

SOUTHWYCK – ANNUAL MEETING, 2016

- ❖ **Welcome, Introduction and reading of the minutes
from the 2016 annual meeting – KATHY DOOLEY**
- ❖ **Election of Directors – TONY BOWLIN**
 - **Nominations from the floor**
 - **Introduction of candidates – Scarlett Kutch, Scott G. Moffit, John Fisher**
 - **Turn in ballots for count**
- ❖ **Master and boards responsibilities – STEVE BOUNDS**
- ❖ **State of the Association – JOHN FISHER**
- ❖ **2016 Survey – HELEN BILYEU**
- ❖ **Financials – KATHY DOOLEY**
- ❖ **2017 Possible Projects – STEVE BOUNDS**
- ❖ **Q&A While votes counted – JOHN FISHER**
- ❖ **Election Results – TONY BOWLIN**
- ❖ **Door Prize giveaway - DIRECTORS**

SOUTHWYCK – ANNUAL MEETING, 2016

❖ **Welcome & Introduction – KATHY DOOLEY**

Community Manager – Kathy Dooley

President – John Fisher (2016)

Vice President – Helen Bilyeu (2017)

Secretary – Tony Bowlin (2017)

Treasurer – Steve Bounds (2018)

Director – vacant (2018)

Attorney – Trisha Farine

SOUTHWYCK – ANNUAL MEETING, 2016

❖ Master and boards responsibilities – STEVE BOUNDS

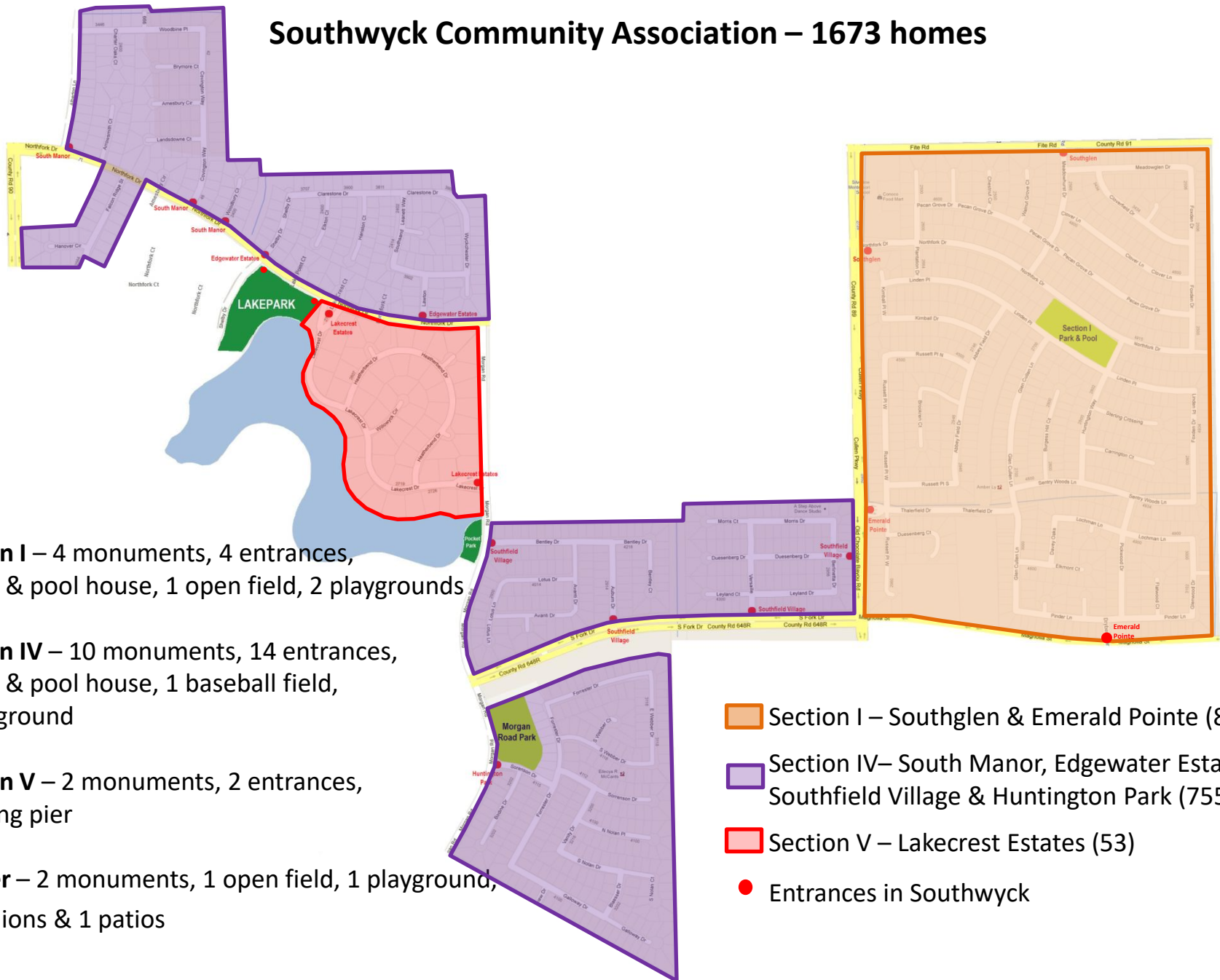
- Collection of assessments and distribution of each section's portion of the assessments which they set each year**
- Landscape maintenance including but not limited to mowing, edging, blowing, plantings, mulching, pest control, irrigation system and watering of 18 entrances and 2 parks**
- Seasonal plantings at entrances and the 2 parks**
- All costs associated with the lighting for all 18 entrances and in 2 parks**
- Tree trimming and vine removal on all fence lines we oversee**
- Repair/replacement of all fences we oversee**

SOUTHWYCK – ANNUAL MEETING, 2016

❖ Master and boards responsibilities (continued) – STEVE BOUNDS

- Play equipment, sun shades, picnic tables, benches, swings, water fountains & foot washing station, volley ball court, sand box, trash cans and doggy stations in our 2 parks**
- Upkeep of the lake & fountain with cost sharing with Silverlake**
- Upkeep of covered structures and the 2 patio structures at our 2 parks**
- Power washing of entrances, fences, play equipment & patios/pavilions**
- Casualty insurance for master and sections at no charge to sections**
- Directors and officers liability insurance for the master board**

Southwyck Community Association – 1673 homes



Section I – 4 monuments, 4 entrances,
1 pool & pool house, 1 open field, 2 playgrounds

Section IV – 10 monuments, 14 entrances,
1 pool & pool house, 1 baseball field,
1 playground

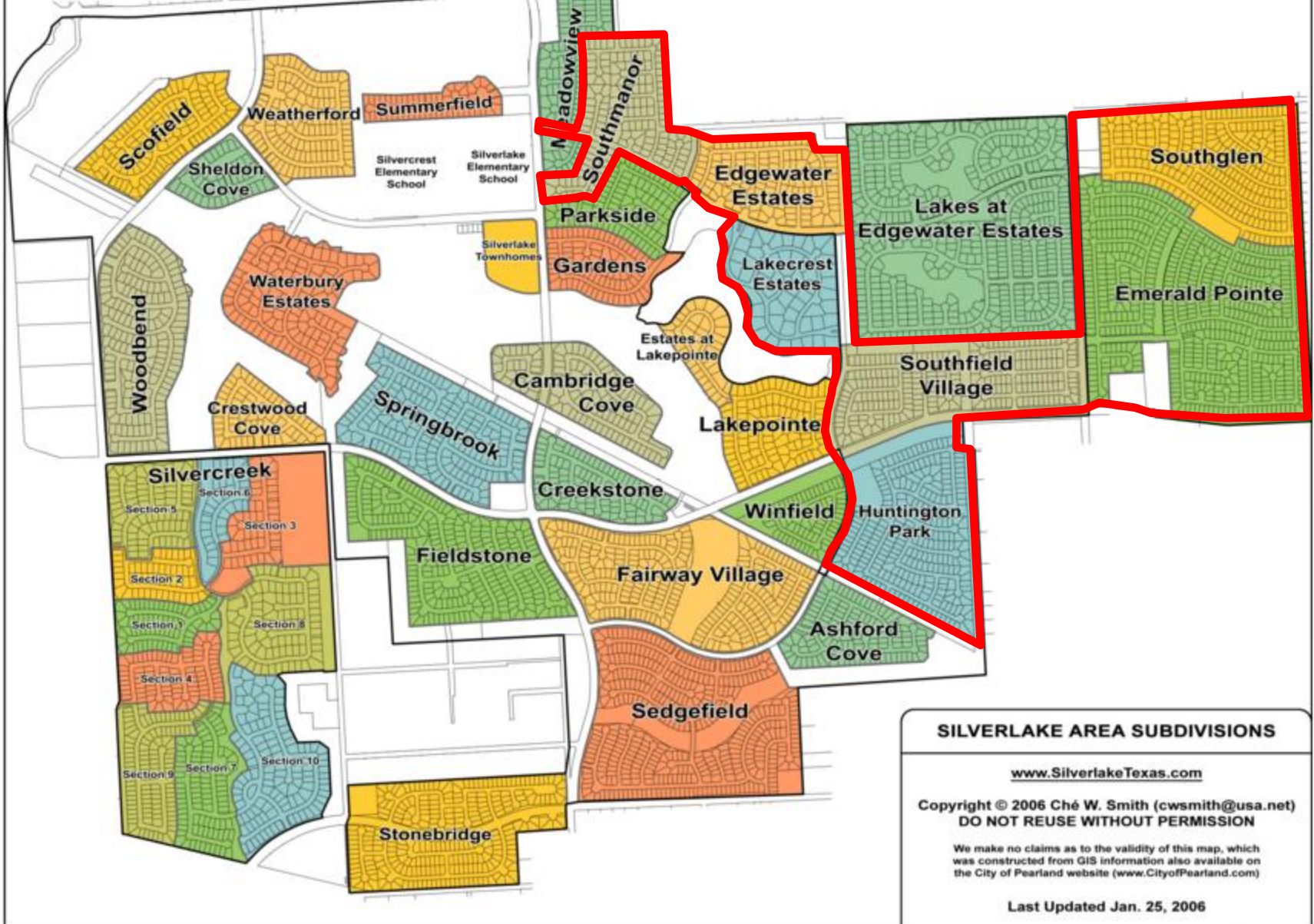
Section V – 2 monuments, 2 entrances,
1 fishing pier

Master – 2 monuments, 1 open field, 1 playground,
2 pavilions & 1 patios

- Section I – Southglen & Emerald Pointe (865)
- Section IV– South Manor, Edgewater Estates, Southfield Village & Huntington Park (755)
- Section V – Lakecrest Estates (53)
- Entrances in Southwyck

Southwyck, Edgewater Estates and Silverlake Villages

Getting to know your Villages



SOUTHWYCK – ANNUAL MEETING, 2016

❖ State of the Association – JOHN FISHER

- **New management company as of May 2016.**
- **Installation of informational squirrel signs in Southwyck Lake Park.**
- **2 damaged sails replace at Southwyck Lake Park – possible due to fireworks.**
- **Patriotic flags and banner added.**
- **Website updated with new look and new pages added including City of Pearland, 2017 Candidate Bios and Legal Action. News & Events updated shortly after every board meeting for those who want to know what is going on and could not attend board meeting.**
- **New fountain added to Southwyck Lake Park along with electrical for it and future need.**

SOUTHWYCK – ANNUAL MEETING, 2016

❖ State of the Association (continued) – JOHN FISHER

- 2 newsletters were created and sent to homeowners and available on our website. We will be going to quarterly newsletter in 2017.**
- Irrigation upgrades completed.**
- Burned out trashcan replaced and some trash lids replaced that were removed.**
- Donations to Silverlake HOA for Breakfast with Santa.**
- Silverlake agreement to share expenses for Southwyck Lake Park lake.**
- Southwyck Lake Park used for triathlon, weddings, birthday parties, family reunion and fitness group with insurance and approval from the board.**

SOUTHWYCK – ANNUAL MEETING, 2016

❖ State of the Association (continued) – JOHN FISHER

- Tree trimming along Morgan.**
- Replacement of several dead bushes throughout our area.**
- Power washing of some entrances, fences, all play equipment in both parks.**
- Final approval of Southmanor and Lakecrest Estate monuments.**

SOUTHWYCK – ANNUAL MEETING, 2016

2016 SOUTHWYCK COMMUNITY ASSOCIATION QUESTIONNAIRE						
Observations:	FABULOUS!	Adequate	I didn't notice/don't	TERRIBLE!		Comments
Overall appearance of Southwyck CAI property.						
ENTRANCES						
All Entrances - Landscaping						
All Entrance - Lighting						
SOUTHWYCK LAKE PARK						
Overall appearance and equipment						
Playground equipment appearance and variety						
Open space						
Landscape						
Sand volleyball area						
Covered pavilion						
Bricked landing or patio with no cover						
Is there something you think we are missing for our park? Please respond under comments.						
SUNSET PARK						
Overall appearance and equipment						
Pergola						
Swings benches/picnic tables/benches						
Landscaping						
DECORATIONS						
Southwyck Lake Park & Sunset Park - flags & banner						
Southwyck Lake Park - Christmas decorations						
COMMUNICATIONS						
Postal mailings & email blasts received from CMSI						
Newsletter						
Southwyck CAI website (http://SouthwyckTexas.com)						
Community sponsored Events - Breakfast with Santa						

Please fill out 2016 survey – this helps us know what is important to you.

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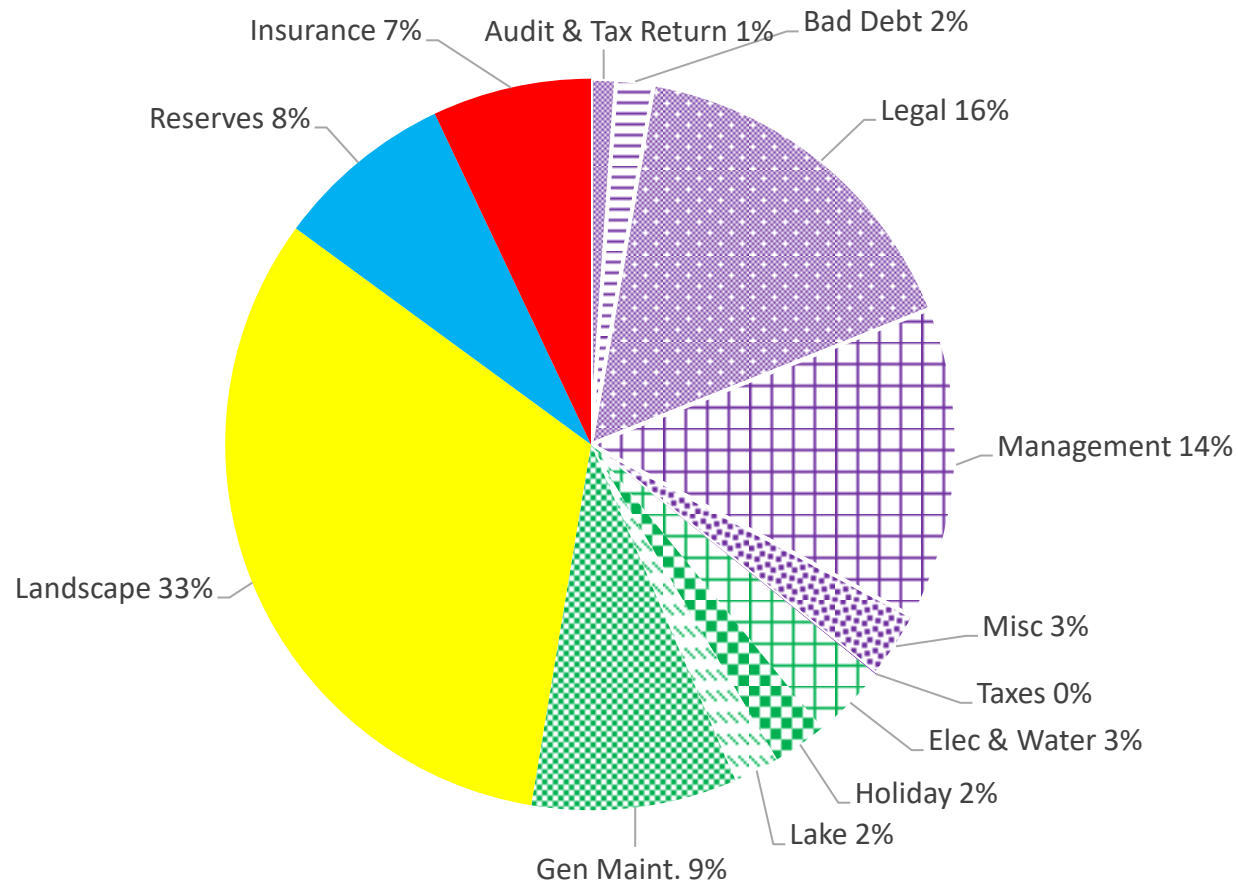
MANAGEMENT COMPANY						
Have you given CMSI your email contact?		Yes	No			
CMSI (management company)						
MISC						
	Can be helpful to the association	A waste of my time				
Surveys ----- circle one ---->						
	I choose not to participate	I'm too busy	Can't because of the week day it is held	I already volunteer too much	Contact me:	
'What best describes your participation with our Community Association? --- circle one----->						
	I don't see the point	I'm too busy	I probably should once in a while	Too far to go	I don't like meetings at churches	
If you do not attend monthly board meetings, even occasionally, why? ----- circle one----->						
	Our family attended	Our family did not attend	Love it!	Not a good experience	It was OK	
If you have participated in the Breakfast with Santa with Silverlake. circle any number----->						
** Please feel free to add anything else not covered above that you are concerned about. Feel free to use the back as well.						
Would you consider being a part of a focus group if the board needed to have one? Yes or No (circle)						
Please give us your name and contact information, so we can contact you should we need your assistance.						
Would you like to help provide content for our quarterly newsletter? Yes or No (circle)						
Would you ever consider volunteering to help Southwyck CAI if we needed it? Yes - No - depends on what you need help with (circle)						

MANAGEMENT COMPANY						
Have you given CMSI your email contact?	<input type="checkbox"/>	Yes	No	<input type="checkbox"/>	<input type="checkbox"/>	
CMSI (management company)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
MISC						
Surveys ----- circle one ---->	Can be helpful to the association	A waste of my time	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
What best describes your participation with our Community Association? --- circle one----->	I choose not to participate	I'm too busy	Can't because of the week day it is held	I already volunteer too much	Contact me:	
If you do not attend monthly board meetings, even occasionally, why? ----- circle one----->	I don't see the point	I'm too busy	I probably should once in a while	Too far to go	I don't like meetings at churches	
If you have participated in the Breakfast with Santa with Silverlake. circle any number----->	Our family attended	Our family did not attend	Love it!	Not a good experience	It was OK	
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SOUTHWYCK – ANNUAL MEETING, 2016

❖ Financials – Kathy Dooley

Southwyck Master 2017 Budget



SOUTHWYCK – ANNUAL MEETING, 2016

❖ Financials – Kathy Dooley

SOUTHWYCK MASTER		
2017 RESERVE BUDGET		
	Amount	Description
Balance at 11/30/16	429,276.92	
Rebuilding Southmanor & Lakecrest	(181,150.00)	
Final Water Logic	(38,500.00)	
Planned Costs rest of year	(8,500.00)	brick repairs sec 1 - Thalerfield
Planned Costs rest of year	(8,500.00)	brick repairs sec 4 walls -homeowner
	192,626.92	
Anticipated Outlays/Accruals to December 31, 2016		
	-	
	-	
Planned Calendar Year 2017 transfers	43,059.00	Final amount from 2017 budget to be adjusted
	43,059.00	
Estimated 12/31/17 Balance:	235,685.92	
note: Reserve Study recommended 400,000 present value		

