

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

Date: December 14, 2017

Location: Westside Events
21050 Country Place Center Parkway
Pearland TX 77584

Attendees: Ricki Willoughby - president
Kenton Heider- treasurer
Lou Bruce – Vice President
John Castle – Director

Absent: Bruce Fink – Secretary

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

- Ricki Willoughby called the meeting to order at 7:02 p.m.
- Approval of the minutes: The Board read the minutes as prepared by management. Kenton Heider made a motion to approve the minutes. Lou Bruce seconded the motion, all in favor, motion carried.
- Approval of the September, October and November 2017 Financials were reviewed by the Board. As of November 30, 2017, the association has \$101,350.55 in the operating account and \$498,819.73 in the replacement account. The outstanding delinquent owners owe a combined total of \$64,285.70 in delinquent assessments. Kenton Heider made a motion to approve September, October and November 2017 Financials as prepared. Ricki Willoughby seconded the motion, all in favor, motion carried.
- The 2018 Budget was reviewed, some additional items need to be adjusted. Management will make those corrections and resend to the board for approval. The board previously approved the annual assessment rate of \$194.00, no increase from 2017.
- Recap of the action taken in the executive session regarding delinquent accounts. The Board reviewed the delinquent owners and have advised management to follow the delinquency policy.
- The following accounts have been approved for expedited foreclosure:

1011133501, 1011149001, 1011061001, 1011147101, 1011106301

Ricki Willoughby made a motion to approve these expedited foreclosures as they all have balances of \$1500 and higher. Kenton Heider seconded the motion, all in favor, motion carried.

- Pool Electrical bids: Kenton is still working with contractors on the pricing for the upgrades that are needed for the pool and tennis courts.
- 2018 Goals/Projects:
 - Exercise equipment to be installed about the jogging trail: this will be brought up at the annual meeting to see what response is given.
 - Homeowner present asked if the association had disaster preparedness plans. Currently it does not, but is open to ideas, suggestions and support for this type of program.
- Landscape update: Management is working with Certified Landscape in getting the trees trimmed up, putting new crushed granite on the jogging trails and getting recommendations for lighting and irrigation needs.
- Homeowner Forum: homeowners were in agreement with the discussions the board had and had no additional comments.

Adjournment: Ricki Willoughby made a motion to adjourn; Lou Bruce seconded; all in favor, motion carried. The meeting was adjourned at 7:42 pm. The next meeting will be scheduled, and meeting notice emailed out when confirmed.

Bruce A Fink
Signature

1/4/18
Date

Printed Name: Bruce Fink