

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

Date: January 14, 2022

Location: Join Zoom Meeting
Join Zoom Meeting

<https://us06web.zoom.us/j/82051786965?pwd=SUdtZ1lzVWpiQmRqT3lWbjBYU2Mwdz09>

Meeting ID: 820 5178 6965

Passcode: 961982 One tap mobile +13462487799,

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

Absent:

Sussan Martinez, Montage Community Services and 5 homeowner was also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:00 p.m.
- Homeowner Forum: Owner had a question about dogs not on leashes and where they can be walked in the community, she was talking about the City of Pearland Park. She was advised to call them. Owners complained about not receiving their mail. The mail delivery has been horrible, and the management company received so much returned mail that says its undeliverable even though the addresses were correct. Owners talked about the traffic, the stray cats and wanted to know if the newsletter could be started up again. Owner asked about doing more holiday lights and decorations. We will look into adding lights for next year.
- Approval of the minutes: The Board reviewed the minutes from September 23, 2021, as prepared by management. Kenton noted that minutes stated the next meeting was going to be October 7, 2021, Kenton Heider made a motion to approve the minutes. Lou Bruce seconded the motion, all in favor, motion carried.
- Approval of the October and November 2021 Financials: the board reviewed the financials as presented. As of August 30, 2021, the association had \$268,515.98 in the operating account and \$557,401.99 in the reserve account. The outstanding delinquent

accounts totaled \$81,018.17 Kenton Heider made a motion to accept the financials with the adjustments discussed. Bruce Wilson 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 49 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. There were 660 violation letters sent out the last quarter.
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- Sidewalk Leveling/Swimming Pool/Tennis Courts/parking lot: the board is looking at extending out the patio area by the kiddie pool, putting in new sidewalks around the outside of the pool, redoing the parking lot and tennis court areas. We need to make sure that the proper permits are pulled through the City of Pearland and included in the bids.
 - Landscaping update: the board discussed the landscape replacement by the pool and would like to hold off until the spring just in case there is another winter freeze. Get a recommendation form Chris about what type of evergreens trees we can put where the palms were removed.
 - The next meeting is scheduled for February 3rd, 2022, via ZOOM and then again March 3rd, 2022
 - Adjournment: Kenton Heider made a motion to adjourn; Lou Bruce seconded; all in favor, motion carried. The meeting was adjourned at 7:50 pm.

Signature

Date

Printed Name: