

Welcome to the Southwyck CAI annual meeting.

Helpful information

SAVE YOURSELF MONEY - If you get a letter from your section or Master board's management company, make sure you address the issue immediately. If either board must contact their lawyer to help handle the issue, you will be billed for it. These expenses can get costly very quickly especially if you ignore letters and calls!

Your HOA fees are always due the same time, twice a year.

We are not responsible for postal issues. If you haven't seen your invoice by January 1 and July 1st you need to contact our management company, CMSI, 281-480-2563.

IF YOU SEE SOMETHING BROKEN SAY SOMETHING – We have a map on our website to help you figure out if this is within our area or not OR, just send us the information and we'll figure it out. If it's leaking, if it's broken play equipment, if it's fallen, if it's falling over, if it's dangling, just contact us. Pictures speak volumes and intersections for location help us pinpoint the problem. You can email directors@southwyktx.com which goes out to the entire board, not just one person.

CHECK YOUR EXEMPTION STATUS ON BRAZORIA COUNTY APPRAISAL WEBSITE
[\(https://www.brazoriacad.org/\)](https://www.brazoriacad.org/) – You don't want to miss out on some savings!

* Homestead * 65 and over * Disability * Surviving spouse of an age 65 or older individual
* 100% disabled veteran

Slide 1

HB1

Opening slide while we wait for the meeting to begin

Helen Bilyeu, 2022-01-01T00:29:39.813

SOUTHWYCK CAI ANNUAL MEETING – JANUARY 09, 2025

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- ❖ Introduction of the current board of directors and reading of the minutes from last annual meeting – **KATHY DOOLEY**

- ❖ Election of Directors – **JOHN FISHER**
 - Introduction of known candidates
 - Floor nomination?

- ❖ **Vanessa Williams – Kevin Shaw**

- ❖ Master and boards responsibilities – **RICK NELSON**

- ❖ State of the Association – **VANESSA WILLIAMS**

- ❖ How you can participate – **HELEN BILYEU**

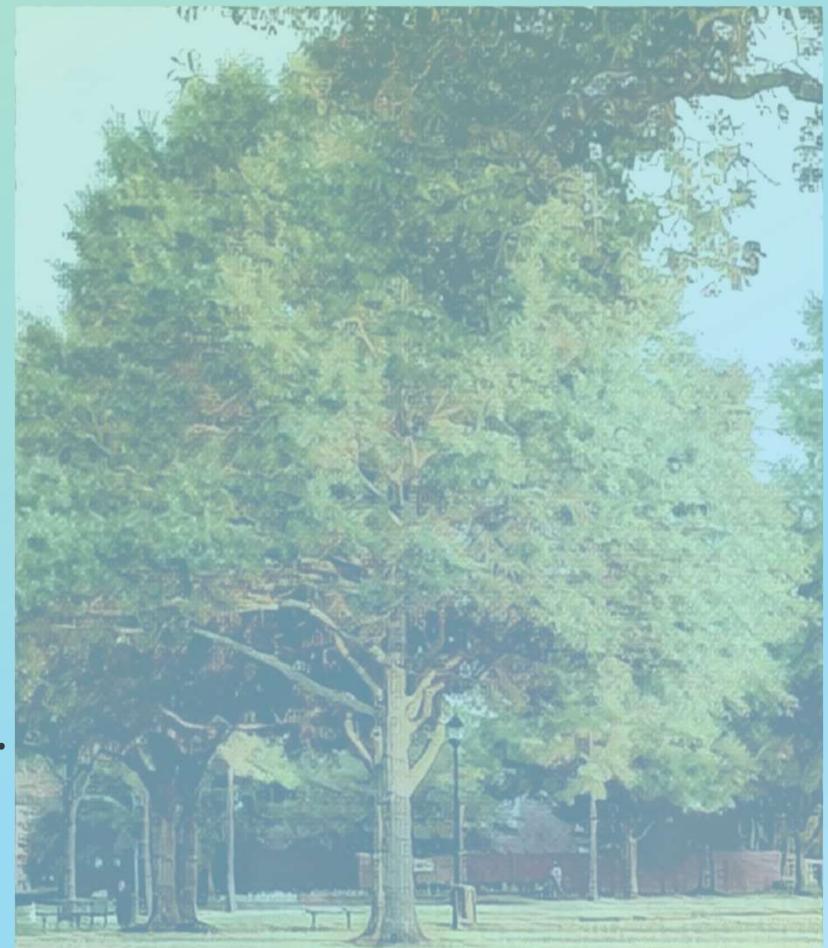
- ❖ 2025 Possible Projects – **KEVIN SHAW**

- ❖ Budget 2025 – **KATHY DOOLEY**

- ❖ Q&A While votes counted – **JOHN FISHER**
 - ** Please keep comments down to no more than 2 minutes.*

- ❖ Election Results – **KATHY DOOLEY**

- ❖ DOOR PRIZE – **HELEN BILYEU**



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❖ Welcome & Introduction – KATHY DOOLEY

Community Manager – Kathy Dooley

President – Vanessa Williams (2024)

V. President – Helen Bilyeu (2026)

Secretary – John Fisher (2025)

Treasurer – Rick Nelson (2026)

Director – Kevin Shaw (2024)

Attorney – Trisha Farine with Daughtry & Farine, P.C.

All positions hold equal voting weight at our meetings.

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❖ Election of Directors – JOHN FISHER

- **Homer Franklin**
- **Vanessa Williams**
- **Kevin Shaw**

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❖ Master and boards' responsibilities – RICK NELSON

- **Collection of assessments. Distribution of each section's portion of the assessments which are set by the Sections and Master each year. Interest on the section's late payments is given to the appropriate section.**
- **Landscape maintenance, including but not limited to mowing, edging, blowing, plantings, mulching, pest control, irrigation system, and watering of 18 entrances and 2 parks.**
- **All costs associated with the lighting & irrigation for all 18 entrances and 2 parks.**
- **Tree trimming.**
- **Repair/replacement of all perimeter fences along a major road.**

