

Southwyck Community Association
Minutes, Board of Directors Meeting
1 December, 2022

A regular meeting of the Southwyck Community Association Board of Directors was held on 1 December, 2022, via teleconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer and Rick Nelson. Residents: Homer Franklin, Raquel Ware and Kathleen Blount Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Ms Ware requested ACC information again. She and Mr Franklin resolved the matter between themselves.

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

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

2023 budget – Ms Bilyeu requested that Ms Dooley create a separate line item for vandalism expenses in budget. The board also requested that Ms Dooley increase irrigation repairs allowance to \$12,000 and increase collection costs to \$35,000. Cost of reserve study, \$4000 approximately, to be added to administrative costs. The board agreed that focus for next year should be on proposed clubhouse and ongoing fence repairs, so no room for new projects. Mr Nelson highlighted potentially dangerous state of sidewalks and need for repairs, particularly around Morgan/Lakecrest, Morgan/Northfork and suggested approaching City of Pearland about getting help with repairs. Ms Dooley to check whether City, MUD or County responsible for areas discussed and whether they would shoulder any financial cost or help with repairs. If no help forthcoming, Ms Dooley suggested work could be funded from reserves fund, rather than operating fund. No commitments made on issue other than Ms Dooley to start looking into question of who might be responsible for what. A motion was made to approve the 2023 budget, with requested amendments, was seconded and passed.

Business: Lake maintenance bids – Ms Dooley has now received bids from all 3 companies: LakePro, Solitude and Lake Management Services. The board discussed the various bids. Mr Fisher requested that Ms Dooley get a sonar bid from Lake Management Services so that the board can then submit all the relevant information and costs to Silverlake board and hopefully settle the cost sharing issue. Ms Helmer

expressed her view that Silverlake were playing hardball and were reluctant to pay their fair share of lake costs

Annual Meeting – 4 candidates, John Fisher (up for re-election) Juan de Miguel Perez, Alex Young and Louie Wilson, expressed an interest in running for board positions. Of those, only 2 submitted necessary paperwork to qualify as candidates - Alex Young and John Fisher.

Ms Dooley to send homeowners annual meeting notice letter using same wording from 2019 letter. Church venue confirmed. Food and drink options confirmed. Architect and attorney confirmed to attend. Request for a police officer to be present during meeting to be confirmed. Ms Dooley to arrange zoom meeting between architect and master board for 7th December, if possible.

All boards zoom meeting scheduled for 15th December, 6.30pm via zoom. Section boards to submit topics to discuss. Ms Dooley to send out an email asking for input on agenda.

Executive session: The board discussed collections and pending legal actions. Ms Dooley to start getting bids for reserve study. Ms Dooley to forward bids for audit to board. There being no further business, the meeting was adjourned.

Vanessa Helmer, Secretary