

Southwyck Community Association  
Minutes, Board of Directors Meeting  
March 3, 2022

A regular meeting of the Southwyck Community Association Board of Directors was held on March 3, 2022, via video conference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer, and Rick Nelson. Residents: Cathie Tydelski and Scott Feules. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: None

Secretary's Report: The February meeting minutes were reviewed. A correction was made noting that Mr. Nelson and Ms. Bilyeu would be meeting with Ellis Electric. A motion was made to approve the February minutes as amended, was seconded and passed.

A motion was made to ratify the email vote approving the lake chemical treatment for \$15,743.50. The motion was seconded and passed.

Treasurer's Report: The revised December financials were reviewed and approved by motion made, seconded, and passed. January financial reports were reviewed and were tabled for consideration of budget amendments.

Business: *Lakecrest Electrical* – A \$3850 bid from Ellis Electric to run conduit under the street on Lakecrest at Northfork was approved by motion made, seconded, and passed.

*Power Washing* – A \$1300 bid from Pure Pressure to clean the brick walls along the south side of Northfork and west side of Morgan was approved by motion made, seconded, and passed.

*Entry Landscape Upgrade* - The results of the committee walkthrough, preliminary design concepts, and the need to remove some trees/plants for the new designs were reviewed. A proposal from Bay Area Tree Experts for removal of trees and shrubs at four different locations was reviewed. A motion was made to approve the \$4000 project, was seconded and passed.

*Southfield Village Fence* – Board members reviewed and inspection report and proposal for repairs to the brick portion of the Southfield Village perimeter wall. The contractor is willing to coordinate with the company handling the wood portion of the fencing. The sections that need to be demolished and rebuilt will be provided with chain link fence panels to secure the back yard. The lead time for materials is roughly 4-5 weeks. After

discussion, a motion was made to approve the bid from Brick Restoration in the amount of \$154,314, including the ditch wrap arounds. The motion was seconded and passed. Ms. Dooley will draft a letter to the adjacent homeowners once more information about timeline and project approach is received. The Board will review and approve the letter prior to mailing. The Section IV Board will also be notified once a start date is identified. Pasadena Fence has confirmed that their pricing is still good and they are willing to work with the brick company. They will use orange construction fencing for the portions they are working on.

*Special Events* – No activities will be scheduled until Fall.

*Committees* – The role and charters for committees were briefly discussed.

New Business: Another “all Boards” meeting will be scheduled for Tuesday April 12<sup>th</sup>, from 6:30 – 7:30 pm via zoom. Ms. Dooley will notify the Section Associations. The meeting will be primarily informational, with introductions and an explanation of how the four groups work together.

Executive session: The Board discussed collections and pending legal actions. The board approved two requests for late fee waivers and filing suit on one collections issue.

There being no further business, the meeting was adjourned at 7:45 pm.

Kathy Dooley

Recording Secretary