

Southwyck Community Association
Minutes, Board of Directors Meeting
October 2, 2025

A regular meeting of the Southwyck Community Association Board of Directors was held on October 2, 2025, via videoconference. Board members present: John Fisher, Helen Bilyeu, Vanessa Helmer, Kevin Shaw, and Rick Nelson. Others: Cathie Tydelski from Section 1, Homer Franklin of Section IV, Iyawo Oloyadi Berri Sola, Ms. Lasanta, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Homeowner Input: Ms. Tydelski reported that Section 1 is doing National Night Out. She cannot attend the All Boards meeting but has shared the information with other Board members. Mr. Franklin reported that the special assessment vote for Section IV passed. The fee is \$200, due Jan. 1 and late Febr. 1. Section IV will not be hosting National Night Out.

Secretary's Report: The September meeting minutes were reviewed. The notes about the tree trimming request will be amended to include both Fite and Cullen. The minutes were approved as amended by motion made, seconded, and passed. A motion to ratify the email approval of tree work at a cost of \$1125 was made, seconded, and passed.

Treasurer's Report: The August financial reports were reviewed. Ms. Dooley stated that a 6 months CD valued at \$50,000 had been purchased. After discussion, a motion to approve the financial report was made, seconded, and passed. The 2024 Audit Report was reviewed.

Business: *Irrigation Repairs* – Mr. Nelson met with Growth Services concerning irrigation repairs. A lot of leaks were identified, and the prior proposal to replace 6" heads with 6" heads to improve coverage doesn't make sense. Once controller was turned off, and a valve was disconnected. The problems were much different than the report received from Big Boy Landscape. He recommended that we accept the bid from Growth Services for \$1890.17. The motion was made, seconded, and passed. The plant replacement along Cullen will be postponed until next year. Mr. Nelson will share the irrigation maps he received from Water Logic.

All Boards Meeting – Reserve Advisors is scheduled to speak at the meeting. *2026 Projects* – Ms. Dooley shared conversations she had with O'Day and Lake Pro about preventive maintenance/repairs to the pump systems. The pumps seem to be working fine right now, and Oday had no recommendations for preventive maintenance. Additional future project identified included brick patio repairs and the possibility of concreting over the bricks, and replacing light poles in the park. Ms. Dooley was directed to get bids on replacing park furnishings. Monument signage has not been replaced yet at Emerald Point or Southfield Village. Ms. Bilyeu asked Mr. Nelson to get another bid for grade work adjacent to the brick wall repairs along Northfork.

Budget – Ms. Bilyeu recommended that the tree budget be increased to \$25,000.

New Business: None

Members moved to Executive Session. One account was approved to file suit; one account was put on hold pending foreclosure by taxing authorities.

There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary