

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

**Date:** May 6, 2021

**Location:** Join Zoom Meeting  
<https://zoom.us/j/97812648288?pwd=UnNNV1F2aGlwcDN5YUg2bldySkUrUT09>

Meeting ID: 978 1264 8288

Passcode: 253796

One tap mobile +12532158782

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

**Absent:**

Sussan Martinez, Montage Community Services and 1 homeowner was also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:02 p.m.
- Homeowner Forum: Homeowner present said that everything was looks better, still complaints about speed in the community especially with the construction on Hughes Ranch Rd.
- Approval of the minutes: The Board read the minutes for February 4, 2021, as prepared by management. Kenton Heider made a motion to approve the minutes with the correct noted. Lou Bruce seconded the motion, all in favor, motion carried.
- Approval of the February and March 2021 Financials: the board reviewed the financials as presented. As of March 31, 2021, the association had \$395,006.98 in the operating account and \$549,117.18 in the reserve account. The outstanding delinquent accounts totaled \$106,264.99. Ricki Willoughby made a motion to accept the financials as prepared. Kenton Heider 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 62 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 and Tennis Courts: the board is looking at extending out the patio area by the kiddie pool, putting in new sidewalks around the outside of the pool and tennis court areas. We will do this in the fall after the pool has closed.
- Landscaping: The board has reviewed proposals to replace the dead landscaping around the pool area that died in the freeze. The landscape company is having a hard time finding decent replacement plants. He has been asked to remove all the dead plants and keep the area as neat as possible and we will look at replanting in the fall. The Urban Foresters provided a bid in the amount of \$5,066.10 to remove and replace the dead palms, trim common area trees and plant some crepe myrtles. Lou Bruce made a motion to accept this proposal. Dante Milton seconded the motion, all in favor, motion carried.
- Pool Passes: Pool passes will be distributed at the pool on May 27<sup>th</sup> and May 28<sup>th</sup> for those homeowners that were not able to pick them up. Management has also been mailing them out to the owners as waiver come in.
- The next meeting is scheduled for TBD – if the Westside Events Center is not open, we will have a ZOOM meeting.
- Adjournment: Bruce Wilson made a motion to adjourn; Kenton Heider seconded; all in favor, motion carried. The meeting was adjourned at 7:47 pm.

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Signature

\_\_\_\_\_  
Date

Printed Name: