

Southwyck Community Association
Minutes, Board of Directors Meeting
7 July, 2022

A regular meeting of the Southwyck Community Association Board of Directors was held on 7 July, 2022, via teleconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer and Rick Nelson. Residents: Cathie Tydelski, Scott Feules, Delores Felix, Steve Charrin. Others: Liz Brannan of Brannan Designs LLC and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Ms Felix had some general queries about the workings of the association/HOA. Ms Dooley gave her an overview. Mr Feules requested that Ms Dooley share information on a number of items (such as delinquency report, map of landscaping outlining Section 4 v Master boundaries) with Section 4 management company so everyone clear about who's responsible for what.

Liz Brannan addressed the board regarding the results of their survey of park. However, the discussions didn't go too far because according to the survey, MUD owns a substantial area of park. It was agreed that both parties would double check this finding to ascertain whether MUD, or indeed SCA, owned the park.

Secretary's Report: The June meeting minutes were reviewed. A motion was made to approve the June board minutes, was seconded and passed.

Email votes to ratify – A motion was made to ratify the email vote approving BRI to fix the brick column damaged by a truck, was seconded and passed.

Treasurer's Report: The May financials were reviewed. A motion was made to approve the May financial report, was seconded and passed.

Business: Pasadena has completed repairs and work on wooden fence section for Southfield Village. BRI continuing with brick repairs. Magnolia repair complete and Ms Dooley awaiting bids for Northfork/Morgan brick repairs. Ms Bilyeu requested that Ms Dooley start getting bids for work on Section 1 fencing replacement and repairs.

Entry landscape update – new plantings underway but irrigation system has been hugely problematic and numerous issues coming to light, particularly cracked water lines. Ms Dooley has got the various parties involved in process co-ordinating their work and information.

Lake park electrical update – no news from Ellis Electric.

Ms Bilyeu requested that Ms Dooley co-ordinate with Ms Brannan and keep board updated about survey findings and park ownership question.

Executive session: Ms Dooley confirmed that she has sent Section 1 the report requested by Ms Tydelski at last meeting. Ms Bilyeu asked that a clear and comprehensive summary of the way Southwyck HOA operates be posted on its website so realtors understood its workings and were well informed. The board discussed collections and pending legal actions. There being no further business, the meeting was adjourned.

Vanessa Helmer, Secretary