

## Southwyck Community Association Minutes, Board of Directors Meeting September 4, 2025

A regular meeting of the Southwyck Community Association Board of Directors was held on September 4, 2025, via videoconference. Board members present: John Fisher, Helen Bilyeu, Vanessa Helmer, Kevin Shaw, and Rick Nelson. Others: Travis Donnell and Sean Ratterree of Rockport Ventures LLC, Cathie Tydelski from Section 1, Homer Franklin of Section IV, Mr. and Mrs. Tommy Bragg, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Speaker: Mr. Donnell addressed the group concerning a rezoning request to build a multi-family property adjacent to Section 1 on Magnolia. They just completed phase I of the Delta Pearland multifamily complex (358 units) and would like to continue the project's success by building additional units on the new tract. Mr. Donnell shared a power point presentation, stated that the project would include up to 315 units, and that there would be a 300-foot setback from the existing homes. The project would be capped at 3 stories. Buildings would front Magnolia with no balconies on the Magnolia side of the buildings, and parking would be in the back. The new project will have the same landscape buffer and frontage as the project across the street. The project will not include any subsidized housing. They will be going back to City Council in November/December for their rezoning request and are asking for HOA support. Ms. Dooley will share the Developer's information with Ms. Tydelski and Mr. Franklin so that similar information can be shared with the Sections I and IV Boards. Rezoning should occur in November/December, with construction anticipated to start 4<sup>th</sup> quarter of 2026 or 1<sup>st</sup> quarter 2027. The project will take 12 months to build. Board members are asked to send letters of support and/or speak to councilmembers.

Homeowner Input: Mrs. Bragg asked about graffiti at the Sunset Park. Mr. Franklin shared plans for a Section IV special assessment for park rebuild to be billed with the year end assessment billing if the vote is passed.

Secretary's Report: The August meeting minutes were reviewed. The minutes were approved by motion made, seconded, and passed. A motion to ratify the email approval of irrigation repairs at a cost of \$1133 was made, seconded, and passed.

Treasurer's Report: The July financial reports were reviewed. Ms. Dooley was authorized to move additional funds out of the First Citizens account in order to get it below \$250,000, and was asked to check on the status of the 2024 financial audit. After discussion, a motion to approve the financial report was made, seconded, and passed.

Business: *Irrigation Repairs* – Board members reviewed two proposals from Big Boy Landscaping for irrigation repairs: \$1285 to replace 35 pop up heads along Cullen, and \$7000 to replace backflow cages at 5 locations. They also reviewed a report from water logic concerning controller circuit problems and a map of irrigation controller locations. A decision was tabled pending review. *Repair Updates Bulkhead, Fencing* -Mr. Nelson reported that the bulkhead repair looks good. Sidewalk work will be delayed to give the land time to settle. They are tying in to the concrete at the spillway. The fence work is in process, but the pressure washing will not remove the stain as part of it is oil based. *Reserve Study* - Estimated update completion is about 30 days. The Board packet included information from the last reserve study.

*All Boards Meeting* – Reserve Advisors has said they are willing to speak at the meeting. Date is tentatively set for October 21. *2026 Projects* – Potential project needs include replacement of park furnishings that are rusting out, and potential lake/pump repair needs. Ms. Dooley will contact Lake Management for input. Ms. Bilyeu recommended that the budget include trimming/thinning trees on a rotating basis. The bushes along Cullen should be replaced in mid – late October. Ms. Dooley noted that there are still missing/damaged plants in other

locations. Board members discussed the need to do grade work on Northfork from Morgan to Lakecrest, potentially in winter or early spring. Mr. Nelson will take a look at the area.

**New Business: Ms. Bilyeu asked that letters be sent to homeowners along Fite with trees overhanging the fence.**

Members moved to Executive Session. Three requests for waiver of late fees were approved. One account was approved for a waiver of one late fee only – the others still need to be paid. Three properties were approved for foreclosure. Fourteen accounts were approved to file suit. Ms. Dooley will ask the attorney if the July delinquent assessments can be included in the suit. She noted that 439 late notices were sent, and 70 certified late notices.

There being no further business, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary