

SOUTHWYCK – ANNUAL MEETING FOR YEAR END 2017

- ❖ **Welcome, Introduction and reading of the minutes from the 2016 annual meeting – KATHY DOOLEY**
- ❖ **Election of Directors – KATHY DOOLEY**
 - **Nominations from the floor**
 - **Introduction of known candidates – HELEN BILYEU & TONY BOWLIN**
 - **Turn in ballots for count**
- ❖ **Master Board’s responsibilities – SANGEETA BAKSHI**
- ❖ **State of the Association – HELEN BILYEU & TONY BOWLIN**
- ❖ **Financials – KATHY DOOLEY**
- ❖ **2018 Possible Projects – VANESSA WILLIAMS**
- ❖ **Q&A While votes counted – DIRECTORS & KATHY DOOLEY**
- ❖ **Election Results – KATHY DOOLEY**
- ❖ **Door Prize giveaway – DIRECTORS**

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❖ **Welcome & Introduction – KATHY DOOLEY**

Community Manager – Kathy Dooley

President – John Fisher (2019)

Vice President – Helen Bilyeu (2017)

Secretary – Tony Bowlin (2017)

Treasurer – Vanessa Williams (2018)

Director – Sangeeta Bakshi (2018)

Attorney – Trisha Farine

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❖ Master Board's responsibilities – SANGEETA BAKSHI

- Collection of assessments and distribution of each section's portion of the assessments which they set each year**
- 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 in 2 parks**
- Tree trimming and vine removal on all fence lines we oversee**
- Repair/replacement of all perimeter fences**

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❖ Master and boards responsibilities (continued) – SANGEETA BAKSHI

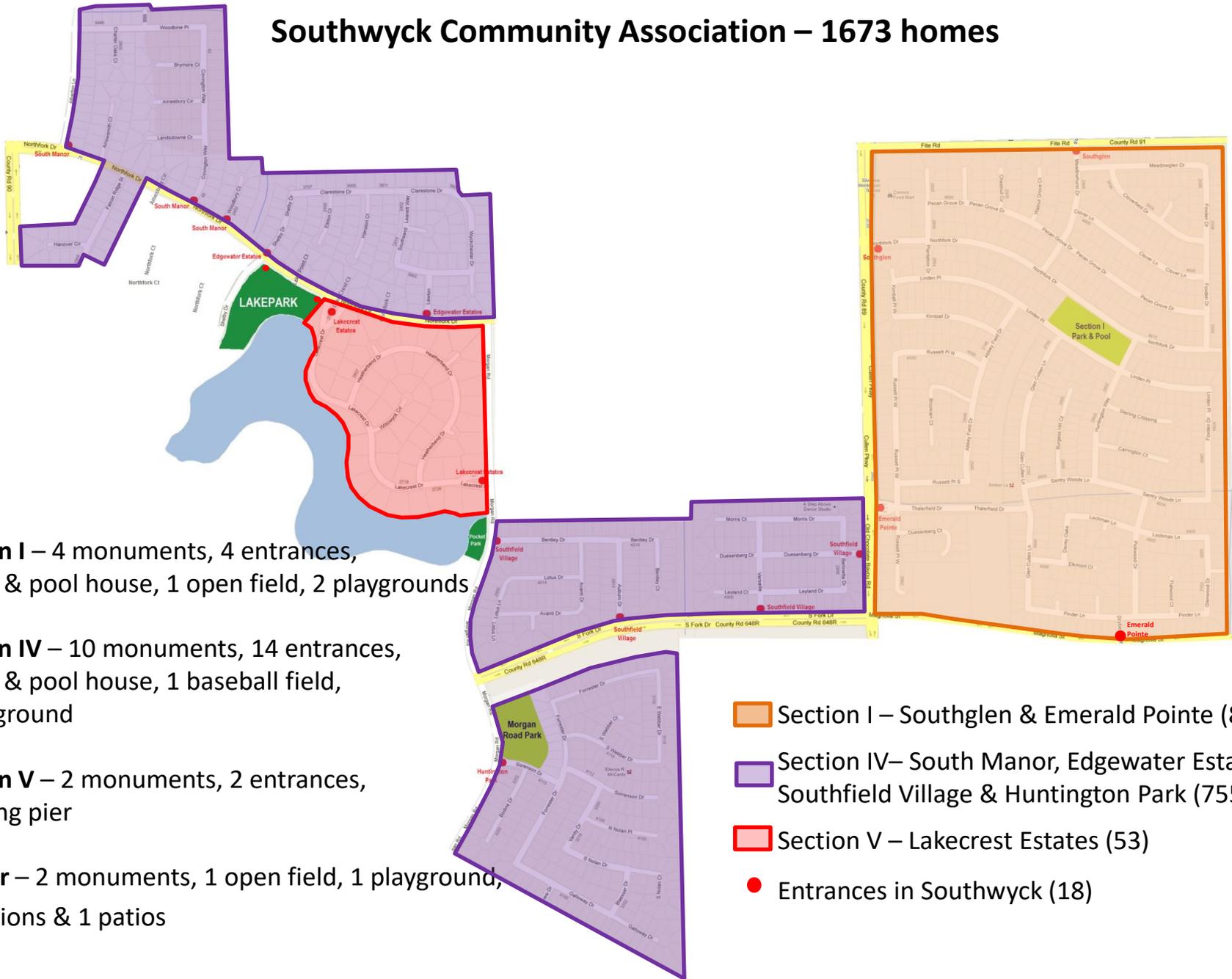
- Play equipment, sun shades, picnic tables, benches, swings, water fountains & foot washing station, volley ball court, sand box, trash cans and doggy stations in our 2 parks**
- Upkeep of the lake & fountain with cost sharing with Silverlake**
- Upkeep of covered structures and the 2 patio structures 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 officers liability insurance for the master board**

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** Magnets available to homeowners

Southwyck Community Association – 1673 homes



Section I – 4 monuments, 4 entrances,
1 pool & pool house, 1 open field, 2 playgrounds

Section IV – 10 monuments, 14 entrances,
1 pool & pool house, 1 baseball field,
1 playground

Section V – 2 monuments, 2 entrances,
1 fishing pier

Master – 2 monuments, 1 open field, 1 playground,
2 pavilions & 1 patios

- Section I – Southglen & Emerald Pointe (865)
- Section IV– South Manor, Edgewater Estates, Southfield Village & Huntington Park (755)
- Section V – Lakecrest Estates (53)
- Entrances in Southwyck (18)

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❖ State of the Association – HELEN BILYEU

- No significant damage done to our association's property during the hurricane.
- Significant increase in homeowner participation at monthly board meetings! Thank you for helping our association by participating.
- LED light upgrades to Southmanor, Lakecrest Estates, Southwyck Lake Park, Southfield Village entrances on Southfork only and Emerald Pointe.
- Repairs to electrical at Emerald Pointe, Southglen entrances and Southwyck Lake Park. ***** More work to come in 2018!**
- New Southwyck Sunset Park sign added – barricade, familiar name, lets you know who is responsible for it plus we obtained an address number for the property.

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❖ State of the Association (continued) – HELEN BILYEU

- Continued repair of brick walls and wooden fences – north side of Northfork, portions of Southfield Village on Southfork, Emerald Pointe and Huntington Park along retention area. ***** More work to come in 2018!**
- Website updated with new Legal Action page. Website kept up-to-date and relevant with News & Event page usually being updated shortly after our monthly board meetings.
- Quarterly newsletters were created and sent to homeowners and available on our website to also help keep our homeowners informed. We even offered each section the opportunity to have 2 pages each free of any cost sharing to help publicize what is going on with the sections. Only Section 1 has participated.

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❖ State of the Association (continued) – HELEN BILYEU

- Silverlake continues to share expenses for Southwyck Lake Park lake maintenance.**
- Donations to Silverlake HOA for Breakfast with Santa.**
- Southwyck Lake Park used for triathlon, weddings, birthday parties, family reunion, community outreach group, Boy Scout ceremony and elementary schools end of year activities.**
- Updated Southwyck Lake Park Group Use Rules & Reminders and Release Form for Facilities Use/Hold Harmless forms to include where port-a-potties are placed and no other vendors being allowed to tag along with a single release form plus no balloon releases.**

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❖ State of the Association (continued) – TONY BOWLIN

- **Southwyck Lake Park - tasks:**

- **1 damaged sail repaired from fireworks damage.**
- **Additional dog pot pet station added near Shelby entrance to Southwyck Lake Park.**
- **Power washing of all play equipment in both parks quarterly.**
- **Additional fish added to the Southwyck Lake Park lake.**
- **Signage added to the covered pavilion that permission to reserve is needed and contact information.**
- **Repairs to pump station fence and gate.**

