

**SOUTHDOWN COMMUNITY ASSOCIATION
MEETING MINUTES**

MEETING DATE: June 1, 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

Dante Milton – Secretary

Kenneth Martin – Director - absent

OTHERS IN ATTENDANCE:

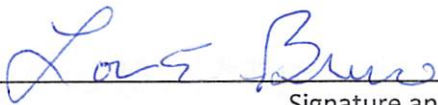
Sussan Summers, representing Managing Agent: Montage Community Services

(12) homeowners present

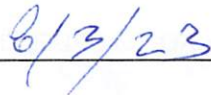
1. **CALL TO ORDER:** The Board meeting was called to order at 7:00 p.m. by Ricki Willoughby
2. **Homeowner Forum:** owners present asked about the tennis courts and their use. Vandalism was discussed as there were several cars with the windows knocked out. Owners asked about the violation process and how long it could take. Owner asked if there could be a rental cap for the community.
3. **APPROVAL OF MINUTES**
 - a. The minutes from May 4, 2023, were presented to the Board for consideration. Kenton Heider made a motion to approve the May 5, 2023, meeting minutes, Lou Bruce seconded the motion, all in favor, motion carried.
4. **FINANCIAL REPORT: April 30, 2023**
 - a. The Board of Directors reviewed the financial statements for the period ending April 30, 2023. As of the end of April the association had \$129,766.44 in the operating account and \$807,443.05 in the reserve accounts. The outstanding delinquent account totaled \$124,441.08. Kenton Heider made a motion to approve the financials as presented, Lou Bruce seconded the motion, all in favor, motion carried.
 - b. Delinquent accounts- the board reviewed the delinquent accounts and voted to proceed with 12 accounts to the attorney for non-payment and reminder letters to those that just owed for 2023.
 - c. Violations- the board reviewed the violations. 3 new homes were sent to the attorney for deed restriction compliance.
5. **COMMUNITY PROJECTS**

- a. Community Events – this summer we will do 2 movie nights in the pool, June 24 and August 5th. Management will send out flyers and order the pizza.
 - b. Playground replacement by the pool – this will be done in the next few weeks.
6. LANDSCAPING UPDATES
- a. Monument upgrades: waiting on an update from Chris – Big Boys Landscaping and the inspections for the monuments.
7. NEW BUSINESS
- a. Flock Cameras- management will set up a demo with Flock.
 - b. Pearland Outreach –they will be invited to the fall meeting to talk to the owners again about their program.
8. SCHEDULE OF NEXT MEETING:
- a. The next regular board meeting will be held on August 3, 2023
9. ADJOURN OPEN SESSION
- a. There being no other business to discuss, Kenton Heider made a motion to adjourn the meeting. Kenneth Martin seconded the motion, all in favor, motion carried. The meeting was adjourned at 7:43 p.m.

Respectfully Submitted:
MONTAGE COMMUNITY SERVICES



Signature and Title



Date