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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF SOUTHWYCK COMMUNITY ASSOCIATION, INC. HELD ON AUGUST 6, 2015 AT 3302 COUNTY ROAD 89 PEARLAND, TEXAS 77584 AT 6:30 PM.**

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**DIRECTORS PRESENT**

John Fisher, Helen Bilyeu, Steve Bounds, Lloyd Powell

**IN ATTENDANCE**

FirstService Residential representative Tami Smith, community manager.  
Chris Nichols of Randle Law Office, Troy Goodell and Leslie Keen from WaterLogic, and Gary Martin from the Section One Board.

**CALL TO ORDER**

Due notice of the meeting was given and a quorum being present, the meeting was called to order at 6:40 pm. The president, John Fisher, presided and Tami Smith, managing agent assisted in recording the minutes.

**ADOPTION OF AGENDA**

On a motion duly made and seconded, the agenda was adopted.

**GUEST FORUM**

Gary Martin reported that the fence around the swimming pool had been compromised. Repairs are underway and the Section One Board is considering installing cameras for surveillance.

Leslie Keen and Troy Goodell presented proposals for upgrades to the Waterlogic irrigation system. The proposal for water conservation and management will provide the ability to monitor the system remotely. The system can be programmed to send emails and text messages when the standard protocol has a variance. The Board did not vote on the proposal but had questions that need to be answered electronically next week.

**CONSIDERATION OF MINUTES**

On a motion duly made and seconded, the minutes of the July 2015 meeting of the Board of Directors were approved.

**TREASURER'S REPORT**

Upon a motion duly made and seconded, financials for June 2015 were approved. They will be posted on the website.

**PRESIDENTS REPORT**

John Fisher reported that the Silverlake Board will review the proposals for adding fountains to the lake at the next Board meeting.

**COMMITTEE REPORT**

Helen Bilyeu reported that one homeowner, Victoria Lind has joined the Events committee. The committee plans to have a Fall Event in October at the Lake Park.

**MANAGEMENT REPORT**

Tami Smith reported on the inspection report. The report has been sent to Certified Landscape. A new combination for the water pump fence gate lock was distributed to the Board.

Upon a motion duly made and seconded, the proposal from Gregory Ware to pressure wash the fence on Morgan south of the Pocket Park to Southfork.

Upon a motion duly made and seconded, the proposal from Terra Management Services for tree trimming in common areas at a cost of \$22,708.69 was approved.

Lake Pro will treat the lake for algae this week.

Tami Smith presented the insurance statement of values spreadsheet for revisions, letter from attorney regarding the HOA 2015 legislation changes and samples of the welcome link information that is sent when a resale certificate is order during a sale of a home.

**SCHEDULE NEXT MEETING**

The next meeting of the Board of Directors will be held on September 3, 2015 at 6:30 P.M. The meeting will be held at the Calvary Baptist Church, located at 3302 County Road 89, Pearland, Texas 77584.

**EXECUTIVE SESSION**

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual Owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

**RECONVENE OPEN SESSION**


No need to reconvene.

**ADJOURNMENT**

There being no further business the board adjourned at 9:00 PM.

Respectfully Submitted by Tami Smith

  
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Approved by Chairman

  
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Recording Secretary  
9/3/15  
\_\_\_\_\_  
Date