

Southwyck Community Association
Minutes, Board of Directors Meeting
May 1, 2025

A regular meeting of the Southwyck Community Association Board of Directors was held on May 1, 2025, via videoconference. Board members present: John Fisher, Helen Bilyeu, Vanessa Helmer, and Rick Nelson. Others: Homer Franklin, Danita Bell Robinson, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Homeowner Input: Mr. Franklin asked for an update on playground and bulkhead repairs to share with homeowners.

Secretary's Report: The April meeting minutes were reviewed and approved by motion made, seconded, and passed. A motion was made to ratify the email vote approving plant replacements along Cullen, was seconded and passed.

Treasurer's Report: The March financial reports were reviewed. After discussion, a motion to approve the financial reports was made, seconded, and passed. Ms. Dooley is to check on the status of 3 uncleared checks.

Business: *Fence Repair 4219 N Webber* – Board members discussed a request to repair the rear fence that faces Magnolia. This is a fence line that was coordinated by Section IV, so we don't know who the contractor was. Board members will look at the location. *Insurance Claim Update/Section Payment* -Ms. Dooley shared information on the supplemental claim information submitted. No response yet, other than a couple of questions and acknowledgement. Based on the calculations provided by the claim agent, approximately \$5000 of the insurance proceeds received so far are for Section IV damages. She asked for permission to release those funds instead of waiting until final claim resolutions.

Repair Updates – Board members discussed the uneven staining along the Fite Road fence, and a broken board near the Northfork entry. Ms. Dooley will request a quote for the work. We are waiting on the contractor to provide a date to start the bulkhead repairs, and shade sails for the park equipment have been ordered. There is a 10-week lead time.

Members moved to Executive Session at 7:20 p.m. A payment plan request was approved with modifications. A one-time waiver of late fees was approved on a second account, on the condition that fees have not been waived previously. Attorney correspondence concerning loan requirements was reviewed.

On return to regular session, Ms. Bilyeu recommended that we start looking at the budget in August and review funding recommended by the Reserve Study. She also discussed having Reserve Studies as the topic for the next All Boards meeting. Ms. Dooley will check to see what training materials may be available.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary

amended