

Southwyck Community Association  
Minutes, Board of Directors Meeting  
May 6, 2021

A regular meeting of the Southwyck Community Association Board of Directors was held on May 6, 2021, via teleconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer and Rick Nelson. Residents: Kathleen Blount, Homer Franklin, Victoria Lind and Scott Feules. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30pm.

Homeowner input: Ms Blount had a query about when fencing might be replaced along Morgan, specifically noise reducing fencing, as traffic noise increasingly problematic. Ms Bilyeu explained that it was on the project list but no definite date yet and options/cost still being explored.

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

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

Business:

Ratification of 2 email votes – lake treatment and removal of dead blueberry trees with one minor modification; the board agreed to have blueberry stumps dug up rather than ground down. A motion was made to approve both proposals, was seconded and passed.

Projects update: LakePro hoping to treat lake early next week. Treatment delayed because of weather and heavy rainfall.

Ms Dooley and BRI to do a walk around sections and take an inventory of cracks/faults in walls and then present the board with proposals and bids.

Ms Bilyeu updated the board on freeze damage clear up plus restoration of landscaping and irrigation at Covington/Northfork entrance by City.

Ms Bilyeu made a motion to approve the preliminary estimate to fix the irrigation at Covington entrance and also to get BB to fix and match landscaping on the other side. The motion was seconded and passed.

Ms Bilyeu proposed hiring a landscape professional to advise the board when it came to replacing freeze damage areas. Mr Nelson suggested involving one person from each Section board to help shape that process and Ms Helmer & Ms Bilyeu agreed it would be a good idea.

Ms Bilyeu proposed getting the irrigation system standardized and uniformly spaced out but Mr Nelson suggested waiting before doing any irrigation changes/updates until a thorough review of system was done. The board agreed to hold off on any redesign/upgrade of system for the time being.

Ms Dooley asked the board what they would like to do about 2 dead cypress trees along Morgan – Mr Nelson made a motion to remove them but not replace with anything for the time being. The board agreed and the motion was passed.

Progress slow but boring for electrical service in Southwyck Lake park to start next week.

Ms Bilyeu asked about when the leaning light pole in the park might be fixed. Ms Dooley waiting on contractor but it is scheduled to be fixed.

Complaint from homeowners about a persistent and very muddy patch at Versailles/Morgan which Ms Dooley has asked Chris to check to try to figure out what's going on.

Proposed get together with sections; Ms Dooley starting to get feedback. Section V not really interested in participating, Section 1 interested. Mr Franklin asked if any response from section 4 and Ms Dooley said that, as yet, no response.

Update on proposed structures at Southwyck Lake park: after some to and froing, Ms Dooley has persuaded MUD to provide some guidelines to what's acceptable so that ideas and plans can begin to be drawn up by engineers.

Special events – Ms Bilyeu suggested having a contest and prize for house with best Halloween decorations, and also one for best Christmas decorations - 1st and 2nd prize gift card of \$50 and \$25 respectively. The board agreed it would be a great idea.

Update on newsletter – Section 1 has provided some content. Ms Bilyeu did not ask Section 4 or 5 as they have never responded in the past but Mr Franklin requested that Section 4 be asked and given another chance as there were now new board members.

Mr Fisher confirmed that the flag agreement had been renewed with the boy scouts.

Ms Bilyeu asked Ms Dooley to send reminder to sections that the Master board will contribute up to \$250 for each section's National night out once necessary receipts/proof submitted.

Ms Bilyeu asked about pool tag distribution.

Ms Bilyeu suggested getting some extra signs done for the park – one highlighting it's a private park and another one saying no parking on grass. General discussion about merits/effectiveness of having these signs. Ms Dooley suggested some physical barrier to stop people parking on grass near the pavilion.

Ms Bilyeu highlighted need to re-stain sections of fencing along Magnolia and Emerald Pointe.

Fence at Southfield/Magnolia (primarily Southfield subdivision) needs replacing and need to start getting quotes. Ms Dooley to start gathering information and details from various companies with a focus on prefab concrete fences. Ms Dooley wanted to know what height and board agreed on 8ft. Long term project and goal is to eventually replace fencing for all Sections. Ms Blount sought clarification on which section would be prioritized and Ms Bilyeu confirmed it would be Southfield Village. Ms Blount also had a query about a letter received from the City about clearing yards. Ms Dooley requested that she send her details or a copy of the letter so it could be determined who sent it and why.

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

Vanessa Helmer, Vice President