

Southwyck Community Association
Minutes, Board of Directors Meeting
November 3, 2016

A regular meeting of the Southwyck Community Association Board of Directors was held on November 3, 2016 at the Calvary Baptist Church, 3302 County Road 89, Pearland, Texas. Board members present: Helen Bilyeu, John Fisher, and Steve Bounds. Others present: Rafael Tovar of 4D Signworx, Cathie Tydelski of Southwyck Section I, Alexa St. Julian of Section V, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6:30 p.m.

Entry Monuments After site visits and review of samples, the stone chosen for the entry monuments in Southglen is LedgeStone Chardonnay by Stonecraft Industries. Ms. St. Julian took the sample boards to review against the existing brick at the Lakecrest entries.

Homeowner Input Ms. Tydelski requested help understanding the reports that are sent with the Section payments each month. A meeting will be arranged with the accountant at CMSI. Ms. St. Julian reported a home burglary in Section V week before last. The December/January eblasts need to include crime prevention reminders.

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

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

Business The action list was reviewed. Ms. Tydelski and Ms. St. Julian reported that neither of their Sections are interested in pursuing changes to the current Master/Section structure. They were asked to respond to the meeting request from Scott Moffatt. Ms. Dooley was directed to ask Ellis Electric to install replacement covers on the light poles in the lake park, and to schedule quarterly power washing of the park areas. Ms. Dooley was directed to cut a check to Silverlake Community Association for Southwyck's share of the annual Breakfast with Santa event.

Certified Landscaping presented pricing for a 3 year contract renewal. The proposal was tabled until December. A motion was made to renew the contract with Lake Pro at the same rate, was seconded and passed. The draft welcome packet for new homeowners was reviewed. The pool form information will be deleted.

Annual Meeting – A draft call for candidates postcard was reviewed. Web site information will be added. John Fischer is up for election and will be a candidate. The bio/willingness to serve forms will be combined and will go out with the meeting notice. Door prizes will be available for the meeting. A design for a magnet to help people remember which HOA to call for which issue was presented and approved. Ms. Dooley will solicit a proposal for making the magnets. The December meeting will include a run through of the presentations for the January Annual Meeting.

The Board moved to Executive Session to discuss collections and pending legal actions. During executive session approval was given to write off uncollectible receivables from prior owners.

Board members discussed reserve fund levels. A motion was made to transfer \$300,000 from prior year earnings to the reserve fund. The motion was seconded and passed.

There being no further business, the meeting adjourned at 8:34 p.m.

Respectfully submitted,

Kathy Dooley, Recording Secretary