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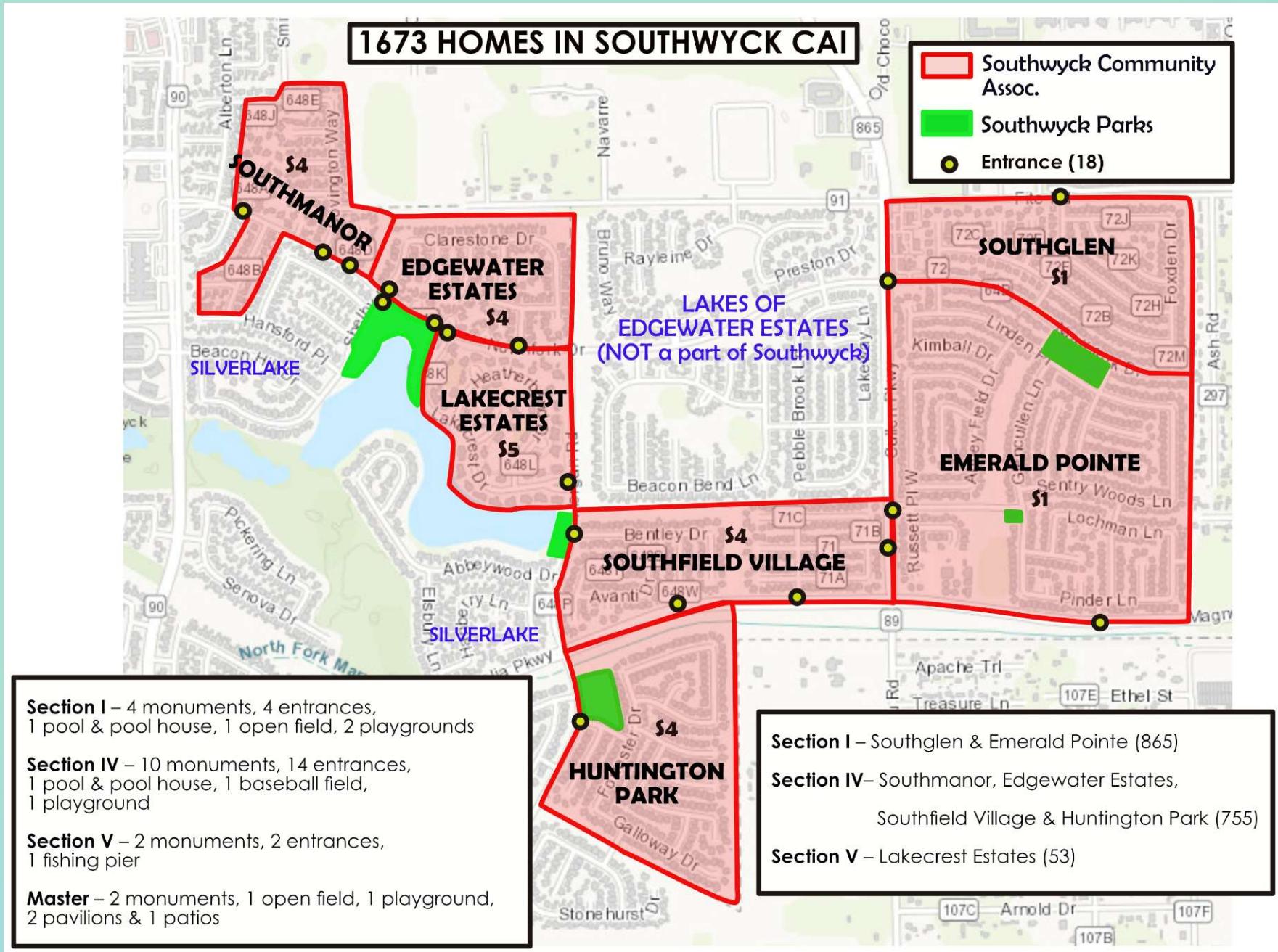
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❖ Master and boards' responsibilities (continued) – RICK NELSON

- Play equipment, sunshades, picnic tables, benches, swings, water fountains & foot washing station, volleyball court, sand box, trash cans and doggy stations in our 2 parks.**
- Upkeep of the lake & fountain - cost sharing with Silverlake.**
- Maintenance of covered structures and the 2 patio structures at our 2 parks.**
- Power washing of entrances, fences, play equipment, patios/pavilions and graffiti removal.**
- Casualty insurance for master and sections at no charge to sections.**
- Directors and officer's liability insurance for the master board.**

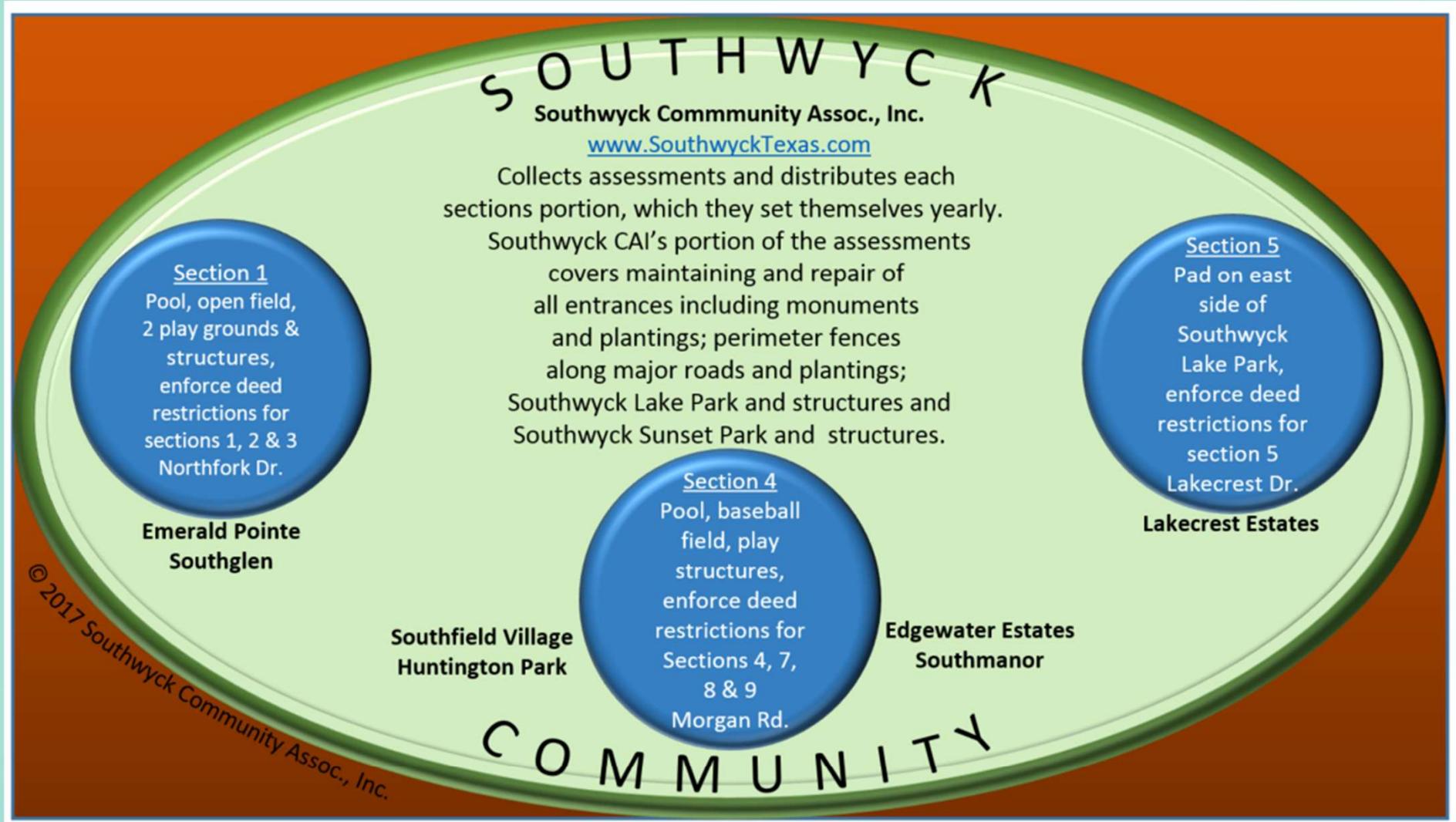
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❖ State of the Association – VANESSA WILLIAMS

- We started the year off with a news bulletin:
 - Filling a vacant board position
 - asking for volunteers for a committee to work on club house design ideas
- Southwyck CAI hosted one all-boards meet and greets, in April and Section 4 hosted the October meeting. This is a good way to get all board members and property managers to get to know each other, answer questions, give vendor recommendations, and to learn something new! All attendees are encouraged to share and participate.
- Remove dead bushes and trees from the past summer drought and freeze. Plant replacement took place in the spring.
- We had Brick Restoration (BRI) do an assessment of all the brick walls and columns and give us a ranking for those that need to be repaired.

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❖ State of the Association (continued) – VANESSA WILLIAMS

- The sidewalk on Morgan from Northfork to Lakecrest was replaced and ground graded so that the water flows off the curb and does not stand on the sidewalk anymore.
- Created parking signs for Southwyck Lake Park. We have had issues the last several years with unauthorized cars at the park conducting business.
- Quarterly power washing of all play equipment and picnic tables in both of our parks.
- Hurricane Beryl caused damage to the greater Houston area, including Pearland and our Southwyck CAI community on July 8, 2024.
- Due to hurricane Beryl, Southwyck CAI had broken tree limbs and trees removed to the curb for the City of Pearland and Brazoria County to remove.

