

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

Date: September 23, 2021

Location: Join Zoom Meeting
<https://zoom.us/j/92685237998?pwd=Tnp6TkxkNTFNV3U3Skp1NWozYTk2QT09>

Meeting ID: 926 8523 7998
Passcode: 179016
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 4 homeowner was also in attendance for this meeting.

- Ricki Willoughby called the meeting to order at 7:02 p.m.
- Homeowner Forum: Homeowner asked about the trash cans, whose decision was it have a new trash company. Are inspections being done and how often. What is the boards role and what do they do? Ricki Willoughby explained the board responsibilities and what the purpose of the board is. The next annual election is in April. Homeowner asked what can be done about the street park and parking blocking the sidewalks. Homeowner asked about the tree that is in the easement in front of her home and how can she get this tree trimmed. This is the responsibility of the City of Pearland.
- Approval of the minutes: The Board reviewed the minutes from August 5, 2021, as prepared by management. Lou Bruce made a motion to approve the minutes. Bruce Wilson seconded the motion, all in favor, motion carried.
- Approval of the July and August 30, 2021 Financials: the board reviewed the financials as presented. As of August 30, 2021, the association had \$298,039.23 in the operating account and \$554,344.82 in the reserve account. The outstanding delinquent accounts totaled \$92,200.83 Kenton Heider made a motion to accept the financials as prepared. Bruce Wilson seconded the motion, all in favor, motion carried.

- Budget Discussion for 2022: the board reviewed the budget as prepared with no increase to the assessments. There were some changes needed in the amounts in categories, Kenton Heider made a motion to approved the 2022 annual assessment at \$200.00 and the budget once the changes are made. Lou Bruce 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 62 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.
- 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 will do this in the fall after the pool has closed. Management is working on getting bids for this work.
- 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.
- Outreach Program: Dante Milton brought this up for discussion on how to get the police in the community and there is an outreach program through the City of Pearland. Homeowners present were very supportive of this program and would like to get more information.
- The next meeting is scheduled for October 7, 2021 via ZOOM
- Adjournment: Bruce Wilson made a motion to adjourn; Lou Bruce seconded; all in favor, motion carried. The meeting was adjourned at 8:03 pm.

Signature

Date

Printed Name: