

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

Date: February 4, 2021

Location: ZOOM

<https://zoom.us/j/95566897118?pwd=LzVTWmRCV0hDWEaNTVtNm5FVlh2UT09>

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

Absent:

Sussan Martinez, Montage Community Services and 6 homeowners were also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:01 p.m.
- Homeowner Forum: Homeowners present did not have any comments at this time
- Approval of the minutes: The Board read the minutes for January 7, 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 December 31, 2020 Financials: the board reviewed the financials as presented. As of December 31, 2020, the association had \$311,864.53 in the operating account and \$545,947.74 in the reserve account. The outstanding delinquent accounts totaled \$76,802.32. Lou Bruce made a motion to accept the financials as prepared. Bruce Wilson seconded the motion, all in favor, motion carried.
- Ratification of the 2021 Annual Budget: Ricki Willoughby made a motion to ratify the 2021 budget as prepared with changes. Lou Bruce 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.

- 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.
- The next meeting is scheduled for March 4, 2021 – if the Westside Events Center is not open, we will have a ZOOM meeting.
- Sidewalk Leveling: the board reviewed the proposals for the sidewalk repairs needed by the pool and tennis courts. They would like to table this item until the other 2 proposals come in.
- Playground equipment: the board has requested proposals on how much it would cost to replace the climbing dome and to make repairs to the big slide. Management will get with McKenna and Kraftsman for proposals.
- Annual Meeting: the board discussed the annual meeting for April. The meeting date has been set for April 9, 2021 to be held outside at the pool. Management will send out the “who wants to run” letter and save the date.
- Adjournment: Bruce Wilson made a motion to adjourn; Kenton Heider seconded; all in favor, motion carried. The meeting was adjourned at 7:52 pm.

Signature

Date

Printed Name: