

Southwyck Community Association  
Minutes, Board of Directors Meeting  
August 7, 2025

A regular meeting of the Southwyck Community Association Board of Directors was held on August 7, 2025, via videoconference. Board members present: John Fisher, Helen Bilyeu, Vanessa Helmer, and Rick Nelson. Others: Cathie Tydelski from Section 1, and Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Homeowner Input: None

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

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

Business: *Insurance Claim Update* - Ms. Dooley provided a copy of the updated insurance claim from Beryl. Additional funding was approved. Total claim value has been increased to \$54,538.74. She will still need to separate out the amounts for Section IV vs. the Master Association. *Irrigation* – The Water Logic test report noted open or short circuits on 6 different stations. There are still complaints about a leak at Thalerfield and N. Russet Place. The backflow handle is broken at the Thalerfield entry and the cage is set off to the side. Ms. Dooley is to request a map of the irrigation systems. *Repair Updates Bulkhead, Fencing* -Both projects have been awarded and are pending. *Reserve Study* - a proposal to update the reserve study without a site visit at a cost of \$950 was reviewed and approved by motion made, seconded, and passed.

*Budget Discussion* – The current reserve report will be reviewed to determine what forecasted projects have not been completed. Funds need to be added for tree trim and irrigation repairs. Plant replacements on Cullen have not been done yet. Repair needs identified on the inspection report include Lake Park brick pavilions and sidewalk seams, metal strips at base of light poles, and a possible broken bolt on a spinner base at the playground. Possible additional bulkhead repair needs.

New Business: Mr. Nelson discussed drainage on Northfork from the pump station and the need to fill in ground cover where brick wall work was done. National Night Out is Oct 7. The Board authorized \$250/section if they have an event and provide receipts. The All Boards Meeting is tentatively set for September or October. Ms. Dooley will see if someone from Reserve Advisors is willing to present. Meeting will preferably be held on a Tuesday or Wednesday.

Members moved to Executive Session. Three requests for waiver of late fees were denied. Two properties were approved for foreclosure.

There being no further business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary