

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

Date: Thursday, January 3, 2012

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

Attendees: Ricki Willoughby, President
Thomas D Rushing, Secretary
Kenton Heider, Treasurer
Allan Darnell, Director
Lou Bruce, Vice President

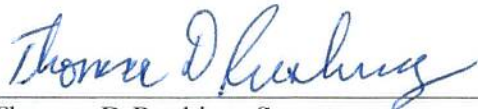
Sussan Martinez , RealManage

Absent: none

- The meeting was called to order at 7:01 pm.
- The minutes from the November 1, 2012 were reviewed by the Board. Mr. Rushing made a motion to approve the minutes as prepared. Mr. Heider seconded the motion, all in favor, motion carried.
- Review/Approval regarding financial aspects
 - a. October and November 2012 Financials: The Board reviewed the October and November 2012 Financials as prepared by management. They had no questions at this time. Ricki Willoughby made a motion to approve the October and November 2012 as prepared. Mr. Rushing seconded the motion, all in favor motion carried.
 - b. Delinquency status: The Board reviewed the delinquency report. There were 4 homes the board approved the authorization to file a lawsuit. These were homes that owed over \$1,300 to \$8,000. They will continue to pursue collections for the community.
- Discussion items:
 - a. Tree installation: Management had requested a bid for installing trees in the park area, however the landscaper suggest this was not a good idea as there is no irrigation in those areas. The Board has put this on hold for review in the future.
 - b. Proposal for pressure washing: Management presented the pressure washing proposal to the board. While not a bad price, management discussed the idea of having a dedicated maintenance man for approx 8 hours a week that could do these types of things plus more instead of calling someone out every time as it gets very expensive.

The Board thought this was a great idea. Management will submit a proposal/contract by the end of the month for approval.

- c. Landscape update: Management has been working with the landscape company, who is very knowledgeable and has been a huge asset to them. The community looks great and they respond so quickly for everything.
 - d. Park repairs: all the park repairs have been completed at this time
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- New Business:
 - a. Meeting schedule for 2013: Management presented the meeting schedule for 2013. The board discussed the need to meet monthly and decided that every other month would be fine. Management will change the meeting schedule and get a revised contact from the recreation center.
 - b. Leak by the pool: the leak by the pool is still on going. Management asked to have a plumber come out and investigate as the pool company says its not their leak and the landscape company says its not an irrigation issue. The Board approved having a plumber come out to investigate.
 - Adjournment: The next meeting will be March 6, 2012. Mr. Heider made a motion to adjourn the meeting at 8:05 pm. Mr. Rushing seconded the motion, all in favor motion carried.



Thomas D Rushing, Secretary

3-7-13

Date