

Southwyck Community Association
Minutes, Board of Directors Meeting
November 6, 2025

A regular meeting of the Southwyck Community Association Board of Directors was held on November 6, 2025, via videoconference. Board members present: John Fisher, Helen Bilyeu, Kevin Shaw, and Rick Nelson. Others: 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: Mr. Franklin reported that Section IV has approved a 10% increase in their assessment rate. They are reviewing previous rulings related to the special assessment. He asked about the dredging happening in the flood control ditch.

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

Treasurer's Report: The September financial reports were reviewed. After discussion, a motion to approve the financial report was made, seconded, and passed. The draft budget for 2026 was reviewed. A motion was made to keep the assessment rate the same. Minor changes were made to the budget. Ms. Dooley will send an updated version in excel format to the Board.

Business *Annual Meeting* -The meeting is scheduled for January 8. Ms. Dooley will request the church activities building and will invite the HOA attorney to attend. John Fisher is running for re-election. Homer Franklin has also announced his candidacy. A call for candidates postcard will be mailed the end of November. Ms. Dooley is to send a copy of last year's power point to the Board.

Irrigation Repairs – Proposals from Big Boys Landscape were reviewed. Ms. Dooley is to send him information about the repairs already completed and verify that he has updated his proposal to reflect those repairs. *Grade Work Along Northfork* – Proposals from Big Boy and Martinez Concrete were reviewed. The decision was made to table the project until road work is completed. *Park Furnishings* – Ms. Dooley shared information about park furnishings repair needs. Proposals have been requested from Kraftsman, American Playground, and Lone Star Recreation. *Notices* – Notices for storm drainage inspections and pavement repair were shared.

New Business: Ms. Bilyeu asked that a tree company be contacted to provide a bid for trimming trees at the Lake Park and removing the identified dead and dying trees.

Members moved to Executive Session. One account was authorized for late fee waiver, one payment plan was approved, one was approved to file suit; and Ms. Dooley will contact the attorney for recommendations concerning proceeding with foreclosure on the final account.

There being no further business, the meeting was adjourned at 7:42 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary