

Southwyck Community Association  
Minutes, Board of Directors Meeting  
February 3, 2022

A regular meeting of the Southwyck Community Association Board of Directors was held on February 3, 2022, via teleconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer, Sangeeta Bakshi and Rick Nelson. Residents: Kathleen Blount, Cathie Tydelski, Tom Erkenwick, Scott Feules and Homer Franklin. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Ms Blount asked whether there were any plans to repair/restore perimeter fence brickwork around her area. Ms Dooley explained that awaiting a quote to do the work. Mr Feules gave an update on Section 4 board. Ms Tydelski wanted to know if report from landscapers was ready (which it was not at the time of this meeting) and also had a specific request about fencing on Cullen – requested that as and when it is replaced, that no stain be applied or failing that, that it be a neutral colour. Ms Tydelski explained that this is to try and avoid conflict with homeowners who wanted to paint their fences different colours but the CCRs prohibit this.

Election of officers: The board agreed on the following appointments for 2022 -

John Fisher - President

Rick Nelson - Vice-President

Vanessa Helmer - Secretary

Sangeeta Bakshi – Treasurer

Helen Bilyeu – Director

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

A motion was made to ratify the email vote approving the Bushi Ban event at Southwyck Lake Park, was seconded and passed.

Treasurer's Report: The November and December financials were reviewed. A motion was made to book an additional \$75,000 into December capital improvements, was seconded and passed. A motion was then made to approve December financials, with revision to reserves, was seconded and passed.

Business: Landscape contract was put back out to bid and the various bids were considered by the board. Mr Fisher and Ms Bilyeu recommended going with Big Boy again, Ms Helmer and Mr Nelson expressed their concern at communication issues raised by Ms Dooley with Chris of Big Boy. The board debated pros and cons of renewing contract with Big Boy and agreed to award it to Big Boy again. Mr Fisher made a motion to approve the Big Boy bid, with a request that Ms Dooley check if BB would agree to a 3-year rather than 2-year contract, was seconded and passed.

Southfield Village fence bids were discussed. Consensus was to go with Pasadena. A motion was made to accept the Pasadena bid for the wooden part of the fence, was seconded and passed and the board agreed to take an email vote, after further consideration, about who to choose to do the brick work.

New electrical issues seem to have been resolved.

Ms Bilyeu provided an update on landscape meeting that took place on January 18<sup>th</sup>.

Ms Dooley asked the board about any plans for community events in 2022. As everything still so unsettled, it was agreed that a movie night later in year might be best, and safest, bet.

Ms Dooley to arrange a meeting with Ellis electrical and Mr Nelson and Ms. Bilyeu to attend.

Executive session: The Board discussed collections and pending legal actions. The board approved moving forward on two foreclosures. The board discussed the lawsuit. There being no further business, the meeting was adjourned.

Vanessa Helmer, Secretary

amended