

Southwyck Community Association
Minutes, Board of Directors Meeting
April 7, 2017

A regular meeting of the Southwyck Community Association Board of Directors was held on April 7, 2017 at the Calvary Baptist Church, 3302 County Road 89, Pearland, Texas. Board members present: Helen Bilyeu, John Fisher, and Vanessa Williams. Others present: Rafael Tovar of 4D Signworkx, residents Cathy Tydelski, Gareth Williams, Dinesh and Sangeeta Bakshi, Scott Moffatt, David Holzner, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6:32 p.m.

Monument Signage Mr. Tovar presented revised proposals for the Sunset Park monument.

Homeowner Input Complaints were received concerning a light flashing on and off on Northfork, and one side of the Fite entry is not working. Photocells need to be checked. Scott Moffatt suggested that a section input item be placed on the agenda for each month. He reported that Section IV has a new pool company, new safety rules, and that they are finalizing plans to update some pieces at the Morgan Park. He identified 3 main concerns – the need to have a general liability policy in the Section HOA name, expressed thanks for working with their management company and asked for a balances report, and asked for a status update on the collection policy.

Secretary's Report The minutes of the March Board meeting were reviewed. A motion to approve the minutes was made, seconded and passed.

Treasurer's Report February financial reports were reviewed and approved by motion made, seconded, and passed. Ms. Dooley will check on the status of the 2015 audit and 2016 records will be given to the auditor as well.

Business –*Brick Repair Proposals* – Bids for brick wall repair were reviewed. After discussion, a motion was made to award the following projects: Mortar repair on the north side of Northfork to Masonry Solutions at a cost of \$22,750; repair of the north side of Southfork from Auburn to the retention area to Masonry Solutions at a price of \$2780; repair of the collapsing brick wall at Auburn/Southfork, \$2,380 to Masonry Solutions; repair of the Emerald Pointe monument wings at \$11,880 to Brick Restoration. The motion was seconded and passed. The Southglen repairs will be re-bid.

Updates – The bench swings in the parks have been scraped and re-painted. The lights at the new monuments have been replaced with the LED fixtures. Board members gave approval for disposal of the old fixtures. Repairs are still needed to the irrigation/flowerbeds at the new monuments.

Newsletter -The Section management companies were also contacted with the offer to give each section space in the newsletter. We are still waiting on confirmation.

The Board moved to Executive Session to discuss collections, the collection policy, and pending legal actions. The Collection Policy was amended to reflect that the 2nd late notice will be sent certified, and delinquent accounts will be referred to legal once the 2nd payment is past due. Two payment plans were approved, and the decision made to proceed with foreclosure on one account.

The Board returned to regular session. The decision was made to approve option # 4 for the Sunset Monument.

There being no further business, the meeting adjourned.

Respectfully submitted,

Kathy Dooley, Recording Secretary