

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

Date: Thursday, October 3, 2013

Location: Westside Events Center
2150 Country Place Center Parkway
Pearland, TX 77584

Attendees: Ricki Willoughby, President
Kenton Heider, Treasurer
Allan Darnell, Director
Lou Bruce, Vice President
Bruce Fink, Secretary

Sussan Martinez , RealManage
8 homeowner present

Absent:

- The meeting was called to order at 7:00 pm.
- The minutes from August 1, 2013
 - a. The Board reviewed the August 1, 2013 minutes. Mr. Heider made a motion to approve the minutes as prepared. Mr. Bruce seconded the motion, all in favor, motion carried.
- Review/Approval regarding financial aspects
 - a. July and August 2013 Financials: The Board reviewed the July and August 2013 Financials as prepared by Management. The association is currently \$105,912 over budget, which is \$11,672,over what was budgeted for the year. This was do to the sidewalk and landscaping projects. Mr. Bruce made a motion to approve the financials as prepared. Mr. Darnell seconded the motion, all in favor, motion carried.
 - b. Delinquency status: The Board reviewed the delinquency report. Management explained the thought of trying an amnesty program, which would entail all homeowners that owe 2 years or less a payment plan to get caught up without penalty. Mr. Darnell made a motion to give this program a try and Mr. Bruce seconded the motion. All in favor. Management will contact these homeowners to get this started.
 - c. 2014 Budget discussion: The Board reviewed the budget and approved the assessment amount to stay the same, the pool budget number needs to be adjusted. Management will make the adjustment and send to the Board for signature.

- Old Business:
 - a. Maintenance items updates: Management updated the Board on the park equipment, pool general maintenance items at the pool that have been completed. Mr. Heider noted that the lights and the monument sign at Lambeth and Southdown still need to be done, this is the 3rd request. Management will find out what is going on with maintenance and report back.
 - b. Renovation of the landscaping at the pool – this will be addressed after pool season has ended.
 - c. Proposals for the installation of the sidewalk on Lambeth by the pool: this has been completed

- New Business:
 - a. Renovations for the pool: Mr. Beltran was in attendance and discussed with the Board what items needed to be done at the pool, such as the decking and will provide bids to management.

- Deed Restrictions: the Board reviewed the deed restriction report as provided by Management. The City of Pearland will be contacted with regards to several homes to see if they can help.

- Homeowner forum: there were 8 homeowners present at the meeting. The topics discussed were:
 - a. Possibility of a dog park – discussion continued from last meeting
 - b. Eagle Scout project presentation- project of planting trees at the park and adding a bench.

- Adjournment: The next meeting will be the December 5, 2013. Mr. Heider made a motion to adjourn the meeting at 8:28 pm. Mr. Rushing seconded the motion, all in favor motion carried.



Bruce Fink, Secretary



Date