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❖ State of the Association (continued) – VANESSA WILLIAMS

- **Southwyck CAI had additional trees trimmed to make sure they were off fences, homes, light poles and play equipment.**
- **Some shade sails at Southwyck Lake Park were damaged and removed.**
- **Some fence damage occurred from hurricane Beryl at Southwyck Lake Park, Edgewater Estates, Southglen, Emerald Pointe, Southfield Village and Southwyck Lake Park. Repairs were made.**
- **New signage for parking at Southwyck Lake Park was approved to cover towing.**
- **Repair of swing, swing bench & play structure at Southwyck Lake Park and Southwyck Sunset Park.**

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❖ State of the Association (continued) – VANESSA WILLIAMS

- **Southwyck CAI got bulkhead assessment for the lake at Southwyck Lake Park.**
- **Crepe Myrtles were cut down from the uncovered pavilion area near Northfork and Lakecrest due to structure being replaced at some point and to keep the integrity of the bulkhead.**
- **Continued displaying of Patriotic flags, maintained by Boy Scouts Troop 446.**
- **Website kept up-to-date and relevant.**
- **Finalized our 2022 & 2023 (MAYBE) audit with external auditor.**

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❖ How you can participate in our association – HELEN BILYEU

- **Community Events** – What kind of community events would you like to see us try? We are looking for low cost/no cost events that are community-oriented gathering and not the Disney World experience.
- **Projects** – throughout the year we have projects that we work on where we would like homeowner input. If you are willing to help, please let us know by emailing us at directors@SouthwyckTexas. When a project comes up where we need input, we'll contact you. We are currently looking to appoint a vacated board position and homeowners to help with our new club house input at the Southwyck Lake Park.
- **Report** – vandalism or damage to our property, malfunction of lights at our parks, fountains in lake, drinking fountain, irrigation leaks and such by emailing to directors@SouthwyckTexas.com or contacting Kathy Dooley.

Southwyck Community Association believes that running a successful association requires teamwork. We are looking for input/help from our homeowners. If you are looking for a way to make a difference in our community, please consider volunteering. The Southwyck CAI board reserves the right to approve all volunteers.

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❖ 2025 – Possible Projects – KEVIN SHAW

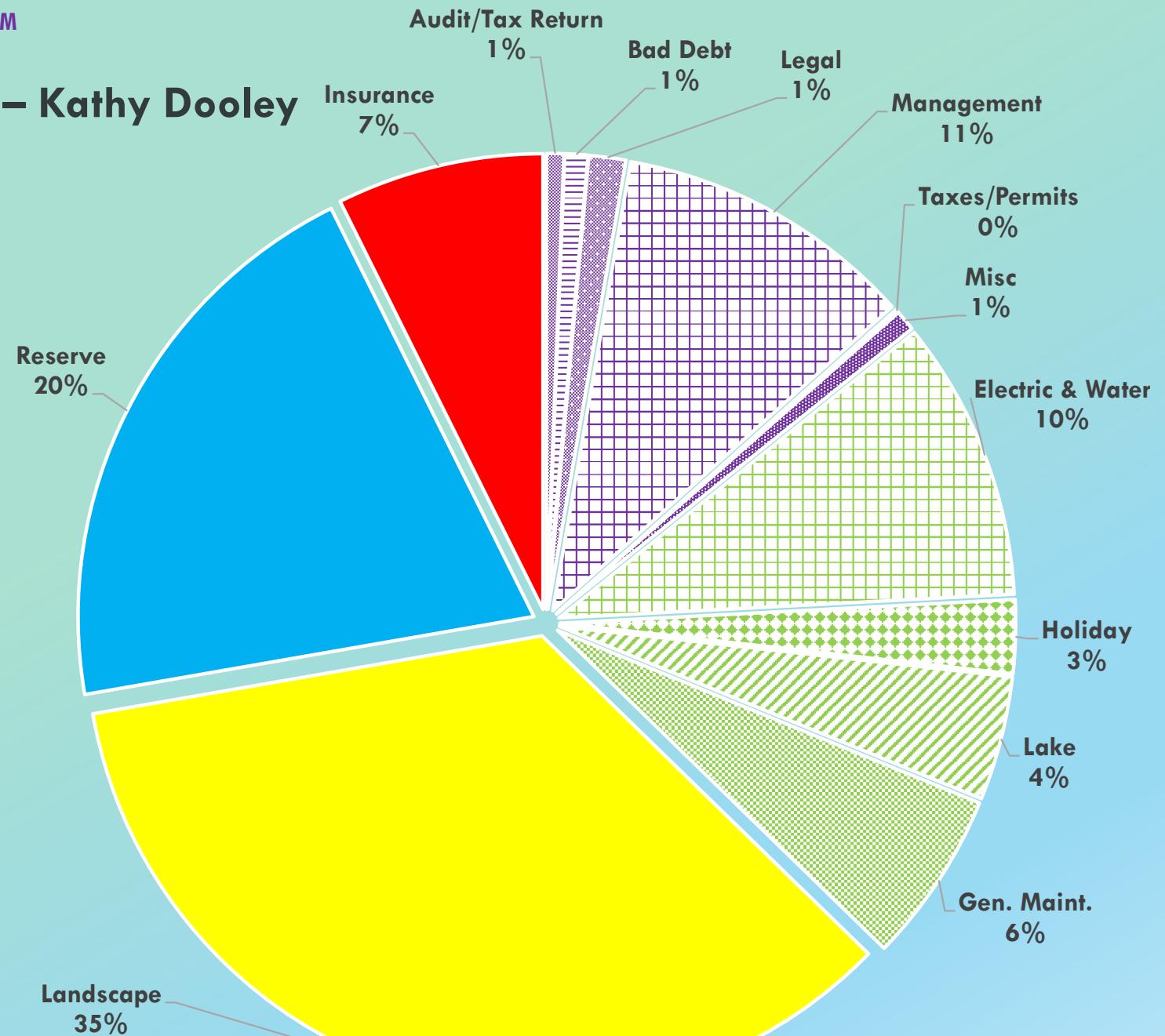
(Order is not order of priority)

- Continue revolving power washing program for entrances and brick walls.**
- Continue working on brick fence repairs.**
- Playground repairs.**

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❖ Budget 2025 – Kathy Dooley



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- ❖ **Q&A while votes are counted – JOHN FISHER**
- ❖ **Election Results – KATHY DOOLEY**
- ❖ **Door prizes – HELEN BILYEU**
- ❖ **Reminders:**
 - **Board meetings are**
1st Thursday of every month at 6:30 PM via Zoom.
Southwyck CAI's next meeting February 1st.
 - **Check our website for updates & make sure you sign up for eblasts.**
 - **We need volunteers for short time periods throughout the year.**
Email directors@SouthwyckTexas.com if you would like to help.
- ❖ **PLEASE GET INVOLVED with your community associations**
either at the section level and/or master level. We both need your input
and it helps you stay informed on what your association is doing.

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The Southwyck CAI board thanks you for attending our annual meeting!

We challenge homeowners to try to attend at least a few of our monthly meetings a year or at the least stay informed by checking out website, www.SouthwyckTexas.com.

The first 30 minutes of each meeting is allocated for homeowner input. Our next board meeting is Thursday, February 6 at 6:30 pm.

If you have questions about Southwyck CAI, please email us at directors@SouthwyckTexas.com and we will try to answer any question you have quickly.

Thanks again for attending!