land is indeed the HOA's, not MUDs, but there is a statement in the deed which says we have to get approval from MUD if want to build anything because the park is part of a flood mitigation plan. Ms Bilyeu asked Ms Dooley to get clarification from surveyor about where they got their information from and if they made a mistake, to correct it and have it clearly reflected in relevant documents. Ms Dooley has contacted MUD a number of times since Feb/March requesting answers to a number of questions about any limitations or restrictions before we get architect to draw up plans etc. But with little success. There are 2 deeds and the statement about building restrictions are only in the deed which covers the strip of land along the lake edge. Ms Dooley asked whether board would like to meet with architect next month. Mr Nelson questioned whether such an expensive project should be undertaken at all and there followed a lengthy discussion about whether a new clubhouse should be built or not. The board agreed to consult homeowners about what to do.

No new business.

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

Vanessa Helmer, Secretary