

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

Date: July 5, 2018

Location: Westside Events
21050 Country Place Center Parkway
Pearland TX 77584

Attendees: Ricki Willoughby - president
Kenton Heider- Treasurer
Bruce Fink – Secretary
Lou Bruce – Vice President

Absent:

Sussan Martinez, Montage Community Services and 7 homeowners were also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:00 p.m.
- Approval of the minutes: The Board read the minutes as prepared by management. Kenton Heider made a motion to approve the minutes. Lou Bruce seconded the motion, all in favor, motion carried.
- Approval of the February – May 2018 Financials: the board reviewed the financials as presented. As of the end of June the association had \$177,355.27 in the operating account and \$502,588.86 in the reserve account. The outstanding delinquent accounts totaled \$101,606.05.
- The board reviewed the delinquent accounts and will continue with collective action until the accounts are paid in full.
- 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.
- Landscape update: the new plants and flowers are in at the main entrances and are looking great. There are two dead palm trees that will need to be replaced and Chris from Certified is working on a proposal for that.

- Movie night at the pool: the pool company offers a free movie night one time per year. The available dates were given to the board for review. August 17th is the agreed upon date. Management will secure this date with the pool company and find a family friendly movie for that evening. Pizza and water will be provided by the association.
- Tennis court gate: An owner brought up the question as to why the tennis court gate was not locked and how can the association monitor the use at the court. The tennis courts are on a first come basis and is on an honor system.
- Homeowner Forum: homeowners agreed with the discussions the board had and had no additional comments.

Adjournment: Ricki Willoughby made a motion to adjourn; Lou Bruce seconded; all in favor, motion carried. The meeting was adjourned at 7:34 pm. The next meeting will be the annual meeting on August 2, 2018.

Bruce A. F. [Signature]
Signature

8/2/18
Date

Printed Name: