

**Southwyck Community Association
Minutes, Board of Directors Meeting
November 7, 2024**

A regular meeting of the Southwyck Community Association Board of Directors was held on November 7, 2024, via videoconference. Board members present: Helen Bilyeu, John Fisher, Vanessa Helmer, and Rick Nelson. Residents: Homer Franklin, and Jackie Fleming. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Homeowner Input: Ms. Fleming asked if there were rules governing home rentals and halfway houses, and whether there is a neighborhood watch. She was referred to Section management/Board.

Secretary's Report: The October meeting minutes were reviewed. There is one spelling error to be corrected. A motion was made to approve the amended minutes, was seconded, and passed.

Treasurer's Report: The September financial reports were reviewed. Ms. Dooley will check on the status of the Chase CD, and uncleared checks. After review, a motion to approve the financial reports was made, seconded, and passed.

Business: *Storm Damage/Insurance Claim* – The adjustor is asking for estimates on all repairs. Mr. Franklin reported that Section IV is working on that.

Project/Repair Updates – Irrigation Damage – A bid from Big Boy Landscape to repair the irrigation damaged caused by road construction was reviewed, but the bottom of the bid is missing. Ms. Dooley will obtain the complete document and vote will be taken via email. *Brick Repair* – A proposal from BRI to repair a brick column damaged by a falling tree for \$2100 was approved by motion made, seconded, and passed. The 9/25 proposal from BRI for brick wall repair is missing some numbers and was tabled. *Section I entry lighting* – A proposal from Ellis Electric to repair entry lighting for Section I at a cost of \$1280 was approved by motion made, seconded, and passed.

Playground/Clubhouse – Board members discussed playground replacement options. Mr. Nelson stated that he thought the playground still had a lot of life left in it, and we should look at a different location for the clubhouse. Ms. Dooley was instructed to get costs to repair the playground. *Bulkhead Damage*– Mr. Philbin was to report back after the Board meeting today. His response will be forwarded once received.

Annual Meeting – Language for the notices was reviewed. Mr. Shaw and Ms. Helmer are up for election this year. Homer Franklin is running for election as well. The meeting will be scheduled for January 9. Ms. Dooley will contact the church for facility reservation, and will contact Trisha Farine as well. The call for candidates notice will include a statement about the increase in assessments for 2025. There will be no guest speaker and no police officer at the meeting this year.

New Business Mr. Nelson reported damage to the lettering on the Southglen sign at Northfork/Cullen. Complaints were also received about the mildew on the Fite Rd fence, and wood pulling away from columns. Ms. Dooley will ask Pure Pressure to clean the fence the next time they are out to power wash the park equipment, and will ask a handyman to look at needed fence repairs.

Members moved to Executive Session at 7:45 p.m. A date and a spelling correction are needed on the attorney status report.

There being no further business, the meeting was adjourned at 7:51 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary