

Southwyck Community Association
Minutes, Board of Directors Meeting
August 4, 2016

A regular meeting of the Southwyck Community Association Board of Directors was held on August 4, 2016 at the Calvary Baptist Church, 3302 County Road 89, Pearland, Texas. Board members present: Helen Bilyeu, John Fisher, and Steve Bounds. Others present: Kim and Dan McCarthy, Jason Wilson, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6:30 p.m.

Monument Signage Rafael Tovar of 4D Signworx presented options for replacing the monument signage at South Manor and at Lakecrest. After discussion, Mr. Tovar was asked to present revised plans with cabinet top style signage. Materials discussed include granite, acrylic, or composite.

Homeowner Input Mr. Wilson asked about having the Association's tree trimmed that is on the Morgan Road setback behind his house at 3002 Lotus. The Board agreed to trim the tree along with some other tree work being done. Mr. and Mrs. McCarty addressed the Board concerning payment issues involving a home owned by her mother. Both parties are represented by legal counsel, and they were asked to work with the attorney.

Secretary's Report The minutes of the June Board meeting were reviewed. A motion was made to approve the minutes. The motion was seconded and passed.

Treasurer's Report May and June financial reports were reviewed and approved by motion made, seconded, and passed.

Business Action List Update – The action list was reviewed and updated. Monument repairs will be consolidated into one bid package. Board members discussed the possibility of removing the planters at South Glen. Signage for the Sunset Park is to be similar to the lake park, but scale down, and will say "Southwyck Sunset Park". The sign should be close to the walkway, and positioned to discourage vehicular traffic in the park. Lake Pro is meeting with an electrical contractor next week. There is a 4 week lead time on ordering the fountains. A motion was made to ratify the email vote approving purchase and installation of the 15 hp Titan fountain from Aqua Control at a price of \$32,498. The motion was seconded and passed.

Manager's Report – Late notices for assessments were reviewed. Per Board direction, they will be reformatted to add the Association web site. Association policy includes a \$50 collection fee in addition to interest. A motion was made to approve a proposal from Peterson Scott & Associates for completion of the 2015 tax returns and audit at a cost of \$2400. The motion was seconded and passed. A proposal from Dan's Tree Service for tree trimming on Morgan Road was reviewed. Bids were also requested from Pearland Tree Care and Precision Trees, but have not been received. Trimming of 2 additional trees behind 3002 Lotus will be added to the scope of work. Board members reviewed a bid from Certified Landscape for maintaining the entrances to Section 1. Proposals for pressure washing perimeter walls, monuments, the lake pavilion and park equipment were reviewed. After discussion, a motion was made to approve the proposals from Pure Pressure. The motion was seconded and passed. Ms. Dooley presented a proposal for repairs to the large pavilion and structure at the Lake Park. Board members discussed the possibility of erecting an enclosed facility in that location, approximately 4 – 6 times the size of the existing structure with an open patio concept. The ideal building would include interior bathrooms and a kitchen.

The Board moved to Executive Session to review collections issues. The minutes of the June executive session were approved, billing procedures discussed, and a report was received concerning the mediation committee meeting.

There being no further business, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Kathy Dooley, Recording Secretary