

**SOUTHDOWN COMMUNITY ASSOCIATION  
MEETING MINUTES**

**MEETING DATE:** January 9, 2025

**LOCATION:** Westside Events Center, 2150 Country Place Center Parkway, Pearland TX 77584

**BOARD MEMBERS:**

Ricki Willoughby – President

Lou Bruce – Vice President

Kenton Heider – Treasurer

Kenneth Martin– Director

Dante Milton – Secretary

**OTHERS IN ATTENDANCE:**

Susana Jimenez, representing Managing Agent: Montage Community Services

(5) homeowners present.

1. **CALL TO ORDER:** The Board meeting was called to order at 6:38pm. by Ricki Willoughby
2. **Homeowner Forum:** H/o asked questions regarding events, landscaping proposals, community parking concerns. Bod confirmed to the owners to report any suspicious activity to Pearland P.D.
3. **APPROVAL OF MINUTES**
  - a. The minutes from October 3, 2024, were presented to the Board for consideration. Kenneth Martin made a motion to approve October 3, 2024, meeting minutes Dante Milton seconded the motion, all in favor, motion carried.
4. **FINANCIAL REPORT:**
  - a. Association Manager Susana Jimenez reviewed the financial statements for the period ending September & October 31, 2024. Kenneth Martin made a motion to approve the financials as presented, Dante Milton seconded the motion, all in favor, motion carried.
  - b. Delinquent accounts- the board reviewed the delinquent accounts.
  - c. Violations- the board reviewed the violations. The board will work with Montage and the City of Pearland to continue to monitor and cure violations.
5. **OLD BUSINESS:**
  - a. 2025 Budget Review- The Board provided owners with a re-cap of the 2025 approved budget.
6. **NEW BUISNESS:**
  - a. Landscaping proposals- Brent, the owner of Murphy's, thanked the Board for the contract and provided details of the quotes presented. The Board reviewed and approved all quotes.
  - b. 2025 Community Events- The Board and Committee review the events for 2025. Easter hunt event is next- flyer has been sent since a date was confirmed. Event date- April 19th
  - c. 2025 Community Goals were discussed.

**SCHEDULE OF NEXT MEETING:**

- b. March 6<sup>th</sup> – Board Meeting
6. **ADJOURN OPEN SESSION**
  - a. There being no other business to discuss, Susana Jimenez made a motion to adjourn the meeting. Ricki Willoughby seconded the motion, all in favor, motion carried. The meeting was adjourned at 7:29p.m.

Respectfully Submitted: MONTAGE COMMUNITY SERVICES

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Signature and Title

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Date