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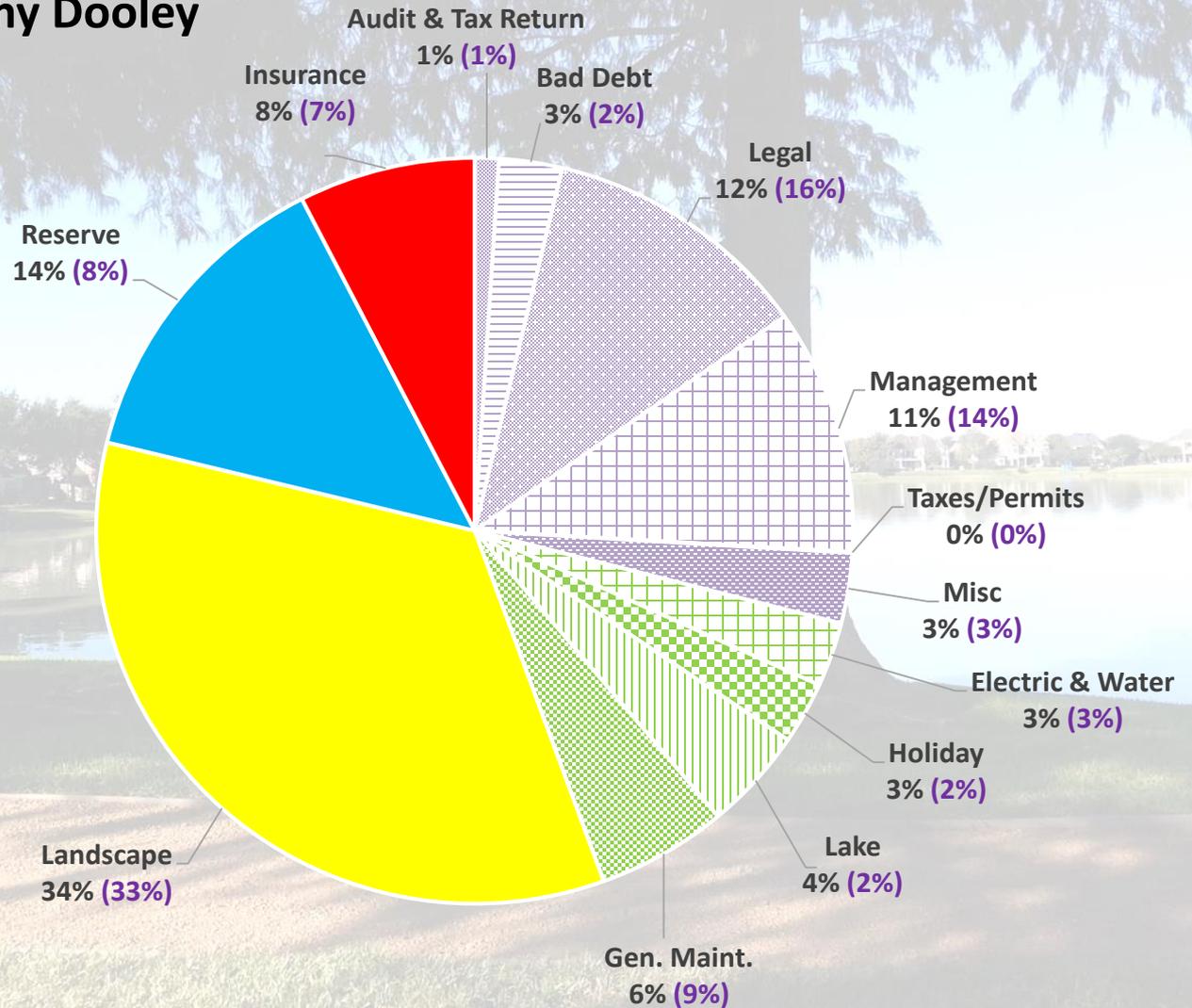
❖ State of the Association (continued) – TONY BOWLIN

- Completed the 2016 audit.**
- Updated reserve study conducted for our properties.**
- Continued displaying of Patriotic flags and banners with participation from the Boy Scouts.**
- Movie night at the park with food trucks and invite to surrounding HOAs to participate.**

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Southwyck Master 2018 Budget

❖ Financials – Kathy Dooley



* Percent in parentheses is 2016 amount

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❖ 2018 – *Possible* Projects – VANESSA WILLIAMS

- Continuing on with last several years of repairs/upgrades of monuments with Southglen entrance up next for repair/upgrade.**
- Additional fence repairs for Southfield Village & Huntington Park**
- Continued power washing program for some entrances and fences**
- Addition trees and/or bushes**
- Round table talks with neighboring community boards**
- Update patio at Northfork at Lakecrest**
- Community event at Southwyck Lake Park**

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❖ 2018 – Possible Projects (continued) – VANESSA WILLIAMS

- **Additional fountain at the Southwyck Sunset Park**
- **Southwyck Lake Park:**
 - **Replace drinking water fountain and foot washing station**
 - **Replace volleyball net**
 - **Additional picnic tables (4)**
 - **Replace several rusted trash cans throughout parks**
 - **Aggressive tree trimming where there is too much shade**
 - **Replace swing seats**
 - **Consider raising some picnic table slabs**

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- ❖ **Q&A While votes counted – DIRECTORS & KATHY DOOLEY**
- ❖ **Election Results – KATHY DOOLEY**
- ❖ **Door prize giveaway - DIRECTORS**
- ❖ **Reminder, board meetings are 1st Thursday of every month at 6:30 PM at Calvary Baptist Church. Next meeting February 2nd.**
- ❖ **GET INVOLVED with your community association either at both the master and section level. Both need your input!**

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❖ DOOR PRIZE GIVEAWAY!

Our website is www.SouthwyckTexas.com. Go to the News & Events page where we provide a recap of the monthly board meeting to help you stay informed.

Remember, the first 30 minutes of each meeting Southwyck CAI board meeting is for homeowner input.

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

If you would like to help with newsletter articles, please also contact us at directors@southwycktexas.com. We are always looking for ways to provide interesting information on to our homeowners.

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