

**Southwyck Community Association
Minutes, Board of Directors Meeting
February 6, 2025**

A regular meeting of the Southwyck Community Association Board of Directors was held on February 6, 2025, via videoconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer, Kevin Shaw, and Rick Nelson. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Homeowner Input: None

Election of Officers: After discussion, a motion was made to keep the same slate of officers. The motion was seconded and passed.

Secretary's Report: The December meeting minutes were reviewed and approved by motion made, seconded, and passed. The January Annual Meeting Minutes were reviewed.

Treasurer's Report: The November and December financial reports were reviewed. Ms. Dooley will check on maturity dates for the CDs. After discussion, a motion to approve the financial reports was made, seconded, and passed.

Business: *Project Priorities* – Ms. Dooley asked for direction concerning the projects and priorities for 2025. Brick wall and bulkhead repairs were identified as high priorities. Clubhouse plans are lower on the list and tabled for now. There are concerns about the magnitude of the cost, both for construction and operation, and how the clubhouse might change the nature of the park.

Brick Wall Repair – A motion was made to approved the medium and high priority brick wall repairs on the spreadsheet prepared by Ms. Bilyeu. The value totals to \$51,130. The motion was seconded and passed. Ms. Dooley is to find out if the Lakepoint wall repair is already included in those numbers

Bulkhead – Mr. Nelson met with Bulkhead Brothers at the park on Tuesday. He is waiting for their estimate. Bids have come in at \$11,855 from Cat Foam, and \$9800 from Uretex.

Playground - A proposal for playground equipment repairs from Lone Star Construction in the amount of \$10,514.54 was approved by motion made, seconded, and passed. Ms. Dooley is to ask for tamper proof hardware. The original company that made the sails is no longer in business. Lone Star can provide new sail structures, but can't repair the old ones. Temporary repairs have been made to stabilize the broken light post at the Lake Park. Ellis Electric is waiting for parts to come in to complete the repair. A report was received of an additional leaning light pole.

Brick Wall by 2511 Lakepointe -Board members reviewed a proposal for \$4810 from BRI to demolish and rebuild the split wall, and a proposal for \$3375 from Ellis Electric to relocate the electric service currently mounted to the wall. A motion to approve both was made, seconded, and passed.

Members moved to Executive Session at 7:47 p.m. One collections account was approved for litigation. Ms. Dooley is to consult with the Section and the HOA attorney concerning a bankruptcy.

There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary