

Southwyck Community Association  
Minutes, Board of Directors Meeting  
April 1, 2021

A meeting of the Southwyck Community Association Board of Directors was held on April 1, 2021 via teleconference. Board members present: Helen Bilyeu, John Fisher, Sangeeta Bakshi, Vanessa Helmer and Rick Nelson. Residents: Homer Franklin, Gary Martin, Justin Buskirk, Victoria Lind. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Mr Martin again presented the Board with a request that a tree be planted in the island at Thalerfield entrance and also asked for entrances to be power-washed as looking a little green.

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

Treasurer's Report: The February financials were reviewed. A motion was made to approve the February financials, was seconded and passed.

Business:

Projects:

New electrical service at park – waiting for new address to be assigned so that a number can then be assigned to meter. Will have to reapply for permit under correct address.

Replacement lamp post ordered and will be installed soon.

Clubhouse project – approval will be required by MUD for proposed plans. Ms Dooley has sent them detailed information/pictures for both areas and is waiting to hear back from MUD engineers. General discussion about what the clubhouse might look like and it was agreed that the board should start thinking about specifics.

Frost damage – clean up still ongoing but making good progress.

Ms Dooley gave an overview of proposed HOA bills that are being reviewed in the Texas legislature and which could have an impact on the running of HOAs.

Ms Bilyeu asked about the photocells at entrances of Southglen and Emerald Point because when she checked last week, they were still on in the middle of the day.

Ms Bilyeu asked whether an invite had been sent out to other boards about getting together – not as yet due to a little confusion about whether invite was ready to be issued but Ms Dooley will look to arrange something soon.

Mr Fisher updated everyone on sharing of lake cost with Silverlake – Mr Fisher attended a virtual meeting of the Silverlake board to present figures and budget for lake maintenance and Silverlake once again agreed to pay a portion of costs.

Brick column on Morgan near Northfork that needs repairing – Ms Bilyeu sent pictures showing damage.

Ms Bilyeu addressed Mr Martin's request for power washing of entrances – agreed that Meadowhurst and Northfork entrances needed cleaning up but Ms Bilyeu would like to try Wet and Forget first, before any power washing, to minimize damage caused by power washing.

With regards to Mr Martin's request to plant a tree in island at Thalerfield, Ms Bilyeu reluctant to do so as irrigation is problematic in median and as such, Ms Bilyeu believes any new trees will suffer and fail to thrive. Irrigation would be very costly to replace/fix so Ms Bilyeu would not recommend planting a tree. Mr Nelson and Ms Helmer were inclined to entertain the idea of planting a tree. No decision made.

Executive session: The Board discussed collections and pending legal actions. There being no further business, the meeting was adjourned.

Vanessa Helmer, Vice President