
**MINUTES OF THE ANNUAL MEETING OF THE SOUTHWYCK
COMMUNITY ASSOCIATION, INC. HELD ON JANUARY 7, 2016 AT
3302 COUNTY ROAD 89 PEARLAND, TEXAS 77584 AT 7:00 PM.**

BOARD OF DIRECTORS PRESENT

John Fisher, President

Helen Bilyeu, Vice President

Steve Bounds, Treasurer

Lloyd Powell, Secretary

Larry Smith, Director

IN ATTENDANCE

13 lots were represented by Homeowners in attendance.

Tami Snell, community manager, Veronica Devilla, service specialist and Eva DeLaRosa, service specialist, were in attendance representing the managing agent First Service Residential, Inc. As well as, Trisha Taylor Farine, Attorney from Daughtry & Jordan.

CALL TO ORDER

Due notice of the meeting having been given and a quorum not being present, there was no need to call the meeting to order. There was a business meeting conducted for the purpose of electing officers.

HOA AND DIRECTORS RESPONSIBILITIES

Mr. Bounds reported on the following:

- Lawn 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
- 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
- Play equipment, sun shades, picnic tables, benches, grill, swings,
- water fountains & foot washing station, volley ball court, sand box,
- trash cans and doggy stations in our 2 parks
- Upkeep of the lake with cost sharing with Silverlake
- Upkeep of covered structures and 1 patio at 2 parks
- Power washing of entrances, fences, play equipment & patios/pavilions
- Removal of all graffiti on our property and notification to proper
- authorities
- Casualty insurance for master and sections at no charge to sections
- Directors and officers liability insurance for the master board

STATE OF THE ASSOCIATION

Mr. Fisher reported on the state of the Association highlighting the following

- Website updates – shortly after every board meeting.
- Donations to Silverlake HOA for Breakfast with Santa & 4th of July events.
- Silverlake agreement to share expenses for lake at Southwyck Lake Park.
- Southwyck Lake Park used for triathlon, wedding, birthday parties and fitness group with insurance and approval from the board.
- Major fence restoration, Section I, IV & V.
- Tree trimming in lake park and along perimeter fences.
- Additional equipment at the lake park including replacing water fountain, foot washing station, benches, trash cans & doggy pot stations.
- Sand added to volley ball court and sand box.
- Repainting of park equipment at pocket park.
- Additional gravel for walking path at pocket park.
- Removal and replacement of several dead or dying trees and bushes.
- Additional bushes and roses added to Section One perimeter fence on Cullen.
- Additional bushes planted around vault at Southwyck Lake Park.
- Power washing of some entrances, fences and play equipment.
- Less chemical added to lake. We are trying to find a balance.
- Installation of upgraded irrigation system.

ASSOCIATION QUESTIONNAIRE RESULTS

Helen Bilyeu reported on the questionnaire results from the 2015 annual meeting.

FINANCIALS

Tami Smith presented the 2016 Annual Budget in pie chart form. The 2015 Reserve Budget and Expenses were presented with totals as of the end of November 2015.

2016 PREDICTED PROJECTS

Lloyd Powell discussed the following items that are expected to be completed in 2016:

- A few more fence restoration, Section IV.
- Power washing of additional fences.
- Refurbish patio on northeast side of Southwyck Lake Park.
- Continue working on water quality at lake.
- Look into putting fountain in lake.
- Addition tree or bush plantings for ones that had to be cut down.

- Round table talks with neighboring community boards to discuss common ideas and problems such as lake management and irrigation issues.

INTRODUCTION OF CANDIDATES

Mr. Fisher called for nominations from the floor, there were none. The candidates, Larry Smith and Steve Bounds were introduced to the Members present, candidate Celia Harness was not in attendance. The candidates each said a few words.

BALLOT COLLECTION

Mrs. Smith, Managing Agent, called for all ballots to be collected from the floor.

QUESTIONS FROM THE HOMEOWNERS:

Trisha Farine, attorney, responded to the question regarding the status of the lawsuit. The final judgment was signed on November 20, 2015 stating that the entire Master community would need to vote for changes to be made to the Declaration of Covenants, Conditions and Restrictions.

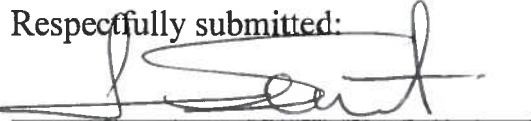
ELECTION REPORT

Tami Smith announced that Steve Bounds and Larry Smith were each elected to a three year term.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 pm.

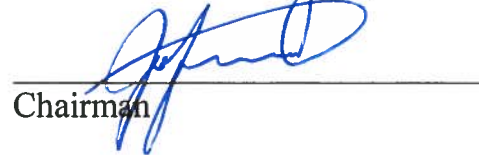
Respectfully submitted:



Recording Secretary

FEB 4, 2016
Date

APPROVED AS CORRECT:



Chairman