SOUTHWYCK – ANNUAL MEETING, 2016

❖ 2017 – *Possible* Projects – STEVE BOUNDS

- Continuing from 2016 – Upgrade monuments for Southmanor and Lakecrest Estates entrances and relocation of rose bushes to Southwyck Lake Park around new electrical pole.
- Signage added to Southwyck Sunset Park along with some feature to help barricade vehicles from driving through park.
- Additional fence restorations for Section I and Section IV.
- Continued power washing program for some entrances and fences.
- Look into restocking fish at Southwyck Lake Park.
- Addition trees and/or bushes to be added.
- Quarterly Newsletter.

SOUTHWYCK – ANNUAL MEETING, 2016

❖ 2017 – *Possible* Projects (continued) – STEVE BOUNDS

- Round table talks with neighboring community boards to discuss common ideas/problems such as lake management, irrigation issues ... if we can make that happen.**
- Update patio at Northfork & Lakecrest.**
- Monarch Butterfly garden area w/community assistance.**
- Restocking of fish in Southwyck Lake Park.**
- Community event at Southwyck Lake Park.**

SOUTHWYCK – ANNUAL MEETING, 2016

- ❖ **Q&A While votes counted – JOHN FISHER**
- ❖ **Election Results – TONY BOWLIN**
- ❖ **Door prize giveaway - DIRECTORS**
- ❖ **Reminder, board meetings are 1st Thursday of every month at 6:30 PM at Calvary Baptist Church. Next meeting February 2nd.**
- ❖ **GET INVOLVED with your community association either at the section level or master level. We need your input!**

SOUTHWYCK – ANNUAL MEETING, 2016

❖ DOOR PRIZE GIVEAWAY!

President – John Fisher (2016)

Vice President – Helen Bilyeu (2017)

Secretary – Tony Bowlin (2017)

Treasurer – Steve Bounds (2018)

Thanks for coming and please make sure to turn in this years survey!

Challenge yourself to try to make it to at least a couple monthly meetings or at least stay informed by checking out website, www.SouthwyckTexas.com – News & Events page.

If you have questions about Southwyck CAI, please email us at directors@southwycktexas.com and we will try to answer any question you have.

Approved to be added @ 02/02/2017 board meeting

Southwyck Master Community Association, Inc.

2017 Budget

Number of Lots	1673
Total Annual Assessment	511,938
Annual Assessment per Lot per Year	\$ 306.00

Sect 1

865

Sect 4

755

Sect 5

53

2013 Budget	2013 Actual	2014 Budget	2014 Actual	2015 Budget	2015 Actual	2016 Budget	2016 Actual
511,326	535,548	511,326	493,342	511,000	547,789	511,000	512,091
		-51,133					
		0	16,875	16,000		8,000	6,734
	7,355	7,500	3,265		10,106		6,766
25,000	33,583	30,000	31,264	25,000	14,387	25,000	31,420
5,000	15,000		5,753	(5,000)			3,000
\$541,326	\$591,486	\$497,693	\$556,499	\$547,000	\$572,283	\$544,000	\$560,071
3,500	2,500	4,000	7,520	4,000	6,185	8,000	5,975
			7,063	5,500	(2,000)	5,500	22,456
7,500	400	2,500	4,936	5,000	4,200	5,000	2,250
10,000	6,398	3,000	6,194	5,000	3,967	5,000	3,710
	6,230	10,000	10,347	11,000	13,486	13,000	13,486
34,000	34,506	36,000	31,504	37,100	35,682	38,213	37,337
38,000	30,261	20,000	29,047	20,000	10,440	18,000	10,318
			14,000	3,288	10,000		1,946
112,000	106,626	120,000	128,356	124,000	120,253	132,000	117,773
17,500	27,183	20,000	5,288	16,500	20,444	16,500	578
5,000	866	5,000		6,000	39,459	16,000	975
12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
			-17,195				(17,631)
		-10,000	40,556	25,000	3,788	25,000	10,319
		7,500	20,783	4,000	2,022	4,000	5,422
20,000	6,646		4,008	45,000	38,127	45,000	19,167
15,000	16,316	20,000	70,283	20,000	42,113	24,572	24,561
20,000	8,001	20,000	2,710	5,000	6,217	10,000	675
14,000	3,637		3,335	5,000	13,496	14,428	3,474
50,000	50,000	50,000	50,330	51,500	51,500	54,075	52,225
16,000	13,123	15,000	13,271	15,000	11,220	15,000	6,714
		54,000	53,605				
1,800		5,000	0	875	3,457	5,000	7,235
			5,632			1,500	206
			1,322				1,444
125,000	125,000	100,000	100,000	89,000	89,000	39,212	39,212
1,000	3,033	2,500	144	2,000	392	2,000	0
38,500	27,484	24,000	17,855	24,000	17,600	24,000	16,416
350	180	500	180	500	718	1,000	1,072
\$541,150	\$481,001	\$527,000	\$615,686	\$546,975	\$613,054	\$544,000	\$399,315
\$176.00	\$110,485.33	(\$29,307.00)	(\$59,186.51)	\$25.00	(\$40,771.11)	\$0.00	\$160,756.70

