

SOUTHDOWN COMMUNITY ASSOCIATION  
MEETING MINUTES

**MEETING DATE:** September 14, 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 – absent

Dante Milton – Secretary

**OTHERS IN ATTENDANCE:**

Sussan Summers, representing Managing Agent: Montage Community Services

(3) homeowners present

1. CALL TO ORDER: The Board meeting was called to order at 7:00 p.m. by Ricki Willoughby
2. Homeowner Forum: had no questions or comments, just came to listen.
3. APPROVAL OF MINUTES
  - a. The minutes from August 3, 2023, were presented to the Board for consideration. Kenton Heider made a motion to approve the August 3, 2023, meeting minutes, Lou Bruce seconded the motion, all in favor, motion carried.
4. FINANCIAL REPORT: July and August 2023
  - a. The Board of Directors reviewed the financial statements for the period ending August 30, 2023. As of the end of June the association had \$32,150.59 in the operating account and \$773,570.06 in the reserve accounts. The outstanding delinquent account totaled \$88,049.28. Kenton Heider made a motion to approve the financials as presented, Lou Bruce seconded the motion, all in favor, motion carried.
  - b. 2024 Budget Discussion: the board reviewed the budget as prepared by management with a \$20.00 increase. The increase is needed cover the costs for the Flock Cameras that will be installed at each entrance. Kenton Heider made a motion to raise the annual assessments to \$220.00 for 2024. Dante Milton seconded the motion, all in favor, motion carried.
  - c. Delinquent accounts- the board reviewed the delinquent accounts.
  - d. 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- Trunk or Treat will be held on October 28, 2023, from 6 to 8 pm in the community pool parking lot. Management will send out RSVP to reserve a spot. Ricki Willoughby made a motion to approve \$500.00 for this event. Louu Bruce seconded the motion, all in favor, motion carried.
6. LANDSCAPING UPDATES
- a. Tree trimming – management has requested proposals from the landscaper to have all the community trees trimmed.
7. NEW BUSINESS
- a. Flock Cameras- the permits have been approved and the cameras should be installed in the upcoming weeks.
  - b. Camera Policy- this has been approved.
  - c. Pearland Outreach – nothing is scheduled at the moment.
8. SCHEDULE OF NEXT MEETING:
- a. The next regular board meeting will be held on November 9, 2023.
9. ADJOURN OPEN SESSION
- a. There being no other business to discuss, Kenton Heider made a motion to adjourn the meeting. Dante Milton seconded the motion, all in favor, motion carried. The meeting was adjourned at 7:49 p.m.

Respectfully Submitted:  
MONTAGE COMMUNITY SERVICES

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Signature and Title

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Date