

SOUTHDOWN COMMUNITY ASSOCIATION
MEETING MINUTES

MEETING DATE: August 3, 2023

LOCATION: Westside Events Center, 2150 Country Place Center Parkway, Pearland TX 77584

BOARD MEMBERS:

Ricki Willoughby – President
Lou Bruce – Vice President
Kenton Heider – Treasurer
Kenneth Martin – Director
Dante Milton – Secretary - absent

OTHERS IN ATTENDANCE:

Rita Haban, representing Managing Agent: Montage Community Services
(17) homeowners present

1. CALL TO ORDER: The Board meeting was called to order at 7:01 p.m. by Ricki Willoughby
2. Homeowner Forum: owners present discussed vandalism on several cars in the community. Ricki Willoughby informed the owners about a person riding his bike through the community in the early hours of the morning. She suggested that if anyone saw him in the community to contact the police. The police department was already aware of him. A homeowners raised a question about some houses that needed to be repaired at the entrance of the community.
3. APPROVAL OF MINUTES
 - a. The minutes from June 1, 2023, were presented to the Board for consideration. Kenton Heider made a motion to approve the June 1, 2023, meeting minutes, Lou Bruce seconded the motion, all in favor, motion carried.
4. FINANCIAL REPORT: June 30, 2023
 - a. The Board of Directors reviewed the financial statements for the period ending June 30, 2023. As of the end of June the association had \$63,728.61 in the operating account and \$810,254.62 in the reserve accounts. The outstanding delinquent account totaled \$109,905.76. Kenton Heider made a motion to approve the financials as presented, Lou Bruce seconded the motion, all in favor, motion carried.
 - b. Delinquent accounts- the board reviewed the delinquent accounts.
 - c. Violations- the board reviewed the violations. The board will work with Montage and the City of Pearland to cure violations.
5. COMMUNITY PROJECTS
 - a. Community Events –movie night in the pool, August 5th. Movie will start at 8:00pm.

- b. Ricki Willoughby discussed having “Trunk or Treat” for Halloween on October 28th, 6:00-8:00PM. She said volunteers will be needed.
6. LANDSCAPING UPDATES
- a. Sussan Summers with Montage is waiting on landscape quotes.
7. NEW BUSINESS
- a. Flock Cameras- Ricki Willoughby elaborated on the cameras. She informed the owners present on exactly how the cameras work and also that they were linked to the police department. She also mentioned that the purchase of the cameras might possibly raise the assessments. She also mentioned trying to get some grant money to help with the cost of the cameras.
A motion was made by Lou Bruce and seconded by Kenneth Martin to purchase the Flock cameras. The purchase is contingent on Kenton Heider approving the contract language. The motion for the purchase was approved.
 - b. Pearland Outreach – nothing is scheduled at the moment. Maybe towards the end of the year or beginning of 2024.
8. SCHEDULE OF NEXT MEETING:
- a. The next regular board meeting will be held on September 7 or October 5, 2023
9. ADJOURN OPEN SESSION
- a. There being no other business to discuss, Kenton Heider made a motion to adjourn the meeting. Kenneth Martin seconded the motion, all in favor, motion carried. The meeting was adjourned at 7:34 p.m.

Respectfully Submitted:
MONTAGE COMMUNITY SERVICES

Signature and Title

Date