Proposed 2017 Budget		
/Year 2017	Per Lot Per Year	% of Total Expenses

OPERATING INCOME

61000	Owner Asmt - Residential Asmt	511,938	306.00	92.00%
	Allowance for uncollectable			
75500	Misc Income - Lake Management	8,000	4.78	1.44%
61800/6270	Reserve Interest income & Fines income	6,500	3.89	1.17%
0/74000/67	Collection Costs	30,000	17.93	5.39%
62752	Sales Tax Refund/Other Income			
	TOTAL INCOME	\$556,438	\$332.60	100.00%

OPERATING EXPENSES

84300	Audit & Tax Return	6,000	3.53	1.08%
84350	Bad Debt Expense	3,000	5.38	1.62%
84220	Community Events	5,000	2.99	0.90%
80100	Electricity - Street Lights	4,000	2.33	0.72%
84340	Holiday Expense	13,500	8.07	2.43%
84600	Insurance - General	38,213	22.84	6.87%
82550	Lake Management	10,500	6.28	1.89%
82551	Lake Chemicals/Treatments	2,000	1.20	0.36%
81600	Landscape Contract	118,000	70.53	21.21%
82600	Landscape Replacement	16,500	9.86	2.97%
82425	Landscape Tree Maintenance	16,000	9.56	2.88%
81601	Landscape Sec 1 Subsidy	12,000	7.17	2.16%
84201/84700	Offset - Legal expenses & office supplies	0	-	0.00%
84725	Legal Expense Collections	25,000	14.94	4.49%
84720	Legal Expense Corporate	15,000	8.97	2.70%
84710	Legal Expense Master (lawsuit)	48,000	28.69	8.63%
82400	General Maintenance	30,000	17.93	5.39%
82800	Maintenance & Repairs - Irrigation	10,000	5.98	1.80%
82401	Maintenance & Repairs - Pressure Washing	5,000	2.99	0.90%
81700	Management Fees	58,000	34.67	10.42%
84200	Management Fees Misc. Charges(copy/postage)	7,000	4.18	1.26%
	AR Buy Out			
84250	Newsletter	10,000	5.98	1.80%
84202	Office Supplies - Copies	400		0.07%
84203	Office Supplies - Postage	2,200		0.40%
90100	Replacement Reserves Transfer	75,925	45.38	13.64%
84800	Taxes	200	0.12	0.04%
80300	Water Irrigation	18,000	10.76	3.23%
84275	Website Maintenance	1,000	0.60	0.18%
	TOTAL EXPENSES	556,438	\$331.04	100.00%
	Surplus/(Deficit)	\$0.00	\$1.55	\$0.00

Approved to be added @ 02/02/2017 board meeting
This is the FINAL approved budget for 2017

Southwyck Master 2017 Budget

