

Southwyck Community Association
Minutes, Board of Directors Meeting
December 4, 2025

A regular meeting of the Southwyck Community Association Board of Directors was held on December 4, 2025, via videoconference. Board members present: John Fisher, Helen Bilyeu, Kevin Shaw, and Rick Nelson. Others: Cathie Tydelski of Section I, Homer Franklin of Section IV, 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 talked about the Developer presentation to Section 1 and reported that the apartment project passed Planning and Zoning and going to City Council next. She asked if any Board members living in Section 1 had objections or concerns. She also reported that the Developer has offered to help with fencing separating Section 1 from the apartment's property. Mr. Franklin reported that a Section IV homeowner had attempted to sell their property to a recovery center, but that they were able to stop it. He also reported that they are communicating with the City concerning the worsening dip on Northfork between Morgan and CR 89. The Section IV \$200 special assessment will activate in July.

Secretary's Report: The November meeting minutes were reviewed and approved by motion made, seconded, and passed.

Treasurer's Report: The October financial reports were reviewed. After discussion, a motion to approve the financial report was made, seconded, and passed.

Business *Tree Work* A proposal from Justin's Tree Service for removal of dead trees and trimming the trees in the park (\$4850, \$1350, \$14,890) was approved by motion made, seconded, and passed. *Irrigation Repairs – Correspondence* from Big Boy Landscaping regarding multiple irrigation repair needs was reviewed and approved by motion made, seconded, and passed. Ms. Dooley reported that Ellis Electric declined to handle the electrical issues reported by Water Logic.

Park Furnishings – Board members reviewed a proposal from Lone Star Recreation with unit pricing for bench swings, picnic tables, benches, trash cans, and playground repairs. For final pricing, a decision will need to be made about how many of each item they want to replace and/or add. Ms. Dooley was directed to look for a bench swing that more closely matches the existing swings. *Complaint – Wall Damage from Street Repairs* – Ms. Dooley shared information about a complaint received from a homeowner that the street repairs caused damages to his home and to the perimeter brick wall. She has also talked to the contractor, who says he met with the owner and the damage to the home is unrelated to street work. BRI will send an inspector out to check the wall.

Annual Meeting – There are three candidates for election: John Fisher, Homer Franklin, and Wade Farge. Board members discussed information for the power point presentation. 2026 projects will include park furnishings, tree work, work on lake park structures. They discussed using stamped concrete to cover the bricks at the pavilions. Ms. Dooley reported that the HOA Attorney will not be able to attend, but will send someone else in her place. *Budget* – The 2026 budget was approved by motion made, seconded, and passed.

Members moved to Executive Session. Foreclosure was approved for one account if the mortgage holder doesn't foreclose first. One account will need a bad debt write off if there are no excess proceeds from the foreclosure sale. File suit was approved for three accounts.

There being no further business, the meeting was adjourned at 7:58 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary