

Southwyck Community Association
Minutes, Board of Directors Meeting
March 2, 2017

A regular meeting of the Southwyck Community Association Board of Directors was held on March 2, 2017 at the Calvary Baptist Church, 3302 County Road 89, Pearland, Texas. Board members present: Helen Bilyeu, John Fisher, and Tony Bowlin. Others present: Rafael Tovar of 4D Signworkx, residents Cathy Tydelski, Gary Martin, Lisa Charrin, Vanessa and Gareth Williams, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6:50 p.m.

Homeowner Input Ms. Tydelski expressed appreciation for the park water fountain repair and the nice newsletter.

Monument Signage Update Mr. Tovar reported that the granite will be up on the new monuments before the end of next week. He presented a proposal for a monument at the Sunset Park. Discussion followed, and Board members requested a rendering without the top arch.

Secretary's Report The minutes of the February Board meeting were reviewed. A motion to approve the minutes was made, seconded and passed.

Treasurer's Report January financial reports were reviewed and approved by motion made, seconded, and passed. Ms. Dooley will check on the status of the 2015 audit and 2016 records will be given to the auditor as well.

Business – Footwash Station – Ms. Dooley reported that the footwash station is not repairable. A proposal from Big John's Plumbing for \$2359.20 to replace the station was approved by motion made, seconded, and passed. Park Bench Swings – A proposal from One Man & a Toolbox to clean, treat the rust, and repaint the park bench swings for \$552.00 was approved by motion made, seconded, and passed. LED Entry Lights – A proposal from Ellis Electric Services to install LED lighting at the new monuments for \$3480.00 was approved subject to verification of wattage and light color. Brick Repair Proposals – Proposals for round 2 of brick/monument repairs were reviewed. Ms. Dooley was asked to prepare a spreadsheet with the information.

Triathlon – Board members reviewed a request from Gaye Koenning for approval of the 2017 Silverlake Sprint Triathlon to be held at the Lake park. After discussion, the event request was approved by motion made, seconded, and passed. Newsletter – Ms. Bilyeu presented a proposal to give each of the section associations the ability to take part in the HOA newsletter. Feedback from the Section representatives present was requested. The representatives will take the proposal back to their Section Board for discussion. Ms. Dooley will also send the proposal to the Sections for feedback.

The Board moved to Executive Session to discuss collections and pending legal actions. Action taken included denial of a request for waiver of late fees, approval of a payment plan, and denial of a request for an additional extension and approval for foreclosure action.

Vacancy -Board members discussed candidates for the open Board position. After discussion, a motion was made to appoint Vanessa William to the position expiring in 2018. The motion was seconded and passed.

The Board discussed investigating ownership of property at the corner of Bentley and Nortfork. It may belong to the MUD, in which case they should be maintaining it. Questions were received concerning responsibility for irrigation repair at the entry to Section 1. The landscaper understood that system to belong to Section 1. The Meadowhurst and Dryberry entries are not handled by Section 1.

There being no further business, the meeting adjourned.

Respectfully submitted,

Kathy Dooley, Recording Secretary

APPROVED
4/6/2017