

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

Date: July 1, 2021

Location: Join Zoom Meeting
<https://zoom.us/j/92685237998?pwd=Tnp6TkxkNTFNV3U3Skp1NWozYTk2QT09>

Meeting ID: 926 8523 7998
Passcode: 179016
One tap mobile
+13462487799

Attendees: Ricki Willoughby - President
Kenton Heider- Treasurer
Bruce Wilson – Director
Dante Milton – Secretary

Absent: Lou Bruce – Vice President

Sussan Martinez, Montage Community Services and 3 homeowner was also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:05 p.m.
- Homeowner Forum: Homeowner present talked the speeding and increased traffic because of the construction on Hughes Ranch, wanted to know if additional sidewalks can be installed. Owner also talked about the low branches from trees that are blocking sidewalks and signs.
- Approval of the minutes: The Board reviewed the minutes from May 6, 2021, as prepared by management. Kenton Heider made a motion to approve the minutes with the correct noted. Bruce Wilson seconded the motion, all in favor, motion carried.
- Approval of the April and May 2021 Financials: the board reviewed the financials as presented. As of May 31, 2021, the association had \$376,411.16 in the operating account and \$5551,187.01 in the reserve account. The outstanding delinquent accounts totaled \$96,982.73 Ricki Willoughby made a motion to accept the financials as prepared. Dante Milton seconded the motion, all in favor, motion carried.

- The board reviewed the delinquent accounts and will continue with collective action until the accounts are paid in full. There are 62 homes that will receive certified letters with regards to their outstanding past due balances.
- The Board reviewed the violation report, noted the force mows (which are billed back to the individual accounts) and provided management with the numbers for the City of Pearland compliance divisions to aide with some of the deed restrictions.
- Sidewalk Leveling/Swimming Pool and Tennis Courts: the board is looking at extending out the patio area by the kiddie pool, putting in new sidewalks around the outside of the pool and tennis court areas. We will do this in the fall after the pool has closed. Management is working on getting bids for this work.
- Electronic speed limit signs: The board reviewed the electronic speed limit signs and costs. The cost to effectively put them in the community with no real enforcement would be a waste of the association's funds. We will work with the City of Pearland to see if we can get additional stop signs and a traffic study conducted after the construction is done on Hughes Ranch Rd.
- Landscaping update: currently the plant selections are not very good due to the freeze. The landscapers suggested waiting until the fall to replace the dead plants. The board asked management to have the pull all the dead plants out and keeps the areas clean until the new planting in the fall.
- Legislative updates for 2021: Management discussed with the board the major changes that will take affect September 1 of this year. The ACC Committee will need to be separate from the Board, the meeting notice needs to be 144 hours (6 days) notice, management certificates have to be recorded with the RealEstate Division, security measures for homeowners and their homes and no firearms allowed signs need to be posted at the pool and parks.
- The next meeting is scheduled for TBD – if the Westside Events Center is not open, we will have a ZOOM meeting on August 5, 2021
- Adjournment: Bruce Wilson made a motion to adjourn; Kenton Heider seconded; all in favor, motion carried. The meeting was adjourned at 7:47 pm.

Signature

Date

Printed Name: