

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

**Date:** March 3, 2022

**Location:** Join Zoom Meeting  
Join Zoom Meeting

<https://us06web.zoom.us/j/86490383827?pwd=M2xtWTIHbCttdm1va3dGM2F2ZG9kUT09>

**Attendees:** Ricki Willoughby – President  
Lou Bruce – Vice President  
Bruce Wilson – Director  
Kenton Heider- Treasurer  
Dante Milton – Secretary

**Absent:**

Sussan Martinez, Montage Community Services and 6 homeowner was also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:07 p.m.
- Homeowner Forum:
- Approval of the minutes: The Board reviewed the minutes from January 4, 2022, as prepared by management. Lou Bruce made a motion to approve the minutes. Kenton Heider seconded the motion, all in favor, motion carried.
- Approval of the December 31, 2022, and January 31, 2022 Financials: the board reviewed the financials as presented. As of January 31, 2022, the association had \$431,986.45 in the operating account and \$558,430.80 in the reserve account. The outstanding delinquent accounts totaled \$170,423.26. Ricki Willoughby discussed the insurance coverage and that CPA is correcting that line on the December Financials. Kenton Heider made a motion to accept the financials. Dante Milton 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 49 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/Tennis Courts/parking lot: the board reviewed the proposals submitted and would like to get clarification on both bids to make sure we are bidding exactly the same, there was a difference in sidewalk size etc. Management will request ASAP so we can get the project moving forward.
- Landscaping update: the board discussed the landscape replacement by the pool and reviewed the bid from Chris at Big Boys Landscaping in the amount of \$3,747.83. This is for the plants that died in the freeze and tree replacement. Kenton Heider made a motion to approve this proposal. Lou Bruce seconded the motion, all in favor motion carried. The planting will be done after the concrete work has been completed.
- New Business:
  - Annual Meeting: Management was asked to call Parks and Rec to see if the Westside events center is open yet and if we can use it for the Annual meeting.
  - Pool tags for 2022: Ricki Willoughby is working on pricing with a local vendor
  - Reserve Study: the board asked management to get bids for a reserve study
- The next meeting is scheduled for April for the annual meeting. Date will be finalized after confirmed with Parks and Recreation.
- Adjournment: Kenton Heider 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: